

**List of Creditors of Rite Builtec Private Limited**  
**Summary of List of claims as on August 25, 2023 [CIRP commencement date]**

**Drawn for claims up to July 29, 2024**

**Filing under clause (ca) of sub-regulation (2) of Regulation 13 of the IBBI (Insolvency Resolution Process for Corporate Persons) Regulations, 2016**

Sr. No.	Category of creditor	Summary of claims received		Summary of claims admitted		Amount of contingent claims	Amount of claims not admitted	Amount of claims under verification	Details in Annexure	Remarks, if any
		No. of claims	Amount	No. of claims	Amount					
1	Secured financial creditors belonging to any class of creditors	0	0	0	0	0	0	0	-	No claims have been received till July 29, 2024
2	Unsecured financial creditors belonging to any class of creditors	0	0	0	0	0	0	0	-	No claims have been received till July 29, 2024
3	Secured Financial Creditors (Other than financial creditors belonging to any class of creditors)	1	105,36,59,153	1	105,36,59,153	0	0	0	3	Annexure - 3

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4	Unsecured financial creditors (other than financial creditors belonging to any class of creditors)	0	0	0	0	0	0	0	-	No claims have been received till July 29, 2024
5	Operational creditors (Workmen)	0	0	0	0	0	0	0	-	No claims have been received till July 29, 2024
6	Operational creditors (Employees)	0	0	0	0	0	0	0	-	No claims have been received till July 29, 2024
7	Operational creditors (Government Dues)	1	5,62,80,240	1	5,62,80,240	0	0	0	7	Annexure - 7
8	Operational creditors (other than Workmen and Employees and Government Dues)	0	0	0	0	0	0	0	-	No claims have been received till July 29, 2024
9	Other creditors, if any, (other than financial creditors and operational creditors)	1	61,00,00,000	1	42,16,39,419	42,16,39,419	18,83,60,581	0	9	Annexure - 9
<b>Total</b>		<b>3</b>	<b>171,99,39,393</b>	<b>3</b>	<b>153,15,78,812</b>	<b>42,16,39,419</b>	<b>18,83,60,581</b>	<b>0</b>		




**Amit Vijay Karia**

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### Annexure - 3

#### List of secured financial creditors (other than financial creditors belonging to any class of creditors)

(Amount in ₹)

Sr.	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 not admitted	Amount of claim under verification	Remarks
		Date of receipt	Amount claimed	Amount of claim admitted	Nature of claim	Amount covered by security interest	Amount covered by guarantee	Whether related party?	% voting share in CoC					
1	Omkara Assets Reconstruction Pvt. Ltd	08.09.2023	105,36,59,153	105,36,59,153	Secured	105,36,59,153	105,36,59,153	No	100%	0	0	0	0	Security Details in <u>Note A</u>
	<b>Total</b>		105,36,59,153	105,36,59,153		105,36,59,153	105,36,59,153		<b>100%</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	




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**Note A** [Omkara Assets Reconstruction Pvt. Ltd]

Security	:	<p>1) Exclusive charge by way of Registered mortgage on the land bearing CTS Number 221, 221/1 to 221/4, 222, 222/1, 222/ 2, 223, 223/1, 223/2, 224, 224/1 to 224/10, 225, 225/1, 226, 226/1 to 226/4, 227, 228, 228/1 to 228/8, 229, 229/1 to 229/6, 230, 230/1 to 230/7, 231, 231/1, 232, 232/1 to 232/4, 233, 234, 235, 236, 236/1, 237, 237/1 to 237/6, 238, 238/1, 239, 240, 240/1 to 240/9, 241, 241/1 to 241/5, 242, 243, 243/1 to 243/5, 244, 244/1 to 244/3, 245, 245/1 to 245/3, 246, 246/1 to 246/10, 247, 247/1 to 247/6, 248, 248/1 to 248/5, 249, 249/1 to 249/3, 250, 251, 251/1 to 251/4, 252, 253, 254, 255, 256, 257, 258, &amp; 284 (Part), totally admeasuring 9675.20 Sq. mtrs, Village- Magathane, Devipada, Taluka- Borivali, District-MSD, Borivali (East) along with present and future construction thereon.</p> <p>2) Exclusive charge by way of hypothecation on all present and future receivables arising out of any development on aforementioned land area.</p>										
Additional Security	:	<p>1. All that piece and parcel of the land bearing C.T.S Number 215 (part), 259 (Part) and 260 (Part) totally admeasuring 3908.32, situated at Village- Magathane, Devipada, Taluka- Borivali, District-MSD, Borivali (East) along with present and future construction thereon.</p> <p>2. Exclusive charge by way of hypothecation on all present and future receivables arising out of any development on aforementioned land area.</p> <p>3. Any Other additional security as acceptable to DHFL, if so required and called for.</p>										
Personal Guarantee	:	<p>Irrevocable personal guarantee of the following partners/stake holders:</p> <table border="1"><thead><tr><th>Sr. No.</th><th>Name of the Guarantors</th></tr></thead><tbody><tr><td>1.</td><td>Mr. Ritesh V. Shah</td></tr><tr><td>2.</td><td>Mr. Samir S. Dadia</td></tr><tr><td>3.</td><td>Mrs. Bhavana R. Shah</td></tr><tr><td>4.</td><td>Mrs. Neha Samir Dadia</td></tr></tbody></table>	Sr. No.	Name of the Guarantors	1.	Mr. Ritesh V. Shah	2.	Mr. Samir S. Dadia	3.	Mrs. Bhavana R. Shah	4.	Mrs. Neha Samir Dadia
Sr. No.	Name of the Guarantors											
1.	Mr. Ritesh V. Shah											
2.	Mr. Samir S. Dadia											
3.	Mrs. Bhavana R. Shah											
4.	Mrs. Neha Samir Dadia											

*Amit*



**Annexure - 7**  
**List of operational creditors (Government dues)**

(Amount in ₹)

Sr. 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 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?	% voting share in CoC						
1	Income Tax Department	22.09.2023	5,62,80,240	5,62,80,240	Unsecured	0	0	No	0	0	0	0	0	0	-
	<b>Total</b>		5,62,80,240	5,62,80,240		<b>0</b>	<b>0</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	

  
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**Annexure 9**

**List of Other Creditors (other than financial creditors and operational creditors)**

(Amount in ₹)

Sr. 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 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?	% voting share in CoC					
1	Mahakali Nagar SRA Sangharsh Committee	12.06.2024	61,00,00,000	42,16,39,419	Unsecured	0	0	No	0	42,16,39,419	0	18,83,60,581	0	Rent Arrears from 1 <sup>st</sup> April 2019 upto the CIRP commencement date @ INR 14,500 per month for 551 eligible members
	<b>Total</b>		61,00,00,000	42,16,39,419		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	42,16,39,419	<b>0</b>	18,83,60,581	<b>0</b>	




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