

Annexure 3 RADIUS ESTATE PROJECTS PVT. LTD. (CIN U45201MH2014PTC28881) [Formerly known as Vishwaroop Realtors Private Limited] UNDER CORPORATE INSOLVENCY RESOLUTION PROCESS (Since 06-09-2021) Secured financial creditors [other than financial creditors belonging to any class of creditors]												
Sl.No.	Name of Creditor/ Home Buyer	Date of claim Received	Amount of claims received	Amount of claims admitted	Nature of Claim	Amount covered by Security Interest	Amount covered by Guarantee	Whether related party?	% Share in Total Amount of Claims Admitted	Amount of Contingent Claims	Amount of Claim Not Admitted	Amount of Claims under Verification
1	SBI CAP Trustee Company Limited (Acting on behalf of debenture Holder)	24-09-2021	33,97,42,726	28,91,39,327	Sec	1,75,68,814	27,15,70,513	NO	1.00	-	5,06,03,399	-
2	Omkara Asset Reconstruction Pvt. Ltd. (Debt assigned by Piramal Capital & Housing Finance Limited)	25-09-2021	15,75,53,49,532	15,73,33,49,532	Sec	15,73,33,49,532	-	NO	39.36	-	-	-
3	Vastra ITC (India) Limited	02-12-2021	8,74,03,37,404	-	Sec	-	-	NO	-	-	8,74,03,37,404	-
4	Ershma Enterprise	12-03-2022	86,27,43,537	-	Sec	-	-	NO	-	-	86,27,43,537	-
TOTAL			25,17,41,63,199	16,02,24,88,859		15,75,09,18,346	27,15,70,513		60.45	-	9,15,36,74,340	-

Notes:

- Yes Bank (Now JCF ARC) have filed an IA No. 1367 of 2022 before the Hon'ble NCLT Mumbai to consider the claim of Omkara Asset Reconstruction Pvt. Ltd. [Debt assigned by Piramal Capital & Housing Finance Limited] "Piramal (Now Omkara ARC)" as unsecured.
- Vastra ITC (India) Limited. Claim of Rs 874.03 Crore submitted as financial creditor has been rejected and advised to submit their claim in Form F as any other creditor. Also, Vastra ITC has challenged the decision and filed IA No. 2680 of 2023 before the Hon'ble NCLT Mumbai.

Security Details:

- SBI CAP Trustee Company Limited (Acting on behalf of debenture Holder)
7 number of identified flats in Tower III of project called Avenue 54 situated at the land bearing city survey nos. H/401, H/402 and H/415 to H/438 admeasuring in aggregate 21,774.10 square meters or thereabouts along with structures thereon and known as Willingdon Catholic Colony (Willingdon East) in Village Bandra within the Municipal limits of Municipal Corporation of Greater Mumbai, Mumbai Suburban District in the Registration Sub District of (Bandra) as specified under Annexure '9' of Debenture Trust Deed.
- Omkara Asset Reconstruction Pvt. Ltd. [Debt assigned by Piramal Capital & Housing Finance Limited]
(a) Exclusive charge by way of registered mortgage of land admeasuring 21,774.10 sq mts (Plot 1) bearing CS NO H/401, H/402, H/415 to H/438 and land admeasuring 51 sq mts, 63.50 sq mts, 163.90 sq mts, 4,046.90 sq mts bearing CTS No. H/395, H/396, H/397 and H/398 respectively aggregating to 4,325.30 sq mts (Plot 2) alongwith Project Avenue 54 constructed thereon, situated at Village Bandra, Santacruz W, Mumbai 400 054, Registration Sub-District of Bandra, Mumbai Suburban District along with present and future constructions thereon.
(b) All of the Hypothecator's present and future book debts, outstanding monies, receivables, claims rights in respect of sold and unsold Units/flats in Project Avenue 54 constructed/ to be constructed on Property being land admeasuring 21,774.10 sq mts (Plot 1) bearing CS No H/401, H/402, H/415 to H/438 and land admeasuring 51 sq mts, 63.50 sq mts, 163.90 sq mts, 4,046.90 sq mts bearing CTS No. H/395, H/396, H/397 and H/398 respectively aggregating to 4325.30 sq mts (Plot 2) situated at Village Bandra, Santacruz W, Mumbai 400054, Registration Sub-District of Bandra, Mumbai Suburban District along with present & future unsold construction thereon, which are now due, owing or payable or belonging to the Borrower which are at any time hereafter during the continuance of this security become due, owing, payable or belonging to the Hypothecators in the course of its business as and by way of sale or lease or leave and license of the Units/flats etc. in the said project and the Escrow Account of the Hypothecators in respect of the said project and all other Receivables including the insurance claims and/or refunds of the deposits paid for the said project.
(c) The security mentioned above is of entire project which includes the property/asset of corporate debtor.
(d) The charge details mention above is challenged by Yes Bank (Now JCF ARC) in IA 1367 of 2022.

V. M. Dahake
10/2/2024
V. M. Dahake
Insolvency Professional
IBBI/IPA-003/IP-N000117
/2017-2018/11296 dated 13-12-17

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