

Annexure-1

Name of the corporate debtor: Bharati Defence and Infrastructure Limited; Date of commencement of liquidation: 14 January 2019; List of stakeholders as on: 19th December 2023

List of secured financial creditors

(Amount in ₹)

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	Remarks, if any
		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					
1	Canara Bank	2/7/2019	9,062,033,309	5,159,019,476	Secured FC	5,159,019,476	Yes	Note 1	-	3.90%	-	NIL	3,903,013,833	-	Refer 1 below
2	Life Insurance Corporation Of India	2/12/2019	1,799,929,985	1,799,929,985	Secured FC	1,799,929,985	Yes	Note 2	-	1.36%	-	NIL	-	-	-
3	SICOM	2/11/2019	952,821,714	951,692,463	Secured FC	951,692,463	Yes	Note 3	-	0.72%	-	NIL	1,129,251	-	-
4	UCO Bank	2/12/2019	2,134,015,455	1,907,820,801	Secured FC	1,907,820,801	Yes	Note 4	-	1.44%	-	NIL	226,194,654	-	Refer 2 below
5	Edelweiss Asset Reconstruction Company Limited	2/11/2019	113,198,728,681	109,406,908,944	Secured FC	109,406,908,944	Yes	Note 5	-	82.73%	-	NIL	3,791,819,737	-	-
6	M/s APA Finance Limited	2/13/2019	715,734,167	670,413,082	Secured FC	670,413,082	Yes	Note 6	-	0.51%	-	NIL	45,321,084	-	-
7	Punjab National Bank	2/8/2019	9,088,665,864	8,276,952,426	Secured FC	8,276,952,426	Yes	Note 7	-	6.26%	-	NIL	811,713,438	-	-
8	DBS Bank Limited	2/11/2019	2,036,233,026	2,036,233,026	Secured FC	2,036,233,026	Yes	Note 8	-	1.54%	-	NIL	-	-	-
9	Bank of Baroda	2/12/2019	1,570,295,817	1,378,449,820	Secured FC	1,378,449,820	Yes	Note 9	-	1.04%	-	NIL	-	-	-
10	General Insurance Corporation of India	2/21/2019	449,105,995	449,105,995	Secured FC	449,105,995	Yes	Note 10	-	0.34%	-	NIL	-	-	-
11	IDBI Bank Limited	2/13/2019	312,962,650	205,425,914	Secured FC	205,425,914	Yes	Note 11	-	0.16%	-	NIL	107,536,736	-	Refer 3 below
			141,320,526,663	132,241,951,931						100.00%			8,886,728,734		

1) Vide Gazette of India Notification G.S.R. 153(E), G.S.R. 154(E), G.S.R. 155(E) and G.S.R.156(E) dated March 4, 2020, issued by the Department of Financial Services, Ministry of Finance, the Scheme pertaining to Amalgamation of Syndicate Bank into Canara Bank Scheme, 2020 was issued, with effect from 1st April, 2020, by virtue of which the undertakings of Syndicate Bank, including the claims of Syndicate Bank have been transferred to and vest in Canara Bank. In light of the same, the claim of Syndicate Bank towards BDIL of INR 44,11,02,129 now vests with Canara Bank.

2) Claims made in relation to Compulsorily Convertible Debentures by such lenders are pending receipt of debenture certificates.

3) Based on NCLT order dated 19.07.2023, Liquidator has reclassified the claim of IDBI Bank Ltd as Secured Financial Creditor.

Note 1. CANARA BANK

a) Security for Term Loan and Compulsory Convertible Debentures

Second Pari-passu charge on

· All movable (both fixed & current assets) & immovable assets of the company, existing and future.

· Pledge of all unencumbered shares (existing and future expanded promoter's equity) of the company held by promoters

· Residential flats belonging to Mr. PC Kapoor (at 403, Raj Kamal C.H.S., Andheri (W), Mumbai admeasuring built up area of 725 sq ft.) and Mr. Vijay Kumar (at 604, Cliff tower, Lokhandwala, Andheri (W), Mumbai admeasuring built up 610 sq ft.)

b) Security for Priority Term Loan and FITL

First Pari-passu charge on

· All movable (both fixed & current assets) & immovable assets of the company, existing and future.

· Pledge of all unencumbered shares (existing and future expanded promoter's equity) of the company held by promoters

· Residential flats belonging to Mr. PC Kapoor (at 403, Raj Kamal C.H.S., Andheri (W), Mumbai admeasuring built up area of 725 sq ft.) and Mr. Vijay Kumar (at 604, Cliff tower, Lokhandwala, Andheri (W), Mumbai admeasuring built up 610 sq ft.)

c) Other securities:-

· Personal Guarantee of P.C. Kapoor and Vijay Kumar

· Corporate Guarantee of

o GOL Offshore Limited

o Pinky Shipyard Limited

o Dhanashree Properties P Limited

o Natural Ventures P Limited

o Nirupam Energy Projects P Limited

o Bharati Infratech Projects P Limited

o Bharati Maritime Services P Limited

o Harsha Infrastructure P Limited

· Unencumbered shares of Great Offshore Limited held by Promoters/group

companies of BSL subject to legal and regulatory approvals

· Pledge of shares of

o Dhanashree Properties P Limited

o Natural Ventures P Limited

o Nirupam Energy Projects P Limited

Note 2. Life Insurance Corporation of India

First Pari-passu charge on the movable and immovable properties and CWIP (both present and future) of the Company (BDIL) at Yards of Ratnagiri, Dabhol, Ghodbunder and Goa

Asset cover of Rs 1.25 times

Note 3. SICOM

- a) Subservient charge on movable and immovable and current assets of the Company
- b) Escrow and Hypothecation of shipping subsidy receivables from the Ministry of Shipping
- c) Personal Guarantee of PC Kapoor and Vijay kumar

Note 4. UCO Bank

- a) Term Loan 1- residual charge on assets of company
- b) FITL I and FITL II: First pari-passu charge on movable fixed assets and immovable fixed assets including
 - All movable (both fixed & current assets) & immovable assets of the company, existing and future.
 - o Plant and Machinery, Dredger, Two linbe handling boat, Furniture and Fittings, Vehicles, Office Equipments, Computers and Computer software
 - Immovable properties belonging to BDIL
 - Residential flats belonging to Mr. PC Kapoor (at 403, Raj Kamal C.H.S., Andheri (W), Mumbai admeasuring built up area of 725 sq ft.)
 - Residential flats belonging to Mr. Vijay Kumar (at 604, Cliff tower, Lokhandwala, Andheri (W), Mumbai admeasuring built up 610 sq ft.)
 - Shares of Bharati Shipyard and GOL Offshore limited and other non-listed companies detailed as follows:
 - o Unencumbered shares of the company owned by Mr. P.C.Kapoor
 - o Unencumbered shares of the company owned by Mr. Vijay Kumar
 - o Bharati Infratech Projects P Limited
 - o Bharati Maritime Services P Limited
 - o Harsha Infrastructure P Limited
 - o Bharati Shipping and Dredging Company P Limited
 - Unencumbered shares of GOL Offshore Limited held by Promoters/group companies of BSL, subject to legal and regulatory approvals
 - o Dhanashree Properties P Limited
 - o Natural Ventures P Limited
 - o Nirupam Energy Projects P Limited
 - o Bharati Infratech Projects P Limited
 - o Bharati Maritime Services P Limited
 - o Harsha Infrastructure P Limited

Note 5. EDELWEISS ASSET RECONSTRUCTION COMPANY LIMITED

DETAILS OF ANY SECURITY HELD, THE VALUE OF THE SECURITY, AND THE DATE IT WAS GIVEN

Securities charged-

Mortgages

- 1) Indenture of Mortgage creating First pari passu charge on the immovable properties of the Company more particularly described in Exhibit A and annexed and marked as Annexure 75 herewith, created on June 28, 2013;
- 2) First pari passu charge on all intangible and tangible movable fixed assets of Company (both present and future) including furniture, fixtures, equipments, water systems, hardware, computer software, machinery spares, tools, stores, accessories and all other equipment of Company (other than current assets) more particularly described in Exhibit B and Floating charge on all other current assets of the Company more particularly described in Exhibit C and as annexed and marked as Annexure 76 herewith, created on March 14, 2013;
- 3) Mortgage by deposit of title deeds on immovable property situated at Sancoale Taluka more particularly described in Exhibit D and as annexed and marked as Annexure 77 herewith, created by Pinky Shipyard Private Limited on April 09, 2013; and
- 4) Indenture of Mortgage creating First pari passu English mortgage and charge on the immovable properties of the Company more particularly described in Exhibit E and as annexed and marked as Annexure 78 herewith, created on June 17, 2014.

Guarantees (Corporate and Personal)

- 5) Unconditional, irrevocable, continuing corporate guarantee of Pinky Shipyard Private Limited, Dhanshree Properties Private Limited, Natural Power Ventures Private Limited, Nirupam Energy Projects Private Limited and Bharati Shipping & Dredging Company Private Limited inter alia, to pay the amounts payable by Company, in the event of default on part of Company to repay/ discharge the amounts payable under the Facilities, created on February 26, 2013 as annexed and marked as Annexure 79.
- 6) Unconditional, irrevocable, continuing personal guarantee of Mr. Prakash Chandra Kapoor and Mr. Vijay Kumar to repay the amounts due with respect to the Facilities in the event of failure on part of Company to pay the amounts due thereunder, dated February 26, 2013 as annexed and marked as Annexure 80.
- 7) Unconditional, irrevocable, continuing corporate guarantee of Harsha Infrastructure Private Limited, Bharati Maritime Services Private Limited and Bharati Infratech Projects Private Limited inter alia, to pay the amounts payable by Company, in the event of default on part of Company to repay/ discharge the amounts payable under the Facilities, created on April 29, 2014 as annexed and marked as Annexure 81;

Share Pledge

- 8) Pledge over 1,43,26,795 (One Crore Forty Three Lakhs Twenty Six Thousand Seven Hundred and Ninety Five) unencumbered equity shares of Bharati Defence and Infrastructure Limited held by Mr. Prakash Chandra Kapoor, Mr. Vijay Kumar and Bharati Shipping & Dredging Company Private Limited created on January 09, 2013 (Pledge over 5.72% shares of the Company held by Bharati Shipping & Dredging Company Private Limited invoked vide letter dated August 25, 2016 issued by SBICAP Trustee Company Limited in its capacity as security trustee on the instructions of EARC);
- 9) Pledge over all i.e., 10,000 (Ten Thousand) unencumbered equity shares of Nirupam Energy Projects Private Limited held by Bharati Shipyard Limited, Mr. Prakash Chandra Kapoor, Mr. Vijay Kumar, Mrs. Madhu Kapoor, Mrs. Ashraf Geeta Kumar, Mr. P. B. Roy and Dr. J. Subbiah created on February 26, 2013 (invoked vide letter dated August 25, 2016 issued by SBICAP Trustee Company Limited in its capacity as security trustee on the instructions of EARC);
- 10) Pledge over all i.e., 10,000 (Ten Thousand) unencumbered equity shares of Dhanshree Properties Private Limited held by Bharati Defence and Infrastructure Limited, Mr. Prakash Chandra Kapoor, Mr. Vijay Kumar, Mrs. Madhu Kapoor, Mrs. Ashraf Geeta Kumar, Mr. P. B. Roy and Dr. J. Subbiah created on February 26, 2013 (invoked vide letter dated August 25, 2016 issued by SBICAP Trustee Company Limited in its capacity as security trustee on the instructions of EARC);
- 11) Pledge over all i.e., 10,000 (Ten Thousand) unencumbered equity shares of Natural Power Ventures Private Limited held by Bharati Defence and Infrastructure Limited, Mr. Prakash Chandra Kapoor, Mr. Vijay Kumar, Mrs. Madhu Kapoor, Mrs. Ashraf Geeta Kumar, Mr. P. B. Roy and Dr. J. Subbiah created on February 26, 2013 (invoked vide letter dated August 25, 2016 issued by SBICAP Trustee Company Limited in its capacity as security trustee on the instructions of EARC);
- 12) Pledge over 89,37,216 (Eighty Nine Lakhs Thirty Seven Thousand Two Hundred and Sixteen) unencumbered equity shares of GOL Offshore Limited held by Natural Power Ventures Private Limited created on June 18, 2013 (invoked vide letter dated August 25, 2016 issued by SBICAP Trustee Company Limited in its capacity as security trustee on the instructions of EARC); and
- 13) Pledge over 1,86,11,178 (One Crore Eighty Six Lakhs Eleven Thousand One Hundred and Seventy Eight) unencumbered equity shares of Bharati Defence and Infrastructure Limited held by Bharati Maritime Services Private Limited, Harsha Infrastructure Private Limited and Bharati Infratech Projects Private Limited created on March 31, 2014 (invoked vide letter dated August 25, 2016 issued by SBICAP Trustee Company Limited in its capacity as security trustee on the instructions of EARC).

The details of the pledged shares of the Company as invoked and held by SBICAP Trustee Company Limited in its capacity as security trustee of EARC, are as follows:

Name of the Shareholder of the Company	Total No. of shares pledged
PC Kapoor	5,723,508
Vijay Kumar	5,724,556
Harsha Infrastructure Pvt Ltd	327,940
Bharati Maritime Services Pvt Ltd	2,185,878
Bharati Shipping & Dredging Co. Pvt Ltd	2,878,731
Bharati Infratech Projects Pvt Ltd	16,097,360
Total	32,937,973

Share Pledge Agreements:

Sr. No.	Particulars
1	Annexure 82
	Share Pledge Agreement between Mr. Prakash Chandra Kapoor, Mr. Vijay Kumar, Bharati Shipping and Dredging Company Private Limited (Pledgors), and STCL and Borrower.
2	Annexure 83
	Agreement of Pledge of shares by Bharati Shipyard Limited, Mr. Prakash Chandra Kapoor, Mr. Vijay Kumar, Mrs. Madhu Kapoor, Ms. Ashraf Geeta Kumar, Mr. P.B.Roy, Mr. J. Subbiah with respect to the physical shares of Dhanashree Properties Private Limited in favour of STCL.
3	Annexure 84
	Agreement of Pledge of shares by Bharati Shipyard Limited, Mr. Prakash Chandra Kapoor, Mr. Vijay Kumar, Mrs. Madhu Kapoor, Ms. Ashraf Geeta Kumar, Mr. P.B. Roy, Mr. J Subbiah with respect to the physical shares of Natural Power Ventures Private Limited in favour of STCL.
4	Annexure 85
	Agreement of Pledge of shares by Bharati Shipyard Limited, Mr. Prakash Chandra Kapoor, Mr. Vijay Kumar, Mrs. Madhu Kapoor, Ms. Ashraf Geeta Kumar, Mr. P.B. Roy, Mr. J Subbiah with respect to the physical shares of Nirupam Energy Projects Private Limited in favour of STCL.
5	Annexure 86
	Share Pledge Agreement executed by Bharti Infratech Projects Pvt Ltd., Bharti Maritime Services Pvt Ltd. and Harsha Infrastructure Pvt Ltd. in favour of STCL
6	Annexure 87
	Unattested Share Pledge Agreement between Natural Power Ventures Private Limited and STCL and Bharati Shipyard Limited.

ESTIMATED VALUE OF THE AFOREMENTIONED SECURITY:

As per the financial creditor herein, the estimated value of the aforementioned securities is approximately Rs. 537,00,00,000 (Rupees Five Hundred and Thirty Seven Crores Only).

The copies of certificate of registration of charges issued by the Registrar of Companies for modification and creation of charge in favour of EARC is annexed and marked as Annexure 88.

Note 6. APA Finance Ltd.

Details of Immovable Properties of the Company with respect to which first mortgage is held

1) All that piece and parcel of land situated within the division and sub-division of Ratnagiri Registration Area and situated at Village Mirya with the jurisdiction of Ratnagiri Zilla Parishad Area and more particularly of Mirya Group Gram Panchayat. Details of Immovable Properties of the Company with respect to which second mortgage is held.

2) All that piece and parcel of land at Village Usgaon, Taluka Dapoli, District Ratnagiri in the State of Maharashtra.

3) All that piece and parcel of land situate at Division and Zilla Parishad Ratnagiri, Sub Division and Taluka Dapoli and Tuluka Panchayat Samiti Dapoli, within the boundary of Sub Registrar, Dapoli and within the limits of Gram Panchayat Usgaon

4) All that piece and parcel of land situated at Division Ratnagiri, Sub-Division and Tehsil: Dapoli, and within the limits of the Sub-Registrar, Dapoli and within the limits of Grampanchayat Usgaon, Panchayat Samiti Dapoli Zilla Parishad Ratnagiri, Talathi Saja – Dabhol.

5) Property situated within registration District and Zilla Parishad Ratnagiri, Plot Tukdi and Tahsil Dapoli within the limits of Sub Registrar Dapoli.

6) Property situated at Village Usgaon coming within the boundary limits of Division and Zilla Parishad Ratnagiri sub Division and Tahasil Dapoli.

7) Property situated in the Village situated at Division and Zilla Parishad Ratnagiri, Sub Division and Taluka Dapoli and Taluka Panchayat Samiti Dapoli within the boundary of the Sub Registrar Dapoli and within the limits of Grampanchayat Usgaon.

8) Property situated in the Village Usgaon, Tal. Dapoli, Dist. Ratnagiri.

9) All that piece and parcel of land situated at Dapoli, District Ratnagiri and all the commercial office spaces situated at Ayesha Complex, Block No. 6 & 7, 1st floor, opposite Nagar Panchayat, Dapoli, Taluka Dapoli, District – Ratnagiri – 415 712 admeasuring 388 square feet along with all open parking spaces and all facilities and incidentals attached thereto.

10) Residential flat No: 403, admeasuring about 725 square feet built up area, on the 4th floor of the building known as “Versova Raj Kamal Co-Operative Housing Society Ltd” constructed on all those piece and parcels of land admeasuring about 606 square meters bearing C.T.S. No: 1210/4, Survey No:20, Hissa No. 1 (part) situated off Yari Road, Versova, Andheri (W), Mumbai Suburban District in the Registration District and Sub-District of Mumbai City and Mumbai Suburban together with furniture, fixtures attached or permanently fastened or anything attached to structure, present and future.

11) Residential flat No: 604, admeasuring about 610 square feet built up area, on the 6th floor of the building known as “Cliff Tower Co-Operative Housing Society Ltd” constructed on all those piece and parcels of land admeasuring about 45210 feetmeters bearing plot no: 34, Survey No. 41 (Part), situated at Lokhandwala Cross Road No. 3, Swami Samarth Nagar, Lokhandwala Complex, Andheri (West), Mumbai – 400058 in the Registration District and Sub-District of Mumbai City and Mumbai Suburban together with furniture, fixtures attached or permanently fastened or anything attached to structures, present and future.

12) All of the properties of the company along with all its fixed assets along with all the plant and machinery of the Company, owned or acquired by the Company from time to time, which are installed, embedded or otherwise fixed at all the premises of the Company including those situated at the following location:-

Ghodbunder; Usgaon – Dabhol; Mirya Bunder Ratnagiri; Zorinto, Sancoale, Goa; Thannirbhavi, Mangalore; Shibpur, Howrah, Kolkata; Mumbai, Maharashtra; at all other Company’s locations where company has any premises or elsewhere being and lying in the Company’s premises, or godowns, leased premises or rented and whether being used in the business of the Company at the above said locations, belonging to the Company.

13) All of the company’s properties, viz., wind mills including the plant and machinery, equipment, appliance, furniture & fixtures, machinery, spares, stores, tools and accessories, installed, attached, affixed, embedded to all those pieces and parcels of plots of land bearing 8 different Location numbers from L1 to L8 each admeasuring about 55x55m size, being Plot No. SW-2 and SW-3, bearing location No. L1 to L8 (NM-48, 750 kW) situated at Village Brahmanvel, Taluka Sakri, District Dhule, Maharashtra, in the Registration District Dhule and Sub-District of Sakri, together with buildings and constructions and all rights to use all easements, common areas and facilities and incidentals attached or appurtenanted thereto, and all the right, title, interest, property, claims and demands whatsoever of the company into and upon the same.

14) All and singular benefit, right, title and leasehold interest of the Company in respect of the commercial office spaces situated at office Nos. 01,02,03,04,05 and 06 on the Ground Floor and commercial office spaces situated at office nos. 101, 102, 103, 104,105, 106, 107, 108, 109, 110, 111 and 112 on the First Floor of Oberoi Chambers – II, Oberoi Chambers Commercial Premises Co-op. Soc. Ltd., Plot No. C- 3, CTS No. 645/646 of Oshiwara Village, New Link Road, Andheri (West), Mumbai – 400 053 along with all constructions and all open and still parking spaces and facilities and incidentals attached thereto.

15) All and singular benefit, right, title and leasehold interest of the Company in respect of the commercial office spaces situated at 302 and 303, Wakefield House, Sprott Road, Ballard Estate, Mumbai – 400 038 in the State of Maharashtra admeasuring 7000 square feet, along with all constructions and all open and still parking spaces and all facilities and incidentals attached thereto.

16) All and singular benefit, right, title and leasehold interest of the Company situated at Bhoir Comp, Shanker Bhoir Compound, Plot No. CS – 20 Versova Village, Ghodbunder Road, Thane – 4011 104. Admeasuring 55,759 square meters, together with all the constructions and buildings therein and all rights to use common area open and still parking spaces and all facilities and incidentals attached thereto.

Details of Movable Properties with respect to which first pari passu charge is held Hypothecated Property 1) All rights title interest and benefit of the Company in all and singular, the Company’s moveable assets as also all tangible and intangible moveable assets, if any (both present and future) and in particular including Details of Immoveable Properties with respect to which mortgage by way of Deposit of Title Deeds has been created by Pinky Shipyard Private Limited

1) All that piece and parcel of land known as “BORMA” situated at Sancoale within the jurisdiction of Village Panchayat of Sancoale, Taluka and Sub District of Mormugao, District of South Goa, registered in the Land Registration Office of Salcete at Margounder No. 1278 at folio 48 of book B 4 registered in the name of Late Vishnu Naik under No. 2954 at folio No. 125 of Book G-4 and enrolled in the Taluka Revenue Office under matrix No. 600, newly surveyed under No. 209, subdivision No. 2 of Village Sancoale, admeasuring 2,200 sq mtrs. Details of Immoveable Properties with respect to which first pari passu charge is held- Usgaon, Dapoli, Ratnagiri, Maharashtra- Navse, Dapoli, Ratnagiri, Maharashtra Together with all buildings and constructions thereon, and all rights to use common areas and facilities and incidentals attached, tied thereto and all the estate, right, title, interest, property, claims and demands whatsoever of the Company into and upon the same, both present and future. Pledge of shares of the following companies- Dhanashree Properties P Limitedo Natural Power Ventures P Limitedo Nirupam Energy Projects P Limited- Pledge of unencumbered shares of company by Mr. PC Kapoor Mr. Vijay Kumar Bharati Infotech Projects P Limitedo Bharati Maritime Services P Limitedo Harsha Infrastructure P Limitedo Bharati Shipping and Dredging Company P Limited- Unencumbered shares of GOL Offshore Limited held by Promoters/group companies of BSL, subject to legal and regulatory approval also Natural Power Ventures P Limited

Details of Movable Properties with respect to which first pari passu charge is heldHypothecated Property

1) All rights title interest and benefit of the Company in all and singular, the Company's moveable assets as also all tangible and intangible moveable assets, if any (both present and future) and in particular including without limitation: all equipment, moveable machinery (whether attached or otherwise) steam and water systems, electrical systems, hardware computer software, wiring, pipelines, tanks, electronics spares, machinery spares tools, meters, motor vehicles, shipbuilding equipment, accessories and all other equipment (other than the Current Assets) whether installed or not and whether lying loose in cases or which are lying or are stored in or to be stored in or to be bought into or upon the Company's premises at (a) Godbunder, (b) Usgaon-Dabhol, (c) Mirya Bunder Ratanagiri (d) Zorinto sancoale Goa (h) Andheri Mumbai, Maharashtra (i) Ballard Estate Mumbai, Maharashtra (i) Dapoli, Maharashtra and all other locations where the Company has any premises, warehouses, stock yards and godowns or those of the Company's agents, affiliates, associates or representatives or at various work sites or at any place or places wherever else situated or wherever else the same may be: whether now belonging to or that any at any time belonging to the Company and or that may at present or hereafter be held by any party any where to the order and deposition of the Company or in the course of transit or delivery and all replacement thereof and additions thereof whether by way of substitution, replacement, conversion, realization or otherwise howsoever together will all benefits, rights and incidents attached thereto which are now or shall at anything hereafter be owned by the Company and all estate, right, title, interest, property, claims and demands whatsoever of the Company unto and upon the same which description shall include all properties of the above description whether presently in existence, constructed or acquired hereafter.

2) All rights, title, interest, benefit, claims and demands whatsoever of the Company into, under and/ or in respect of all insurance contracts and/ or insurance policies both present and future (along with endorsement by an agreed bank clause in favour of the Security Trustee in a manner acceptable under the applicable Law and acceptable to the Security Trustee) and all rights, claims and benefits to all monies receivable thereunder and all other claims thereunder which description shall include all properties of the above description whether presently in existence or acquired hereafter.

3) All amounts owing to and received by the Company and all rights, title interest, benefits, claims and demands whatsoever of the Company in to or in respect of all amounts owing to and received by the Company both present and future including Company's uncalled capital which description shall include all properties of the above description whether presently in existence acquired hereafter.

4) All rights, title, interest benefit claims and demands whatsoever of the Company into under and/ or in respect of the material contracts (including any guarantees, liquidated damages, performance bonds, termination payments and letter of credit that may be provided by any counterparty to the material contracts) and the clearances, licenses, permits, approvals, consents obtained by the Company including without limitation, the right to compel performance thereunder and to substitute for the Company thereunder and to commence and conduct either in the name of the Company or in its own name otherwise any proceedings against any person in respect of any breach of the material contracts all licenses, permits approvals, assignments, concession consents and clearances to the extent capable of assignment under applicable Law and including without limitation, rights and benefits to all amounts owing to, or received by, the Company and all claims thereunder and all other claims of the Company under or in any proceedings against all or any such Persons and together with the right to further assign any of the material contracts, all licenses, permits, approvals, assignments, concessions consents and the clearances to the extent capable of assignment to any person which description shall include all properties of the above description whether presently in existence or acquired hereafter

Details of Movable Properties with respect to which floating charge is held

1) All rights, title, interest, benefit, claims and demands whatsoever of the Company, into under in respect of all bank accounts and reserves including without limitation, the trust and retention accounts together will all permitted investments, including all operating cash flows and receivables and all other assets and securities which represent all amounts in the aforementioned accounts and all the moneys, securities instruments, investments and other properties deposited in, credited to or required to be credited or required to be deposited or lying to the credit of such accounts or liable to be credited to such accounts ("Charged Accounts") which description shall include all properties of the above description whether presently in existence or acquired hereafter and all proceeds thereof

2) All the current assets of the Company, both present and future including without limitation the Company's receivables capital work in progress, cash in hand, investments, raw materials, consumable stores and spares and other current assets including trade and other receivables including receivables by way of cash assistance and/or cash incentives or any claims by way of refund of customs/excise duties, book debts and stock in trade, ship, boats, tugs and other such vessels, spares tools accessories whether installed or not and whether lying loose or in cases or which are lying or are stored in or to be stored in or to be brought into or upon the Company's premises at (a) Ghodbunder (b) Usgaon-Dabhol (c) Mirya Bunder, Ratanagiri (d) Zorinto Sancoale Goa (c) Thannirbhavi Mangalore (f) Shibpur Howrah Kolkata (g) MIDC Ratnagiri (h) Andheri Mumbai, Maharashtra (i) Ballard Estate Mumbai Maharashtra (i) Dapoli Maharashtra and at all other locations where the Company has any premises warehouses, stockyards and godowns or the premises, warehouses, stockyards and godowns of the Company's agents, affiliates, associates or representatives or at various work sites or at any place or places wherever else situated or wherever else the same may be which description shall include all properties of the above description whether presently in existence, constructed or acquired hereafter.

Note 8. DBS BANK

First pari-passu charge on the fixed assets of the company

Note 9. Bank of Baroda

a) Security for certain term loans

First pari-passu charge on certain term loan facilities. Location of current assets (movable properties) of the corporate debtor amongst others would be Ghodbunder Dabhol, Ratnagiri, Goa, Mangalore, Kolkata. Location of immovable properties mentioned below (on which first and second mortgage charge is created)

- Village Usgaon
 - Village Mirya Bander (both present and future)
 - Residential flats belonging to Mr. PC Kapoor (at 403, Raj Kamal C.H.S., Andheri(W), Mumbai admeasuring built up area of 725 sq ft.)
 - Residential flats belonging to Mr. Vijay Kumar (at 604, Cliff tower, Lokhandwala, Andheri (W), Mumbai admeasuring built up 610 sq ft.)
- Particulars of security for Term Loans, FITL and Compulsory Convertible Debentures
- Plant and Machinery, Dredger, Two linbe handling boat, Furniture and Fittings, Vehicles, Office Equipments, Computers and Computer software
 - Land and Building of
 - o Dabhol Shipyard
 - o Ratnagiri Shipyard
 - o Ghodbunder Shipyard
 - o Goa Shipyard
 - o Kolkata Shipyard
 - o Mangalore Shipyard
 - o Corporate office (Andheri)
- Current assets: Second Pari-pasu charge on Current assets
- Pledge of unencumbered shares (existing and future expanded promoters equity) of the company held by the Promoters
 - Residential flats belonging to Mr. PC Kapoor (at 403, Raj Kamal C.H.S., Andheri(W), Mumbai admeasuring built up area of 725 sq ft.)
 - Residential flats belonging to Mr. Vijay Kumar (at 604, Cliff tower, Lokhandwala, Andheri (W), Mumbai admeasuring built up 610 sq ft.)
 - Personal Guarantee of P.C. Kapoor and Vijay Kumar
 - Corporate Guarantee of
 - o Pinky Shipyard Limited
 - o Dhanashree Properties P Limited
 - o Natural Ventures P Limited
 - o Nirupam Energy Projects P Limited
 - o Bharati Infratech Projects P Limited
 - o Bharati Maritime Services P Limited
 - o Harsha Infrastructure P Limited
 - o Bharati Shipping and Dredging Company P Limited

Note 10. General Insurance of India Limited

1. GIC holds First Pari-passu charge on the movable and immovable properties and CWIP (both present and future) of the Company (BDIL) at Yards of Ratnagiri, Dabhol, Ghodbunder and Goa
2. Asset Cover of INR 1.25 times
3. Verified and admitted basis Hon'ble NCLT order dated August 12, 2022 directing the Liquidator to verify the claim and admit or reject on merits.

Note 11. IDBI Bank Limited

1. IDBI Bank Ltd holds lien on 13 fixed deposits pertaining to 25 number bank guarantees as sanctioned by the bank
2. Primary Charge (Pari Passu with other lenders) on:
 - All Movable and Immovable Assets of the company
 - Flats of guarantors mortgaged to WC lenders
 - Pledge of all unencumbered shares held by promoters
 - Lien on TDR of INR 0.25 crores
3. Pledge of shares of Dhanashree Properties pvt ltd, Natural Power Ventures Pvt Ltd and Nirupam Energy Projects Pvt Ltd

First Mortgaged Property :

- 1) Mirya Group Gram Panchayat : Land situated within the division and subdivision of Ratnagiri Registration area and situated at Village Mirya

Second Mortgaged Property :

- 1) All that piece of land bearing following survey numbers situated at Village Usgaon, Dapoli together with all the buildings, structures and Plant & Machinery permanently attached to the earth
- 2) All commercial office spaces at Ayesha Complex Block 6&7 first floor opposite Nagar Panchayat Dapoli with all parking spaces and facilities
- 3) Residential flats belonging to Mr. PC Kapoor (at 403, Raj Kamal C.H.S., Andheri (W), Mumbai admeasuring built up area of 725 sq ft.) and Mr. Vijay Kumar (at 604, Cliff tower, Lokhandwala, Andheri (W), Mumbai admeasuring built up 610 sq ft.)
- 4) Residential flat No: 604, admeasuring about 610 square feet built up area, on the 6th floor of the building known as "Cliff Tower Co-Operative Housing Society Ltd" constructed on all those piece and parcels of land admeasuring about 45210 feetmeters bearing plot no: 34, Survey No. 41 (Part), situated at Lokhandwala Cross Road No. 3, Swami Samarth Nagar, Lokhandwala Complex, Andheri (West), Mumbai – 400058 in the Registration District and Sub-District of Mumbai City and Mumbai Suburban together with furniture, fixtures attached or permanently fastened or anything attached to structures, present and future.
- 5) All of the properties of the company along with all its fixed assets along with all the plant and machinery of the Company, owned or acquired by the Company from time to time, which are installed, embedded or otherwise fixed at all the premises of the Company including those situated at the following location:
Ghodbunder; Usgaon – Dabhol; Mirya Bunder Ratnagiri; Zorinto, Sancole, Goa; Thamnirbhavi, Mangalore; Shibpur, Howrah, Kolkata; Mumbai, Maharashtra; at all other Company's locations where company has any premises or elsewhere being and lying in the Company's premises, or godowns, leased premises or rented and whether being used in the business of the Company at the above said locations, belonging to the Company.
- 6) All of the company's properties, viz., wind mills including the plant and machinery, equipment, appliance, furniture & fixtures, machinery, spares, stores, tools and accessories, installed, attached, affixed, embedded to all those pieces and parcels of plots of land bearing 8 different Location numbers from L1 to L8 each admeasuring about 55x55m size, being Plot No. SW-2 and SW-3, bearing location No. L1 to L8 (NM-48, 750 kW) situated at Village Brahmanvel, Taluka Sakri, District Dhule, Maharashtra, in the Registration District Dhule and Sub-District of Sakri, together with buildings and constructions and all rights to use all easements, common areas and facilities and incidentals attached or appurtenant thereto, and all the right, title, interest, property, claims and demands whatsoever of the company into and upon the same.
- 7) All and singular benefit, right, title and leasehold interest of the Company in respect of the commercial office spaces situated at office Nos. 01, 02, 03, 04, 05 and 06 on the Ground Floor and commercial office spaces situated at office nos. 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111 and 112 on the First Floor of Oberoi Chambers – II, Oberoi Chambers Commercial Premises Co-op. Soc. Ltd., Plot No. C- 3, CTS No. 645/646 of Oshiwara Village, New Link Road, Andheri (West), Mumbai – 400 053 along with all constructions and all open and still parking spaces and facilities and incidentals attached thereto.
- 8) All and singular benefit, right, title and leasehold interest of the Company in respect of the commercial office spaces situated at 302 and 303, Wakefield House, Sprott Road, Ballard Estate, Mumbai – 400 038 in the State of Maharashtra admeasuring 7000 square feet, along with all constructions and all open and still parking spaces and all facilities and incidentals attached thereto.
- 8) All and singular benefit, right, title and leasehold interest of the Company in respect of the commercial office spaces situated at 302 and 303, Wakefield House, Sprott Road, Ballard Estate, Mumbai – 400 038 in the State of Maharashtra admeasuring 7000 square feet, along with all constructions and all open and still parking spaces and all facilities and incidentals attached thereto.