

Name of the Corporate Debtor: Spenta Enclave Private Limited; Date of commencement of CIRP: March 24, 2023; List of creditors as on: February 27, 2024

List of secured financial creditors (other than financial creditors belonging to any class of creditors)

Sl. No.	Name of creditor	Details of claim received				Details of claim admitted								Amount of contingent claim	Amount of any mutual dues, that may be set-off	Amount of claim rejected	Amount of claim under verification / not admitted	Remarks, if any
		Date of receipt	Principal Amount Claimed (a)	Interest Amount Claimed (b)	Amount claimed (a+b)	Principal Amount Admitted (a)	Interest Amount Admitted (b)	Amount of claim admitted (a+b)	Nature of claim	Amount covered by security interest	Amount covered by guarantee	Whether related party?	% voting share in CoC					
1	JM Financial Asset Reconstruction Company Limited	11-04-2023	4,55,26,60,285	1,67,11,19,304	6,22,37,79,589	4,55,26,60,285	1,67,11,19,304	6,22,37,79,589	Secured Financial Creditor	6,22,37,79,589	5,50,91,86,231	No	53.36	0	0	0	0	Refer Note 1
2	IDBI Trusteeship Services Limited being the trustee of India Realty Excellence Fund III	11-04-2023	79,74,00,000	1,01,81,37,919	1,81,55,37,919	79,74,00,000	1,01,81,37,919	1,81,55,37,919	Secured Financial Creditor	1,81,55,37,919	1,81,55,37,919	No	15.56	0	0	0	0	Refer Note 2
	<b>Total</b>		<b>5,35,00,60,285</b>	<b>2,68,92,57,223</b>	<b>8,03,93,17,508</b>	<b>5,35,00,60,285</b>	<b>2,68,92,57,223</b>	<b>8,03,93,17,508</b>		<b>8,03,93,17,508</b>	<b>7,32,47,24,150</b>		<b>68.92</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	

## Notes

- Secured by way of mortgage of movable and immovable properties of the corporate debtor. All right, title and interest of the borrower in / overall free sale buildings (whether present or future) comprised in the project and the FSI available in respect of the project in terms of the Project Documents. Also pledge of equity and preference shares of the corporate debtor and personal guarantee of four shareholders.
- Secured by way of hypothecation of movable and immovable properties of the corporate debtor including project in terms of the Project Documents, pledge of equity and preference shares of the corporate debtor and personal guarantee of four shareholders. Second charge on the above except pari pasu charge in favour of Debenture Trustee on security created for debentureholders.