

Annexure-3

RADIUS ESTATE PROJECTS PVT. LTD. (CIN U45201MH2014PTC258381) (Formerly known as Vishwaroop Realtors Private Limited)

UNDER CORPORATE INSOLVENCY RESOLUTION PROCESS (Since 06-09-2021)

Secured financial creditors (other than financial creditors belonging to any class of creditors)

| Sl.No. | Name of Creditor/ Home Buyer | Date of claim Received | Amount of claims received | Amount of claims admitted | Nature of Claim | Amount covered by Security Interest | Amount covered by Guarantee | Whether related party? | % Voting Share | Amount of Contingent Claims | Amount of Claim Not Admitted | Amount of Claims under Verification |
|--------|--|------------------------|---------------------------|---------------------------|-----------------|-------------------------------------|-----------------------------|------------------------|----------------|-----------------------------|------------------------------|-------------------------------------|
| 1 | SBICAP Trustee Company Limited (Acting on behalf of debenture Holder) | 24-09-2021 | 33,97,42,726 | 28,91,39,327 | Sec | 1,75,68,814 | 27,15,70,513 | NO | 0.96 | - | 5,06,03,399 | - |
| 2 | Omkara Asset Reconstruction Pvt. Ltd. (Debt assigned by Piramal Capital & Housing Finance Limited) | 25-09-2021 | 15,73,33,49,532 | 15,73,33,49,532 | Sec | 15,73,33,49,532 | - | NO | 52.40 | - | - | - |
| 3 | Vistra ITCL (India) Limited | 02-12-2021 | 8,74,03,27,404 | - | Sec | - | - | NO | - | - | 8,74,03,27,404 | - |
| 4 | Krishna Enterprise | 12-01-2021 | 36,27,43,537 | - | Sec | - | - | NO | - | - | 36,27,43,537 | - |
| | TOTAL | | 25,17,61,63,199 | 16,02,24,88,859 | | 15,75,09,18,346 | 27,15,70,513 | | 53.36 | - | 9,15,36,74,340 | - |

Notes:

- Yes Bank (Now JCF ARC) have filed an IA No. 1367 of 2022 before the Hon'ble NCLT Mumbai to consider the claim of Omkara Asset Reconstruction Pvt. Ltd. (Debt assigned by Piramal Capital & Housing Finance Limited) "Piramal (Now Omkara ARC)" as unsecured.
- Vistra ITCL (India) Limited: Claim of Rs.874.03 Crore submitted as financial creditor has been rejected and advised to submit their claim in Form F as any other creditor. Also, Vistra ITC has challenged the decision and filed IA No. 2680 of 2023 before the Hon'ble NCLT Mumbai.

Security Details:**1) SBICAP Trustee Company Limited (Acting on behalf of debenture Holder)**

7 number of identified flats in Tower III of project called Avenue 54 situated at the land bearing city survey nos. H/401, H/402 and H/415 to H/438 admeasuring in aggregate 21,774.10 square meters or thereabouts along with structures thereon and known as Willingdon Catholic Colony (Willingdon East) in Village Bandra within the Municipal limits of Municipal Corporation of Greater Mumbai, Mumbai Suburban District in the Registration Sub District of (Bandra) as specified under Annexure '9' of Debenture Trust Deed.

2) Omkara Asset Reconstruction Pvt. Ltd. (Debt assigned by Piramal Capital & Housing Finance Limited)

(a) Exclusive charge by way of registered mortgage of land admeasuring 21,774.10 sq mts (Plot 1) bearing CS NO H/401, H/402, H/415 to H/438 and land admeasuring 51 sq mts, 63.50 sq mts, 163.90 sq mts, 4,046.90 sq mts bearing CTS No. H/395, H/396, H/397 and H/398 respectively aggregating to 4,325.30 sq mts (Plot 2) alongwith Project Avenue 54 constructed thereon, situated at Village Bandra, Santacruz W, Mumbai 400 054, Registration Sub-District of Bandra, Mumbai Suburban District along with present and future constructions thereon. Corporate debtor is holding a conveyance of 50% of the said undivided land and the mortgage for the corporate debtor is to the extent of that only.

(b) All of the Hypothecator' present and future book debts, outstanding monies, receivables, claims rights in respect of sold and unsold Units/Flats in Project Avenue 54 constructed/to be constructed on Property being land admeasuring 21,774.10 sq mts (Plot 1) bearing CS No H/401, H/402, H/415 to H/438 and land admeasuring 51 sq mts, 63.50 sq mts, 163.90 sq mts, 4,046.90 sq mts bearing CTS No. H/395, H/396, H/397 and H/398 respectively aggregating to 4325.30 Sq mts (Plot 2) situated at Village Bandra, Santacruz W, Mumbai 400054, Registration Sub-District of Bandra, Mumbai Suburban District along with present & future unsold construction thereon, which are now due, owing or payable or belonging to the Borrower which are at any time hereafter during the continuance of this security become due, owing, payable or belonging to the Hypothecators in the course of its business as and by way of sale or lease or leave and license of the Units/Flats etc. in the said project and the Escrow Account of the Hypothecators in respect of the said project and all other Receivables including the insurance claims and/or refunds of the deposits paid for the said project.

3) Yes Bank (Now JCF ARC) is holding a mortgage of asset as mentioned in serial no. 2 above and the charge of Omkara Asset Reconstruction Pvt. Ltd. is disputed by Yes Bank (Now JCF ARC).

4) Vistra ITCL (India) Limited holds mortgage of 3 identified units admeasuring in aggregate 7758 sq. ft of RERA carpet as security for the loan granted to group entity of the Corporate Debtor.

The security mentioned above is of entire project which includes the property/asset of corporate debtor.