

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

Sr. No.	Name of Creditor	Identification Number	Details of Claim received		Summary of Claims received						Amount of Contingent Claims	Amount of any mutual dues that may be set off	Amount of claims not admitted	Amount of claims 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	Union Bank of India		02/12/2024	5,01,32,09,906	2,22,18,10,357	Financial Creditor	2,22,18,10,357	-	No	52%	-	-	-	2,79,13,99,549	
2	Asset Care and Reconstruction Enterprise Limited		02/12/2024	5,02,29,87,552	1,64,89,04,994	Financial Creditor	1,64,89,04,994	-	No	38%	-	-	-	3,37,40,82,558	
3	JM Financial Asset Reconstruction Company Limited		02/12/2024	2,37,88,07,125	43,48,11,075	Financial Creditor	43,48,11,075	-	No	10%	-	-	-	1,94,39,96,049	
4	Phoenix ARC Private Limited		28/11/2024	2,85,35,48,418	-	Financial Creditor	-	-	No	0%	-	-	-	2,85,35,48,418	
Total				15,26,85,53,001	4,30,55,26,426										

1. Please note that the list of creditors as stated above is subject to updation as part of the ongoing verification process of claims by the IRP/RP, and clarifications, information and documents sought and received periodically from the creditors for substantiation or updation of the claims. The amount admitted may undergo a modification at a subsequent stage, should new evidence, information or documents be brought to the notice of the IRP/RP and if such evidence, had it surfaced prior to such admission would have warranted a different treatment.

2. Please note that the amount covered by security interest has been considered from the Intecreditor Agreement submitted by the claimants and are subject to ongoing verification.

Security Details:

- 1 First pari passu charge over the Project Land
- 2 First exclusive charge over the Business Hotel Building
- 3 First exclusive charge over the Movable Assets 1
- 4 First exclusive charge over the Project Receivables
- 5 First and exclusive charge over all present and future intangible assets of the Borrower including without limitation to the Goodwill and the uncalled capital
- 6 Second charge over Building 2
- 7 Second charge over the Movable Assets 2
- 8 Second charge over the present and future developments on the Project Land other than the Business Hotel Building and Building 2
- 9 Second charge over the Receivables 2
- 10 First pari passu charge over the accounts
- 11 First and exclusive charge by way of assignment or creation of security interest on all rights, title, interest, claims, benefits, demands in relation to the project documents
- 12 Personal guarantee of guarantors
- 13 Pari passu charge over the pledge of 54% shares of the borrower
- 14 Post dated cheques for principal repayments and interest payment