

M/s Piyush Colonisers Limited

(Company under CIRP)

List of Members of CoC (Financial Creditors in terms of Regulation 8) as updated on 12th June, 2023

This list supersedes all earlier lists in this category

Sr. No.	Name of Claimant	Amount Claimed (Rs.)	Amount Finally Admitted (Rs)	Security Interest
1	Oriental bank of commerce	313,788,033	313,788,033	See Security Interest No.1
2	Bank of Maharashtra	38,797,810	38,797,810	See Security Interest No.2
3	Religare Housing Development Finance Corporation Limited	92,078,585	91,778,585	See Security Interest No.3
4	LIC Housing Finance Ltd	1,559,181,218	163,329,600	See Security Interest No.4
5	Indiabulls Housing Finance Ltd.	12,071,412	12,071,412	See Security Interest No.5
6	Intec Capital Ltd	38,691,657	38,575,377	See Security Interest No.6
7	Religare Finvest Limited ("RFL")	69,374,905	67,699,523	See Security Interest No.7
8	Bank of Baroda	127,901,402	-	See Security Interest No.8
Total Secured Financial Creditors		2,251,885,022	726,040,340	

Note: Security Interest 1

Oriental Bank of Commerce has been secured by way of -

B. EQM of Project Land with existing and future construction thereon in the project "Piyush Square", comprised in Khasra No 114,115,116,117,121, 122, 123, admeasuring 7167.76 Sq. Mts.(1.77 Acre) in the Joint Name of Piyush Colonisers Ltd. and M/s

Description of Land*

Sr. No.	Khasra No.	Area (in Biswa)	Ownership	MV Rs. In Cr.	RV Rs. In Cr.
1	114	13.42	Sundry Real Project India Pvt. Ltd. Piyush Colonisers Limited	40.73	34.62
2	115	20.00	Sundry Real Project India Pvt. Ltd. Piyush Colonisers Limited		
3	116	20.00	Piyush Colonisers Limited		
4	117	13.65	Sundry Real Project India Pvt. Ltd.		
5	121	10.00	Sundry Real Project India Pvt. Ltd.		
6	122	15.00	Sundry Real Project India Pvt. Ltd.		
7	123	7.00	Piyush Colonisers Limited		

*Out of the above said land project will be constructed on 1.77 Acre which is comprised in the above said Khasra no. and Project Land of 1.77 Acre (7167.76 sq. mtr.) shall only be mortgage with the bank.

Collateral

Personal / Corporate Guarantee :

Name of Guarantor	Relationship with Borrower	Net Worth Rs (in Lacs)	Date of Credit report
		Present	Present
Anil Goyal	Guarantor	1.94	31.03.14
Amit Kumar Goyal	Guarantor	4.53	31.03.14
Puneet Goyal	Director	16.37	31.03.14
Sundry Real Project India Pvt. Ltd.	Group Concern - Guarantor	0.13	31.03.14
Piyush Developers Pvt. Ltd.	Shareholder Group Concern -Guarantor	*	
Shivalik Educational and Placement Services	Shareholder	*	
Piyush Infrastructure India Pvt. Ltd.	Group Concern - Guarantor	*	
Total		22.97	

Security Interest No.2

Equitable Mortgage of project Land 7.756 Acre (comprising of two properties as given hereunder) owned by M/s Victory Buildwell Property 1:

Property bearing Kewat / Khata Number 558/609, Mustil Number 69, Kila Number 98 (8-0), 21 (7-18), 22/1(1/0), Mustil Number

Property 2:

Property Bearing Kewat/ Khata Number 519/556, Mustil Number 69, Kila Number 11/2/1(2-5), 12/2/2(1-12), 20/2(5-0) and

Corporate Guarantees :

i) M/s Victory Buildwell Pvt. Ltd. (Mortgagor) net worth as on 31.03.2012 Rs. 13.61 Crores.

Personal Guarantees :

- i) Mr. Anil Goel (Director) net worth as on 31.03.2012 Rs. 4.77 Crores.
- ii) Mr. Puneet Goel (Director) net worth as on 31.03.2012 Rs. 14.03 Crores.
- iii) Mr. Amit Goel (Director) net worth as on 31.03.2012 Rs. 4.39 Crores.

Security Interest No.3

Religare Housing Development Finance Corporation Ltd. has been secured by way of -

- i) Mortgage of properties situated at Piyush City, Alwar By Pass Road, Village Kalka, Tehsil Tizara, Bhiwadi, RAJASTHAN consisting Flat/Unit Nos D17/FF, D17/TF, D40/SF, D42/FF, D43/FF, D45/FF, D47/FF, D48/TF, D49/SF, D22/TF, D24/FF, D24/TF, D26/SF,
- ii) Plot Nos A24, A82, A105, A106, B65, C34, C92, C109, C110 and C122.
- iii) Any other unsold units / Plots of Piyush City, Bhiwadi, Alwar By Pass Road, Rajsthan.

Security / Cover :

- Mortgage of Project Land , 22 specific unsold units having saleable area of 27690 sq.ft. and 10 specific unsold Plots having
 - Loan to be cross collateralized with Reliagre Group's other entity exposure, if any.
 - First and exclusive charge on the Scheduled Receivables of both sold and unsold units.
 - First and exclusive charge on the Escrow Account.
 - Demand Promissory Note.
 - Any other security created by the borrower / Co Borrower in favour of RHFCL / Any of it's affiliates, for any loan / financing
- The secured assets of the Borrower / Co Borrower should provide a security cover of minimum 2.0x of the facility throughout the NOC will be released for mortgage residential units post calculation of availability collateral cover as per loan covenants and if The facility, all interest thereon, costs, charges expenes and all other moneys in respect thereof shall be secured in favor of
- An exclusive charge on the property land together with all building and structures thereon both present and future.
 - An exclusive charge on the schedule receivables under the documents entered into with the customers by the borrower, all such
 - An exclusive charge over all rights, titles , interest, claims , benefits, demands under the project documents both present and
 - An exclusive charge over escrow account , all moneys credited / deposited therein and all investment in respect thereof (in
 - Personal Guarantee of :
- i) Mr. Anil Goel (PAN No. ABFPK4165Q)
 - ii) Mr. Puneet Goel (PAN No. AFTPG8236J)
 - iii) Mr. Amit Goel (PAN No. AFZPG6872L)

Security Interest No.4

LIC Housing Finance Limited :

The corporate debtor has not taken any funding / faciliit directly from LICHFL. However, the claim of LICHFL is on account of

Primary Security : (Provided by Borrower)

- i) Equitable Mortgage of project land, admeasuring 24.968 Acre at village Baselwa, Sector-87 Faridabad, Haryana including
- ii) Assignment / Hypothecation of receivables from in the" SRS Royal Hills - Phase-II" (Seven towers) being constructed on 5.95
- iii) Security cover at any point of time to be at least 1.50 times of the loan amount.(Second valuation report from other panel
- iv) Negative lien on the property to the extent of 1.50 times of the loan amount based on the selling rate as per valuation report.
- v) Copprorate Guarantee of M/s SRS Real Infrastructure Limited.
- vi) **Personal Guarantee of all directors namely :**

1. Mr. Anil Jindal
2. Mr. Bishan Bansal
3. Mr. Rajesh Singla
4. Mr. Vinod Jindal
5. Mr. Nanak Chand Tayal

Additional Security : (Provided by Piyush Colonisers Ltd)

Clear , unencumbered , inforceable and marketable additional security at least to the extent of 50% of the laon amount sactioned

Third Party Guarantee by Piyush Colonisers Ltd:

Mortgage of Land & Structure measuring 14.0625 Acre (10.9434 Acre is in the ownership of Piyush Colonisers Ltd, rest of the

Security Note 5:

Indiabulls Housing Finance Ltd.

KHEVAT NO. 3 05 KHATONI NO-332, MU. NO.-42 KILA No-1/2(6-11)10/1(3-4),KITA-2 BARKBA 9 KARNAL 15 MARLE, AJRONDA

Security Note 6:**Intec Capital Ltd.**

1. Sale Deed No. 1866M. No.231-KILA No. 25/7 (7-0), Sale Deed No. 2576M No. 221 KILA No 14/2/ 1, 14/2, 17/2(4-09) situated
2. Sale Deed No. 2809, 2810 KHEWAT No. 400- 416- 417- 429-, -563, situated at Hathin Road, Sector-9, PA PALWAL, District
3. Sale Deed No. 4097, Khewat 400-416- 417- 429- 563, SIT, Khewat 400- 416- 417- 429- 563, SIT, Palwal, Haryana (INDIA)

Security Note:7**Religare Finvest Ltd.****Property P1**

Plot No. D-77 (220.43 Sq. Mtrs), D-78 (220.43 Sq. Mtrs), D-79 (294.11 Sq. Mtrs) & D-81 (220.43 Sq. Mtrs)

Property P4

Plot No. A-11 (996.82 Sq. Mtrs), D-129 (270.28 Sq. Mtrs), B-2 (509.24 Sq. Mtrs), D-127 (220.43 Sq. Mtrs). A-7 (996.82 Sq. Mtrs), Property P5

Plot No. D-271 Part (220.43 Sq. Mtrs) & D-276 Part (220.43 Sq. Mtrs)

Property P6

Plot No. A-1 (996.82 Sq. Mtrs) & A-2 (996.82 Sq. Mtrs)

Property P7

Plot No. D-59 (Part @ 233/13/1) (224.56 Sq. Mtrs)

Property P8

Plot No. D-8 (220.99 Sq. Mtrs)

Property P9

Plot No. D-157 (222.53 Sq. Mtrs)

Property P10

Plot No. F-98 (181.90 Sq. Mtrs)

Property P11

Plot No. D-215 (220.43 Sq. Mtrs) & D-216 (220.43 Sq. Mtrs)

Property P12

Plot No. D-234 , D-235 , D-209, D-239 (220.43 Sq. Mtrs), D-240 (220.43 Sq. Mtrs), D-244(220.43 Sq. Mtrs) D-245 (220.43 Sq. Mtrs)

Property P13

Plot No. A-3 (996.82 Sq. Mtrs), A-4 (996.82 Sq. Mtrs), A-5 (996.82 Sq. Mtrs) &A-6 (996.82 Sq. Mtrs)

Property P14

Plot No. F-60 (181.80 Sq. Mtrs)

Property P15

Plot No. D-321 (220.43 Sq. Mtrs), D-300 (222.33 Sq. Mtrs), D-302 (222.33 Sq. Mtrs), D-304 (222.33 Sq. Mtrs), D-312 (222.33 Sq. Mtrs)

Property P16

Plot No. D-187 (220.43 Sq. Mtrs)

Property P19

Plot No. D-293 (253.50 Sq. Mtrs)

Security Note:8**Bank of Baroda**

Primary Security :

- i) Counter Indemnity Bond
- ii) Untertaking
- iii) Pledge of FDRs kept as margin

FDRs :

1. FDR No. 06860300024547 for Rs. 86,00,000/-, 2. FDR No. 06860300024548 for Rs. 86,00,000/-, 3. FDR No. 06860300024549 for Rs. 86,00,000/-, 4. FDR No. 06860300024550 for Rs. 86,00,000/-, 5. FDR No. 06860300029212 for Rs. 1,30,00,000/-, 6. FDR No. 06860300029228 for Rs. 7,92,879/-, 7. FDR No. 06860300033507 for Rs. 1,92,55,000/-,8. FDR No. 06860300033508 for Rs.2,54,899.

Collateral Security :**Equitable mortgage of Project Land :**

- i) Equitable Mortgage of property measuring 18 Kanal 7 Marla owned by M/s Sundry Real Projects India Pvt. Ltd. situated at Hathin Road, Sector -9, Palwal, Haryana.
- ii) Equitable Mortgage of property measuring 13 Kanal 1 Marla owned by M/s Endemic buildcon India Pvt. Ltd. situated at Sector -9, Palwal, Haryana.

iii) Equitable Mortgage of property measuring 53 Kanal 19 Marla owned by Jupitors Home Makers India Pvt. Ltd. situated at Sector -9, Palwal, Haryana.

(The realisable value of above three properties should be more than Rs. 10.00 Crores as on date of sanction i.e. 20.07.2011)

Personal Guarantees :

- i) Mr. Anil Goel S/o Sh. Baburam Goel R/O Plot No. 36, Sector -9 , Faridabad , Haryana.
- ii) Mr. Amit Goel S/o Sh. Anil Goel R/O Plot No. 36, Sector -9 , Faridabad , Haryana.
- iii) Mr. Puneet Goel S/o Sh. Anil Goel R/O Plot No. 36, Sector -9 , Faridabad , Haryana.

Corporate Guarantees :

- i) M/s Sundry Real Projects India Pvt. Ltd.
- ii) M/s Endemic buildcon India Pvt. Ltd.
- iii) M/s Jupitors Home Makers India Pvt. Ltd.

done

done

done

done

done