**Annexure 1**

**Name of the corporate Debtor: Samruddhi Realty Limited** | **Date of Commencement of Liquidation: 13.03.2020 [order copy received 17.03.2020]** | **List of stakeholders as on 31.03.2024**

**List of Secured Financial Creditors belonging to any class of creditors**

(Amount in INR)

| Sr. No. | Name of Creditor | Details of claim received | | Details of claim admitted | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Date of receipt | Amount Claimed | Amount of claim admitted | Nature of claim | Amount covered by security interest | Whether security interest relinquished? (Yes/No) | Details of Security Interest | Amount covered by guarantee | % share in total amount of claims admitted | Amount of contingent claims | Amount of any mutual dues, that may be set-off | Amount of claims not admitted | Amount of claims under verification | Remarks, if any |
| 1 | Phoenix ARC Private Limited | 6/10/2020 | 78,714,792 | 78,714,792 | Secured FC | 78,714,792 | Yes **(Deemed relinquishment** as secured lenders have failed to defray their portion of liquidation costs to date, all security interests have become part of the common liquidation estate under Regulation 21A (3) of the IBBI (Liquidation Process) Regulations, 2016) | Equitable Mortage over All that piece and parcel of residential unit / house bearing No. A, having 6285.89 sqft of super build up area along with 3000 sqft of undivided share, and Unit no. B, having 6285.89 sqft of super build up area along with 3000 sqft of undivided share, with 4 car parking space in basement together with amenities and is wh RCC Roofing, Vitrified Tiles for flooring, Main Door Frame and Shutter with Teak Wood and other doors with Sal Wood, Aluminium Sliding Windows, to be constructed on property bearing BBMP Katha No.260/263/264/265/918/922/924/924, Old VP Khata No. 227/1/432 and 227/1/435 portion of Site no. 4, situated Whitefield, Krishnarajapuram Hobli, Bangalore South Taluk, now coming under the limits of GBMP Bangalore. | - | 1.85% | - | - | - | NA | |
| 2 | 1.India Asset Growth Fund ; 2.India Asset Growth Fund-II ; 3.Edelweiss Realtors LLP ; 4.Elegant Marbles & Green Industries Ltd (Essel Finance Managers & Advisors Llp) | 4/17/2020 | 1,225,740,625 | 1,051,298,266 | Secured FC | 1,051,298,266 | Yes **(Deemed relinquishment** as secured lenders have failed to defray their portion of liquidation costs to date, all security interests have become part of the common liquidation estate under Regulation 21A (3) of the IBBI (Liquidation Process) Regulations, 2016) | 1. First ranking pari-passu charge by way of registered mortgage on the Projects (details provided below) over the undivided share of land in projects and all the right, title and interest of the company over the projects including the development rights and the Company's share of unsold stock in the Projects which was perfected by charge on 6th December 2016:<br>Details of the mortgaged assets are provided hereinbelow:<br>A. Samruddhi Mystic Wind situated at Nimbekaipura , Bidarahalli Hobli, Bangalore ; B. Samruddhi Rhythm situated at Doddagubbi Village, Bidarahalli Hobli, Bangalore ; C. Samruddhi Song of Wind situated at Kadusathi Village, Nandi Hobli,Chikkaballapura Taluk, Bangalore District ; D. Samruddhi Winter Green situated at Amani Bellandur Khane Village, Varthur Hobli, Bangalore East Taluk measuring 3 acres 10 guntas ; E. Bliss situated at Nagarehalpura Village, Begur Hobli, Bangalore South Taluk, Bangalore District ; F. Samruddhi Lake Drive situated at Nimbekaipura Village, Bidarahalli Hobli, Bangalore East Taluk ; G. Samruddhi Lumbini Terrace situated at Anjanapura Village, Uttarahalli Hobli, Bangalore ; H. Project Samruddhi Lake Side situated at Nimbekaipura Village, Bangalore.<br>2. First ranking pari-passu charge by way of hypothecation of all Project Receivables;<br>3. First ranking charge by way of pledge of promoters shares (Hemang Dipaklumar Rawal, Chaitali Hemang, Ravindra Malikarjunappa Madhuri and Nanda Ravindra) being 49.0% of the total share capital of the Company in favour of the debenture trustee;<br>4. Personal guarantees issued by Hemang Dipaklumar Rawal, Ravindra Malikarjunappa Madhuri<br>5. PDCs of lessor, Guarantor and Promoters.<br>6. DPN in favour of the Debenture Trustee for entire principal amount being INR 75cr;<br>7. Pok in favour Promoters director.<br>8. First ranking pari-passu charge by way of hypothecation of all the monies including cash flow and receivables accruing to or arising out of all the aforementioned Projects | 934,276,716 | 24.65% | - | - | 184,442,359 | NA | - |
| 3 | Assets Care & Reconstruction Enterprise Limited (ACRE) | 6/18/2020 | 203,990,870 | 168,891,600 | Secured FC | 168,891,600 | Yes **(Deemed relinquishment** as secured lenders have failed to defray their portion of liquidation costs to date, all security interests have become part of the common liquidation estate under Regulation 21A (3) of the IBBI (Liquidation Process) Regulations, 2016) | Mortgage over the properties - underconstruction unit # 1D-C, 12 C, 13 A, 14 B, 1 A, 2 B, 3 A, 6 A, 7 A, 9 A, 9 B OF PROJECT SAMRUDHI SUNSHINE, LOCATED AT SY NO. NO. 111/1 ADMISAGURING ABOUT 1 ACRE 1 GUNTA, SITUATE AT NAGANATHAPURA VILLAGE BEGUR HOBLI, BANGALORE SOUTH TALUK BANGALORE RURAL (hereinafter referred to as the Mortgaged Properties") vide Registered mortgage dated 26.07.2016 ;<br>Underconstruction unit # 402,503, 502,103,201,202,301,302,403, 501, 502, 503, 602, 703, 802, 803, 901,902,903 IN TOWER A AND 101,203, 204,302,303,401,402,501,502,601,602,701,702 OF PROJECT SAMRUDDHI NORTH SQUARE AT SY NO. 50/1 AND SY NO. 52/2, SITUATED AT KODLEVI VILLAGE, YELAHANKA HOBLI, BANGALORE NORTH TALUK, BENGALURU-560064 (hereinafter referred to as "the Mortgaged Properties") vide Registered mortgage dated 26.07.2016 | | 3.98% | - | - | 35,099,270 | NA | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| Total | | | 1,508,445,287 | 1,298,904,658 | | 1,298,904,658 | | | 934,276,716 | 50.48% | | | 219,541,629 | | | |