

RAJESH LANDMARK PROJECTS PRIVATE LIMITED

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

Sl.No.	Category of Creditor	Summary of Claims Received		Summary of Claims Admitted			Amount of Contingent Claims	Amount of Claim Rejected	Amount of Claims under Verification
		No. of Claims	Amount	No. of Claims	Amount of claims admitted	% Share in Total Amount of Claims Admitted			
1	Secured financial creditors belonging to any class of creditors			-		0.00%			
2	Unsecured financial creditors belonging to any class of creditors	-	-	-	-	0.00%	-	-	-
3	Secured financial creditors (other than financial creditors belonging to any class of creditors)	2	11,75,85,72,892	2	1,69,16,69,307	100.00%	-	-	10,06,69,03,585
4	Unsecured financial creditors (other than financial creditors belonging to any class of creditors)						-	-	-
5	Operational creditors (Workmen)			-		0.00%			
6	Operational creditors (Employees)			-		0.00%			
7	Operational creditors (Government Dues)					0.00%	-	-	-
8	Operational creditors (other than Workmen and Employees and Government Dues)	1	25,697	-	-	0.00%	-	-	25,697
9	Other creditors, if any, (other than financial creditors and operational creditors)			-		0.00%			
	Total	3	11,75,85,98,589	2	1,69,16,69,307	100.00%	-	-	10,06,69,29,282

Annexure-1														
Name of the corporate debtor: Rajesh Landmark Projects Private Limited; Date of commencement of CIRP: 10th October,2022; List of creditors as on:													30/12/2024	
List of secured financial creditors (other than financial creditors belonging to any class of creditors) (Amount in Rs.)														
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 Rejected	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 voting share in CoC					
1	Assets Care and Reconstruction Enterprise Limited	21/10/2022	11,43,40,39,872	1,41,97,85,889	Secured Loans	1,41,97,85,889	1,41,97,85,889	No	83.93%	-	-	-	10,01,42,53,983	Refer Note 1
2	Rare Asset Reconstruction Limited*	21/10/2022	32,45,33,020	27,18,83,418	Secured Loans	27,18,83,418	27,18,83,418	No	16.07%	-	-	-	5,26,49,602	Refer Note 1
Total			11,75,85,72,892	1,69,16,69,307		1,69,16,69,307	1,69,16,69,307		100.000%	-	-	-	10,06,69,03,585	

Note :- Brief Details of the Security Interest created in relation to the Facility

The NCDs are secured by way of First Ranking and pari passu mortgage on the Project Altezza and the Project Altezza Land totally admeasuring 11,249.91 square meters lying, being and situated at Village Mulund, Taluka Kurla, Mumbai Suburban District, J.N Road, Mulund (West), Mumbai – 400080; and Land admeasuring 17,456.83 square meters (as per the title documents) and 13,615 square meters (as per the P.R. Cards), situated at Village Nahur, Taluka Kurla, within district of Mumbai Suburban, together with all buildings constructed and to be constructed thereon, comprising a minimum saleable area of 7,11,359 square feet.

The NCDs are secured by way of First Ranking and pari passu mortgage or charge on the Project Embassy and the Project Embassy Land totally admeasuring 24,397.2 square meters, together with all buildings constructed and to be constructed thereon, comprising a minimum saleable area of 10,30,000 square feet, except entire second floor having a carpet area of 43,660 square feet along with 86 identified car parking spaces and entire third floor having a carpet area of 44,000 square feet along with 88 identified car parking spaces.

The NCDs are secured by way of First Ranking and pari passu mortgage or charge on the the Project Kailash admeasuring 1,703.60 square meters, together with all buildings constructed and to be constructed thereon, comprising a minimum saleable carpet area of 20,880 square feet.

The NCDs are secured by way of First Ranking and pari passu mortgage or charge on the Project Lower Parel admeasuring 1954.87 sq. mtrs together with structures/chawls standing thereon. The Chawl known as “Bara Chawl” bearing Nos. 5, 8, 9 & 10 standing thereon, situated at G South Ward, Street No. 58-60-62, 64-61-132, 134-136, 138, 140C, 150, Sitaram Bhagoji Jadhav Road and G South Ward No. 2085(4) and 2085(8), Street No. 156-194, Sitaram Bhagoji Jadhav Road, Senapati Bapat Road, Lower Parel, Mumbai

The Land admeasuring 7478.60 square meters bearing CTS. No. 1322/1 (part) and corresponding Survey No. 161 of Village Versova (and including adjoining land without C.T.S. No. and the existing Road) situated at Juhu – Versova Link Road, Andheri (West), Mumbai Suburban District together with all buildings constructed and to be constructed thereon, comprising a minimum saleable area of 2,07,165 square feet.

Details of Securities as below

Assignment

* Rare Asset Reconstruction Limited (Rare ARC) are an asset reconstruction company pursuant to Section 3 of SARFAESI Act, 2002 have acquired financial assets of RLPPL from IREP Credit Capital Private Limited vide assignment agreement dated March 27, 2023 together with all underlying security interest and call rights and title and benefits in respect therein. Pursuant to the said assignment Rare ARC has become entitled to recover the entire dues claimed by IREP Credit Capital Private Limited from the CD along with interest at contractual rates, further interest and other charges. In view of the said assignment of the debt, RP has substituted the name of Rare ARC in place of IREP Credit Capital Private Limited.

General Notes:

1. The best estimate of the amount of the claims including security interests has been made based on the available information. As per regulation 14, the IRP/RP shall revise the amount of claims admitted, including the estimates, as soon as may be practicable, when he receives additional information warranting such revision

SECURITY DETAILS OF FINANCIAL CREDITORS

Sr. No.	Particulars of the Financial Creditor	Nature of Facility	Brief Details of the Security Interest created in relation to the Facility as per Form C						
1	Rare Asset Reconstruction Limited Asset Care and Reconstruction Enterprise Limited	Immovable Assets	<p align="center">As per Schedule IV of Debenture Trust Deed dated 17 March 2018</p> <table border="1" style="width: 100%;"> <tr> <td align="center">PROJECT ALTEZZA</td> </tr> <tr> <td align="center">Description of Property</td> </tr> <tr> <td> <p>i. All those pieces and parcels of land alongwith structures standing thereon bearing C.T.S. Nos. 1464 and 1475 (part) admeasuring about 5000.91 square meters lying, being and situated at Village Mulund, Taluka Kurla, Mumbai Suburban District, J. N. Road, Mulund (West), Mumbai - 400 080;</p> <p>ii. All those pieces and parcels of land alongwith structures standing thereon bearing Survey No.169, Hissa No. 1 (Part), Survey No. 169, Hissa No. 2 (Part), Survey No. 169, Hissa No. 3 and Survey No. 169, Hissa No. 4 and C.T.S. Nos. 1469, 1469/1 to 17, 1470, 1470/1 to 20, 1471 1471/1 and 1474 admeasuring about 1478 square meters as areas of the slum, 1329.9 square meters as of the open land and 644.05 square meters area under Urban Land (Ceiling & Regulation) Act, 1976 ("ULC"), totally admeasuring 3452.4 square meters alongwith structure(s) standing thereon lying, being and situated at Village Mulund, Taluka Kurla Mumbai Suburban District;</p> <p>iii. All that piece and parcel of plot bearing Survey No. 169, Hissa No. 1 / 2 (Part) and Survey No; 169, Hissa No. 2/1 (Part), corresponding to C.T.S. No. 1478 admeasuring 1980.7 square meters lying, being and situated at Village Mulund, Taluka Kurla, Mulund (West), Mumbai Suburban District, within the limits of Mumbai Municipal Corporation of Greater Mumbai and Registration Sub-District Mulund, with boundaries;</p> <p>iv. All those various plots of vacant land lying, being and situated at Village Mulund (W), Taluka Kurla, Mumbai Suburban District, bearing Survey No. 169, Hissa No. 1 (Part), corresponding to C.T.S. Nos. 1472, 1472/1 to 20, admeasuring 815.9 square meters in aggregate, within the limits of Municipal Corporation of Greater Mumbai and Registration and Sub-District Mulund; and</p> <p>v. Land admeasuring 17,456.83 square meters (as per the title documents) and 13,615 square meters (as per the P.R. Cards), bearing C.T.S. Nos. 589, 589/ 1 to 95, situated at Village Nahur, Taluka Kurla, within the registration district and sub-district of Mumbai Suburban, together with all buildings constructed and to be constructed thereon, comprising a minimum saleable area of 7,11,359 square feet.</p> </td> </tr> </table>	PROJECT ALTEZZA	Description of Property	<p>i. All those pieces and parcels of land alongwith structures standing thereon bearing C.T.S. Nos. 1464 and 1475 (part) admeasuring about 5000.91 square meters lying, being and situated at Village Mulund, Taluka Kurla, Mumbai Suburban District, J. N. Road, Mulund (West), Mumbai - 400 080;</p> <p>ii. All those pieces and parcels of land alongwith structures standing thereon bearing Survey No.169, Hissa No. 1 (Part), Survey No. 169, Hissa No. 2 (Part), Survey No. 169, Hissa No. 3 and Survey No. 169, Hissa No. 4 and C.T.S. Nos. 1469, 1469/1 to 17, 1470, 1470/1 to 20, 1471 1471/1 and 1474 admeasuring about 1478 square meters as areas of the slum, 1329.9 square meters as of the open land and 644.05 square meters area under Urban Land (Ceiling & Regulation) Act, 1976 ("ULC"), totally admeasuring 3452.4 square meters alongwith structure(s) standing thereon lying, being and situated at Village Mulund, Taluka Kurla Mumbai Suburban District;</p> <p>iii. All that piece and parcel of plot bearing Survey No. 169, Hissa No. 1 / 2 (Part) and Survey No; 169, Hissa No. 2/1 (Part), corresponding to C.T.S. No. 1478 admeasuring 1980.7 square meters lying, being and situated at Village Mulund, Taluka Kurla, Mulund (West), Mumbai Suburban District, within the limits of Mumbai Municipal Corporation of Greater Mumbai and Registration Sub-District Mulund, with boundaries;</p> <p>iv. All those various plots of vacant land lying, being and situated at Village Mulund (W), Taluka Kurla, Mumbai Suburban District, bearing Survey No. 169, Hissa No. 1 (Part), corresponding to C.T.S. Nos. 1472, 1472/1 to 20, admeasuring 815.9 square meters in aggregate, within the limits of Municipal Corporation of Greater Mumbai and Registration and Sub-District Mulund; and</p> <p>v. Land admeasuring 17,456.83 square meters (as per the title documents) and 13,615 square meters (as per the P.R. Cards), bearing C.T.S. Nos. 589, 589/ 1 to 95, situated at Village Nahur, Taluka Kurla, within the registration district and sub-district of Mumbai Suburban, together with all buildings constructed and to be constructed thereon, comprising a minimum saleable area of 7,11,359 square feet.</p>			
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			<p align="center">As per Schedule II of Second Supplemental Debenture ust Deed dated 19 July 2018</p> <table border="1" style="width: 100%;"> <tr> <td align="center">Description of Property</td> </tr> <tr> <td align="center">PART A</td> </tr> </table>	Description of Property	PART A				
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			<p>All that piece and parcel of land admeasuring 1954.87 square meters bearing C. S. No. 153 of Lower Parel Division together with various structures / chawls known as "Bara Chawl" bearing Nos. 5, 8, 9 & 10 standing thereon, situated at G South Ward, Street No. 58-60-62, 64-61-132, 134-136, 138, 140C, 150, Sitaram Bhagoji Jadhav Road and G South Ward No. 2085(4) and 2085(8), Street No. 156-194, Sitaram Bhagoji Jadhav Road, Senapati Bapat Road, Lower Parel, Mumbai.</p> <p style="text-align: center;">PART B</p> <p>Land admeasuring 7478.60 square meters bearing CTS. No. 1322/1 (part) and corresponding Survey No. 161 of Village Versova (and including adjoining land without C.T.S. No. and the existing Road) situated at Juhu – Versova Link Road, Andheri (West), Mumbai Suburban District together with all buildings constructed and to be constructed thereon, comprising a minimum saleable area of 2,07,165 square feet.</p>
2.	Rare Asset Reconstruction Limited Asset Care and Reconstruction Enterprise Limited	Shares and other securities	<ol style="list-style-type: none"> 1. Pledge over 100% of the class A equity shares and 98% of the class B equity shares of Rajguru Developers Private Limited held by Rajesh Spaces Private Limited and Rajesh Cityspaces Private Limited 2. Pledge over 100% of the equity shares of Rajesh Cityspaces Private Limited held by Priyal Kantilal Patel, Rajesh Raghavji Patel and Pratik Harish Patel. 3. Pledge over 100% of the equity shares of Rajesh Buildspace Private Limited held by Priyal Kantilal Patel and Pratik Harish Patel 4. Pledge over 100% of the equity shares of Rajesh Landmark Projects Private Limited held by Priyal Kantilal Patel and Pratik Harish Patel
3.	Rare Asset Reconstruction Limited Asset Care and Reconstruction Enterprise Limited	Guarantee / other key contractual comfort	<ol style="list-style-type: none"> 1. Personal Guarantee by Mr. Harish R Patel, Mr. Rajesh K Patel, Mr. Pratik H. Patel and Ms. Priyal Patel 2. Corporate Guarantee by Rajesh Construction Company Private Limited 3. Demand promissory note and letter of continuity issued by Rajesh Landmark Projects Private Limited.

¹ **Comment** : It is pertinent to note that the details of security interest and the details of the facilities sanctioned by various financial creditors have been prepared on the claims filed by such financial creditors, the supporting documents / information provided in support of such claims and the follow – up information as provided from time to time. Therefore, the details of security interest and the details of the facilities sanctioned by various financial creditors as enumerated herein are subject to further determination / verification and further information / documents as provided by such financial creditors from time to time in response to our queries / clarifications sought, during the corporate insolvency resolution process, as per the provisions of the Insolvency and Bankruptcy Code, 2016.

Annexure-2

Name of the corporate debtor: Rajesh Landmark Projects Private Limited; Date of commencement of CIRP: 10th October,2022; List of creditors as on:

30/12/2024

List of operational creditors (Other than Workmen and Employees and Government Dues) (Amount in Rs.)

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 Rejected	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 voting share in CoC					
1	Abijeet Gokhale	05/01/2023	25,697	-	Service Rendered to group Company	-	-	No	0.00%	-	-	-	25,697	Claim of other group company
										-	-		-	
	Total		25,697	-		-	-		0.00%	-	-	-	25,697	