

Annexure-1 Name of the corporate debtor: Samar Estates Private Limited; Date of commencement of CIRP: 12.01.2024 (Order received on 15.01.2024); List of creditors as on: 07.05.2024															
List of Secured Financial Creditors belonging to any class of creditors (Amount in ₹)															
Sr. No	Name of creditor	Identification No.	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 not admitted	Amount of claim under verification	Remarks, if any
			Date of receipt	Amount claimed	Amount of claim admitted	Nature of claim	Amount covered by security interest	Amount covered by guarantee	Whether related party?	% of voting share in CoC					
1	Encore Asset Reconstruction Co. Pvt. Ltd.		27.02.2023	158,380,496.00	158,380,496.00	Secured Financial Creditor			NO	5.69			-		
2	State Bank of India		27.02.2023	1,858,708,129.00	1,858,708,129.00	Secured Financial Creditor			NO	66.78			-		
3	HDFC Bank Ltd.		01.02.2023	437,168,770.00	437,168,770.00	Secured Financial Creditor			NO	15.71			-		
4	Axis Bank Ltd.		27.02.2023	329,093,687	329,093,687	Secured Financial Creditor			NO	11.82			-		
	<b>TOTAL</b>			<b>2,783,351,082.00</b>	<b>2,783,351,082.00</b>					<b>100.00</b>					

Notes: -

**1. Security interest of Encore Asset Reconstruction:**

Property being basement adm 3023.61 sq.ft. Carpet area and first floor adm 3333.52 sq.ft. Carpet area in the building known as Banarasi Heritage Condominium , off Malad Link Road , Near Inorbit Mall, Ram Nagar ,Malad (West), Mumbai - 400 064, constructed on Plot Ni. C bearing OLD Survey No. 1406-A/25/11 in Revenue Village, Malad South, Taluka Borivali , Dis.- Mumbai South ,Taluka Borivali , Dis.- Mumbai Suburban, (more details are in assignment agreement)

**2. Security interest of SBI:**

- All current and Fixed assets with 4 Plots

**3.Security interest of HDFC Bank Ltd:**

1.First Charge on Pari Passu basis with State Bank of India on Current Assets viz Stocks of Raw Material, Stocks in Process, Finished Goods, Consumable Stores & Spares and Book Debts, bills whether documentary or clean, outstanding monies, receivables of the Company, both present and future.

2.First Pari Passu charge with SBI & Axis Bank by way of Registered mortgage of following properties: Factory land and Building at Gat No. 93 & 94, and its part (S No. 93/12/1, 93/12/2 93/12/2, 94/3-2,94/4,94/1-B) Deopur, Dhule District Dhule - 424002 (Present value - not known)

3.First Pari Passu charge with State Bank of India by way of Registered mortgage of following properties held with State Bank of India:

a)Flat no. 265 Building No. 10. Plot no. 85, CTS No. 12159/1, Ichalkaranji Powerloom Kapad Market Coop Housing Society Ichalkaranji - 416115

b)Gala No. 265, Plot no. 85, CTS No. 12159/1, Ichalkaranji Powerloom Kapad Market Coop Housing Society Ichalkaranji - 416115

c)Gat No. 861,B, Plot no. 15 to 38 (Admeasuring 4643.52 Sq Mt) At. Hupari, Tal. Hatkangale, Dist. Kolhapur - 416203 (Present value-not known)

**4. Personal Guarantee of:**

a.Mr Raj Rattan Babulal Agarwal having net worth Rs. 12.09 Cr as on 31/03/2016 given on 21/09/2017

b.Mrs Nidhi Rajratan Agarwal having net worth Rs. 2.01 Cr as on 31/03/2016 given on 21/09/2017

5.Corporate Guarantee of Shri Tradeo India Pvt Ltd having network of Rs. 95.07 Cr given on 21/09/2017

**4. Security Interest of Axis Bank:**

Primary Security:- a) Paripassu charges with SBI for entire FA. b) Paripassu charges with SBI on L&B at gate no.- 93/1 +2/1,93/1+2/2,93/1-2/2,94/3-2,94/4,94/1-B) Deopur Dhule Phata ,Dhule, Mumba Agra Highway, Maharashtra Owned Co.