

Annexure-1

Name of the Corporate Debtor: Spenta Sun City Private Limited
Date of commencement of CIRP: 10.07.2024
List of creditors as on: 24.07.2024

List of Secured Financial Creditors

(Amount in Rs.)

| 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? | % of share in total amount of claims admitted | | | | | |
| 1 | IDBI Trusteeship Services Limited | 24.07.2024 | 7,74,70,00,000 | 5,80,98,84,163 | Credit Facilities | Yes | 7,74,70,00,000 | No | 97.04% | 1,92,62,89,002 | - | 1,08,26,835 | - | Refer Note 1 and 2 below |
| Total | | | 7,74,70,00,000 | 5,80,98,84,163 | | | 7,74,70,00,000 | | 97.04% | 1,92,62,89,002 | - | 1,08,26,835 | - | |

- Note: 1**
- Property mortgaged by Spenta Sun City Private Limited in favour of IDBI Trusteeship Services Limited vide mortgage deed 9th September 2021 situated at Village Morga, Taluka Andheri, Mumbai Suburban District admeasuring 21,882.17 sq. mtr.
 - Property admeasuring 814.5 sq. mtr situated at Village Morga, Taluka Andheri, Mumbai Suburban District owned by Spenta Sun City Private Limited mortgaged to IIFL Finance Limited vide Memorandum of Entry recording Creation of Security interest by deposit of title deeds dated 22.03.2024
 - Property admeasuring 776.8 sq. mtr situated at Shankarwadi, Village Morga, Taluka Andheri, Mumbai Suburban District owned by Spenta Sun City Private Limited mortgaged to IIFL Finance Limited vide Memorandum of Entry recording Creation of Security interest by deposit of title deeds dated 22.03.2024
 - Undated Guarantee Agreement in favor of IDBI Trusteeship Services Limited by Mr. Rajan Shah and Mr. Munjal Praful Thosani executed in the year 2022
- 2** As per the claim the said amount represents Redemption Premium. As per the documents provided Redemption Premium is based on Disposable surplus which dependent on future surplus cash flows/ revenue of the project. Currently, since such surplus/ revenue cash flow cannot be determined, thereby, claim to that extent is considered as contingent claim dependent upon future event.
- 3 a)** The above information may change basis further investigation or new information.
b) In case any claimant has any query on claim, please write us at - cirp.spentasuncity@gmail.com