Annexure

Name of the corporate debtor: Shree Ram Urban Infrastructure Limited; Date of commencement of CIRP: 06.11.2019 ; List of creditors as on 05/03/2025 (refer note)

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,	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	SREI Equipments Finance Ltd.	12.12.2019	4,27,68,95,410	1,42,76,00,000	Loan	1,55,60,00,000	67,50,00,000	No	8.26	-	-	2,84,92,95,410	-	-
2	Indiabulls Housing Finance Limited	06.12.2019	9,17,77,88,930	5,88,46,88,929	Loan	1,84,27,88,930	7,33,50,00,000	No	34.06	-	-	3,29,31,00,001	-	-
3	Exclusive Capital Limited	12.01.2023	8,13,40,06,827	8,13,40,06,827	Loan	8,13,40,06,827	-	No	47.08	-	-	-	-	-
4	IIRF India Realty XII Ltd (refer note below)	07.12.2020	14,44,79,06,277	1,77,96,36,320	Guarantee Against Private Equity Investment of Subsidiary	-	-	No	10.30	-	-		12,66,82,69,957	
5	Vistara ITCL (refer note below)	07.12.2020	41,32,97,367	5,11,26,942	Guarantee Against Private Equity Investment of Subsidiary	-	-	No	0.30	-	-		36,21,70,425	
	Total		**36,44,98,94,811**	**17,27,70,59,018**		**11,53,27,95,757**	**8,01,00,00,000**		**100.00**			**6,14,23,95,411**	**13,03,04,40,382**	

***Note: Interest calculation details have been sought which is pending verification, the lender has claimed inertest verying from 24% to 27% however it is not duly supported with any documents as to the exact rate of interest which has been sought along with other clarifications, post verification there could be further change in the CoC**

IIRF and Vistara ITCL both have filed a combined claim form with combined figures. Accordingly the RP pursuant to the Order dated 04 September 2024 had admitted the creditor as a "Financial creditor" and the claim amount admitted was earlier shown as a combined claim amount at Rs. 1,83,07,63,262/- which included the amount of both creditors i.e. IIRF and Vistara ITCL since they had filed a combined single claim form.

The current update is merely to show the details of both claims separately against each entity and there has been no change in the overall admitted claims from the previous update. The quantum of claimed interest is under verification as per the above note

Mr. Pankaj R. Majithia
RP Shree Ram Urban Infrastructure Ltd.