

**Annexure – 3**

**Name of the corporate debtor: Piyush Colonisers Limited; Date of commencement of CIRP on 30.09.2019; List of creditors as on: 20.09.2024**

**List of secured financial creditors (other than financial creditors belonging to any class of 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 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	Oriental bank of commerce	NA	31,37,88,033.00	31,37,88,033.00	Secured	See Security Interest No.1	No	No	5.47%	No	NIL	-	NIL	NIL
2	Bank of Maharashtra	NA	3,87,97,810.00	3,87,97,810.00	Secured	See Security Interest No.2	No	No	0.68%	No	NIL	-	NIL	NIL
3	Religare Housing Development Finance Corporation Limited	NA	9,20,78,585.00	9,17,78,585.00	Secured	See Security Interest No.3	No	No	1.60%	No	NIL	3,00,000.00	NIL	NIL
4	LIC Housing Finance Ltd	NA	1,55,91,81,218.00	16,33,29,600.00	Secured	See Security Interest No.4	No	No	2.85%	No	NIL	1,39,58,51,618.00	NIL	NIL
5	Indiabulls Housing Finance Ltd.	NA	1,20,71,412.00	1,20,71,412.00	Secured	See Security Interest No.5	No	No	0.21%	No	NIL	-	NIL	NIL
6	Intec Capital Ltd	NA	3,86,91,657.00	3,85,75,377.00	Secured	See Security Interest No.6	No	No	0.67%	No	NIL	1,16,280.00	NIL	NIL
7	Religare Finvest Limited ("RFL")	NA	6,93,74,904.55	6,76,99,523.00	Secured	See Security Interest No.7	No	No	1.18%	No	NIL	16,75,381.55	NIL	NIL
8	Bank of Baroda	NA	12,79,01,402.00	-	Secured	See Security Interest No.8	No	No	0.00%	No	NIL	12,79,01,402.00	NIL	NIL
	<b>Total</b>		<b>2,25,18,85,021.55</b>	<b>72,60,40,340.00</b>					<b>12.66%</b>			<b>1,52,58,44,681.55</b>		

**Note: Security Interest 1**

Oriental Bank of Commerce has been secured by way of -

- A. Hypothecation of Receivables of Project " Piyush Square" at Bhiwadi. All the receivables shall be  
 B. EQM of Project Land with existing and future construction thereon in the project "Piyush Square", comprised in Khasra No 114,115,116,117,121, 122, 123, admeasuring 7167.76 Sq.

Description of Land\*

Sr. No.	Khasra No.	Area (in Biswa)	Ownership	MV Rs. In Cr.	RV Rs. In Cr.
1	114	13.42	Sundry Real Project India Pvt. Ltd. Piyush Colonisers Limited	40.73	34.62
2	115	20.00	Sundry Real Project India Pvt. Ltd. Piyush Colonisers Limited		
3	116	20.00	Piyush Colonisers Limited		
4	117	13.65	Sundry Real Project India Pvt. Ltd.		
5	121	10.00	Sundry Real Project India Pvt. Ltd.		
6	122	15.00	Sundry Real Project India Pvt. Ltd.		
7	123	7.00	Piyush Colonisers Limited		

\*Out of the above said land project will be constructed on 1.77 Acre which is comprised in the above said Khasra no. and Project Land of 1.77 Acre ( 7167.76 sq. mtr.) shall only be mortgage with the bank.

**Collateral**

**Personal / Corporate Guarantee :**

Name of Guarantor	Relationship with Borrower	Net Worth Rs ( in Lacs)	Date of Credit report
		Present	Present
Anil Goyal	Guarantor	1.94	31.03.14
Amit Kumar Goyal	Guarantor	4.53	31.03.14
Puneet Goyal	Director	16.37	31.03.14
Sundry Real Project India Pvt. Ltd.	Group Concern - Guarantor	0.13	31.03.14

Piyush Developers Pvt. Ltd.	Shareholder Group Concern -Guarantor	*	
Shivalik Educational and Placement Services	Shareholder	*	
Piyush Infrastructure India Pvt. Ltd.	Group Concern - Guarantor	*	
Total			22.97

### **Security Interest No.2**

Equitable Mortgage of project Land 7.756 Acre (comprising of two properties as given hereunder)

Property 1:

Property bearing Kewat / Khata Number 558/609, Mustil Number 69, Kila Number 98 ( 8-0 ), 21 (7-

Property 2:

Property Bearing Kewat/ Khata Number 519/556, Mustil Number 69, Kila Number 11/2/1(2-5),

Corporate Guarantees :

i) M/s Victory Buildwell Pvt. Ltd. ( Mortgagor) net worth as on 31.03.2012 Rs. 13.61 Crores.

Personal Guarantees :

i) Mr. Anil Goel ( Director) net worth as on 31.03.2012 Rs. 4.77 Crores.

ii) Mr. Puneet Goel ( Director) net worth as on 31.03.2012 Rs. 14.03 Crores.

iii) Mr. Amit Goel ( Director) net worth as on 31.03.2012 Rs. 4.39 Crores.

### **Security Interest No.3**

**Religare Housing Development Finance Corporation Ltd. has been secured by way of -**

i) Mortgage of properties situated at Piyush City, Alwar By Pass Road, Village Kalka, Tehsil Tizara, Flat/Unit Nos D17/FF, D17/TF, D40/SF, D42/FF, D43/FF, D45/FF, D47/FF, D48/TF, D49/SF,

ii) Plot Nos A24, A82, A105, A106, B65, C34, C92, C109, C110 and C122.

iii) Any other unsold units / Plots of Piyush City, Bhiwadi, Alwar By Pass Road, Rajasthan.

Security / Cover :

- Mortgage of Project Land , 22 specific unsold units having saleable area of 27690 sq.ft. and 10
  - Loan to be cross collateralized with Religare Group's other entity exposure, if any.
  - First and exclusive charge on the Scheduled Receivables of both sold and unsold units.
  - First and exclusive charge on the Escrow Account.
  - Demand Promissory Note.
  - Any other security created by the borrower / Co Borrower in favour of RHDFCL / Any of it's
- The secured assets of the Borrower / Co Borrower should provide a security cover of minimum 2.0x  
NOC will be released for mortgage residential units post calculation of availability collateral cover  
The facility, all interest thereon, costs, charges expenses and all other moneys in respect thereof shall
- An exclusive charge on the property land together with all building and structures thereon both
  - An exclusive charge on the schedule receivables under the documents entered into with the
  - An exclusive charge over all rights, titles , interest, claims , benefits, demands under the project
  - An exclusive charge over escrow account , all moneys credited / deposited therein and all
  - Personal Guarantee of :

i) Mr. Anil Goel ( PAN No. ABFPK4165Q)

ii) Mr. Puneet Goel ( PAN No. AFTPG8236J)

iii) Mr. Amit Goel ( PAN No. AFZPG6872L)

### **Security Interest No.4**

**LIC Housing Finance Limited :**

The corporate debtor has not taken any funding / facility directly from LICHL. However, the claim

**Primary Security : (Provided by Borrower)**

i) Equitable Mortgage of project land, admeasuring 24.968 Acre at village Baselwa, Sector-87

- ii) Assignment / Hypothecation of receivables from in the" SRS Royal Hills - Phase-II" (Seven
- iii) Security cover at any point of time to be at least 1.50 times of the loan amount.(Second valuation
- iv) Negative lien on the property to the extent of 1.50 times of the loan amount based on the selling
- v) Copprorate Guarantee of M/s SRS Real Infrastructure Limited.

**vi) Personal Guarantee of all directors namely :**

1. Mr. Anil Jindal
2. Mr. Bishan Bansal
3. Mr. Rajesh Singla
4. Mr. Vinod Jindal
5. Mr. Nanak Chand Tayal

**Additional Security : (Provided by Piyush Colonisers Ltd)**

Clear , unencumbered , inforceable and marketable additional security at least to the extent of 50%

**Third Party Guarantee by Piyush Colonisers Ltd:**

Mortgage of Land & Structure measuring 14.0625 Acre ( 10.9434 Acre is in the ownership of Piyush

**Security Note 5:**

**Indiabulls Housing Finance Ltd.**

KHEVAT NO. 3 05 KHATONI NO-332, MU. NO.-42 KILA No-1/2(6-11)10/1(3-4),KITA-2

**Security Note 6:**

**Intec Capital Ltd.**

1. Sale Deed No. 1866M. No.231-KILA No. 25/7 (7-0), Sale Deed No. 2576M No. 221 KILA No
2. Sale Deed No. 2809, 2810 KHEWAT No. 400- 416- 417- 429-, -563, situated at Hathin Road,
3. Sale Deed No. 4097, Khewat 400-416- 417- 429- 563, SIT, Khewat 400- 416- 417- 429- 563,

**Security Note:7**

**Religare Finvest Ltd.**

**Property P1**

Plot No. D-77 (220.43 Sq. Mtrs), D-78 (220.43 Sq. Mtrs), D-79 (294.11 Sq. Mtrs) & D-81 (220.43 Sq. Mtrs)

**Property P4**

Plot No. A-11 (996.82 Sq. Mtrs), D-129 (270.28 Sq. Mtrs), B-2 (509.24 Sq. Mtrs), D-127 ( 220.43

**Property P5**

Plot No. D-271 Part (220.43 Sq. Mtrs) & D-276 Part (220.43 Sq. Mtrs)

**Property P6**

Plot No. A-1 (996.82 Sq. Mtrs) & A-2 (996.82 Sq. Mtrs)

**Property P7**

Plot No. D-59 (Part @ 233/13/1) (224.56 Sq. Mtrs)

**Property P8**

Plot No. D-8 (220.99 Sq. Mtrs)

**Property P9**

Plot No. D-157 (222.53 Sq. Mtrs)

**Property P10**

Plot No. F-98 (181.90 Sq. Mtrs)

**Property P11**

Plot No. D-215 (220.43 Sq. Mtrs) & D-216 (220.43 Sq. Mtrs)

**Property P12**

Plot No. D-234 , D-235 , D-209, D-239 (220.43 Sq. Mtrs), D-240 (220.43 Sq. Mtrs), D-244(220.43

**Property P13**

Plot No. A-3 (996.82 Sq. Mtrs), A-4 (996.82 Sq. Mtrs), A-5 (996.82 Sq. Mtrs) &A-6 (996.82 Sq. Mtrs)

**Property P14**

Plot No. F-60 (181.80 Sq. Mtrs)

**Property P15**

Plot No. D-321 (220.43 Sq. Mtrs), D-300 (222.33 Sq. Mtrs), D-302 (222.33 Sq. Mtrs), D-304

**Property P16**

Plot No. D-187 (220.43 Sq. Mtrs)

**Property P19**

Plot No. D-293 (253.50 Sq. Mtrs)

**Security Note:8****Bank of Baroda**

Primary Security :

- i) Counter Indemnity Bond
- ii) Undertaking
- iii) Pledge of FDRs kept as margin

**FDRs :**

1. FDR No. 06860300024547 for Rs. 86,00,000/-, 2. FDR No. 06860300024548 for Rs. 86,00,000/-,

**Collateral Security :****Equitable mortgage of Project Land :**

- i ) Equitable Mortgage of property measuring 18 Kanal 7 Marla owned by M/s Sundry Real Projects
- ii) Equitable Mortgage of property measuring 13 Kanal 1 Marla owned by M/s Endemic buildcon
- iii) Equitable Mortgage of property measuring 53 Kanal 19 Marla owned by Jupitors Home Makers  
(The realisable value of above three properties should be more than Rs. 10.00 Crores as on date of

**Personal Guarantees :**

- i) Mr. Anil Goel S/o Sh. Baburam Goel R/O Plot No. 36, Sector -9 , Faridabad , Haryana.
- ii) Mr. Amit Goel S/o Sh. Anil Goel R/O Plot No. 36, Sector -9 , Faridabad , Haryana.
- iii) Mr. Puneet Goel S/o Sh. Anil Goel R/O Plot No. 36, Sector -9 , Faridabad , Haryana.

**Corporate Guarantees :**

- i) M/s Sundry Real Projects India Pvt. Ltd.
- ii) M/s Endemic buildcon India Pvt. Ltd.
- iii) M/s Jupitors Home Makers India Pvt. Ltd.