

Annexure – 3

Name of the corporate debtor: Fairdeal Supplies Limited

Date of commencement of CIRP: 19.03.2024

List of creditors as on: 05th May, 2025

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 maybe 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.	Invent Assets Securitisation & Reconstruction Pvt. Ltd.	29-03-2024	575798933.93	193288485.73	Secured	Annexure I	Annexure I	No	4.60%	-	-	-	382510448.20	
2.	Punjab & Sind Bank	02-04-2024	6058089017.00	2277817776.00	Secured	Annexure II	Annexure II	No	54.15%	-	-	-	3780271241.00	
3.	Pegasus Assets Reconstruction Pvt. Ltd.	02-04-2024	1911375818.39	1735342984.92	Secured	Annexure III	Annexure III	No	41.25%	-	-	-	176032833.47	
	TOTAL		8545263769.32	4206449246.65					100%				4338814522.67	

Annexure I

Invent Assets Securitisation & Reconstruction Pvt. Ltd.

A. Primary Security

1. Hypothecation Charge over Stocks and Book Debts

B. Collateral Security

1. Equitable Mortgage of Office Premises: Office No. F, Plot No. 516/1, T.P. Scheme No. 3, 4th Floor, Shalin Building, Ashram Road, Ahmedabad admeasuring 750 sq. ft. in the name of Fairdeal Supplies Pvt. Ltd. - First Charge.

2. Equitable Mortgage of Farm House & Residential Bungalow at S. No. 402/2, 405+402/1, 406/3, 407/1, 407/2, (Final Plot No. 77) having area 11,472 sq. mtrs & 4918 Sq. Mtrs (Final Plot No. 81) TPS No. 37 Mouje - Thaltej, Taluka - Dashkroi, Dist - Ahmedabad. Total Area - 16,472 sq. mtrs.

Name of the owners:

1. Bhagvanidevi Baijinath Babulal Agarwal
 2. Ramprasad Agarwal
 3. Narayanprasad Agarwal
 4. Lalitadevi Baijnath Agarwal
 5. Pawan Kumar Agarwal
 6. Geetadevi Baijnath Agarwal
- Manjuben Agarwal

Boundaries of the property:

Final Plot No. 77

North: Thaltej- Shilaj Road

East: FP No. 75

South: Proposed Road

West: FP No. 78

Final Plot No. 81

North FP No. 80

East FP No. 187

South: Proposed Road

Wets: Village Boundary of Shilaj

3. Land & Wind Mill - Survey No. 409/1 and 409/2, Village - Gudimangalam, Taluka: Udumalpet, District: Tirupur Tamil Nadu - Land Area - 10.01 acre.

4. Hypothecation of other moveable assets i.e., Furniture & Fixtures

5. Equitable Mortgage of Office Premises: Office No. F, Plot No. 516/1, T.P. Scheme No. 3, 4th Floor, Shalin Building, Ashram Road, Ahmedabad admeasuring 750 sq. ft. in the name of

Fairdeal Supplies Pvt Ltd. - First Charge

C. Guarantee

a) Personal Guarantor(s):

1. Mr. Pawan Kumar Agarwal
2. Mr. Ram Prasad Agarwal
3. Mr. Narayan Prasad Agarwal
4. Mr. Saurabh Jhunjhunwala
5. Mrs. Bhagawani Devi Aggarwal

b) Corporate Guarantor(s):

1. M/s Frontline Corporation Ltd. (Group Concern) [Guarantee to the extent of Rs. 9.00 Crores Only]

Annexure II

Punjab & Sind Bank

A. Primary Security

1. Exclusive Charge on Land, building, Structure and Wind Electric Generators (Wind Mills) and other Machinery acquired out of Term Loan valued Rs. 33.52 Crore at Karunkulam, Tirunelveli District, Tamil Nadu and at Chitradurga, Karnataka with capacity of 4MW & 3.5 MW respectively.
2. Exclusive Charge on Land, Building Structures, WEGs and all other assets associated with the projects in Tamil Nadu & Maharashtra. The Projects pertain to installation of 36 WEG units for generation of 9 MW Power. Out of it, 16 Units with 4MW capacity are installed in Tamilnadu and 20 units with 5MW capacity installed in Maharashtra.
3. Assignments of payments to be made by Tamil Nadu Electricity Board and Maharashtra State Electricity Board.

B. Collateral Security

1. Mortgage of Property measuring 2,21,480 sq. yds. (approx) and situated at Village Gundala, Taluka Mundra, Distt. Kutch, in the state of Gujarat in the name of M/s Fairdeal Supplies Pvt. Ltd.

Negative Lien on the following Properties:

2. Property 8, OCH Street, Kolkata, presently occupied by PSB Main Kolkata Branch in the name of M/s Frontline Corporation Ltd.
3. Sub-leased property at 'Infocity' in InfoTower no. 1, 4th Floor, Office no. 401 to 417, Info city Tower, "CH-O "Circle, opp City Gold Multiples Gandhi Nagar, Ahmedabad in the name of M/s Frontline Corporation Ltd. As Lessee.
4. Property bearing no. H-1580, Chittaranjan Park, New Delhi in the name of M/s Frontline Corp. Ltd.

C. Guarantee

Personal Guarantor(s):

1. Mr. Pawan Kumar Agarwal
2. Mr. Ram Prasad Agarwal
3. Mr. Narayan Prasad Agarwal
4. Mr. Saurabh Jhunjhunwala

Annexure III

Pegasus Assets Reconstruction Pvt. Ltd.

A. Primary Security

1. Hypothecation Deed dated 06.03.2010 in respect of plant and machineries including scrape lying in the said property at Coimbatore

- All tangible movable machineries, plant, machinery fixture, fittings, other installations, cranes, furnitures, computers and other accessories, vehicles together with spares, tools and accessories and all other articles lying in the premises or in the godowns of the Company or in the custody of any person who are mercantile agents of the Company or in the course of transit which may hereinafter be brought, stored or be lying in or upon the said premises of the Company at Sirmungai Village, Coimbatore, Mettupalayam TamilNadu.

- The whole of the Company's movable goods & assets, both present and future and including but without prejudice to generality of the forgoing words, all stocks of raw materials, work-in-progress, semi-finished goods and finished goods such as scrap assets, packing materials, consumable stores and spares etc, whatsoever and wheresoever situated and/or in transit whether now belonging to or that may at any time during the continuance of these securities belong to the Company or that may be held by any party anywhere to the Order and disposition of the Company.

- All the present and future book debts, outstanding, moneys receivable, claims, bills contracts, engagements and securities which are now due and owing or which may at any time hereafter during the continuance of their securities become due and owing to the Company. In the Course of its business by any person, Firm, Company or Body Corporate or by the Govt. of India or any State Govt. or Indian Railways or any Govt. Department or Office or any Municipal or Local or public or semi govt. or authority whatsoever including those relating to the Assets leased out and/or given on hire purchase basis.

2. Term Loan Agreement dated 06.03.2010 executed by the Corporate Debtor.
3. Pronote dated 06.03.2010 executed by the Corporate Debtor.
4. Form 8 executed by the Corporate Debtor and filed with the Registrar of Companies.

B. Collateral Security

1) 12 Vestas make Wind Energy Generatos (WEGs with generating capacity of 500 KW each.

a) 4 WEG along with Land ad-measuring 16.075 Acres situated at Land survey No. 196/2, 497/2A, 496/2, 427/1 (part), 450 (part), 368/2 (oart) and 368/1A (part), 452 (part), 440/4 (part), 440/3, 465 situated at village Tenkasi, Taluka Tenkasi, District Tirunelveli, State Tamil Nadu and Land ad-measuring 0.50 Acres in land Survet no. 60 situated at Pattakurechi Village, Taluk Tenkasi, District Tirunelvelli in the State of Tamil Nadu;

b) 7 WEG along with Land ad-measuring of 8.095 Acres sitauted at Land survey no. 100/4, 102/4, 102/5 (part), 101/1, 117/1, 117/2, 78/2, 78/1, 102/6 situated at Village Ayikudi, Taluka Tenkasi, Distrcit Tirunelveli, State Tamil Nadu;

c) 1 WEG along with a Land ad-measuring of 2.5 Acres at 664/4 (part) situated at Veeranam, Taluka Veerakeralampudur, District Tirunelveli in the State of Tamil Nadu.

2) Industrial Building – Commercial

3) Residential Building – Residential

C. Guarantee

Personal Guarantor(s):

1. Mr. Pawan Kumar Agarwal
2. Mr. Ram Prasad Agarwal
3. Mr. Narayan Prasad Agarwal
4. Mr. Saurabh Jhunjhunwala