

Annexure-3														
Name of the Corporate Debtor: Ramakrishna Housing Pvt. Ltd.; Date of Commencement of CIRP: 16.09.2025; List of Creditors as on: 07.10.2025														
List of secured financial creditors (other than financial creditors belonging to any class of creditors)														
Sl No.	Name of Creditor	Date of Claim received		Details of Claims 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?	% of voting share in CoC					
1	J C Flowers Asset Reconstruction Pvt Limited	30/09/2025	1,258,206,300.30	1,258,206,300.30	Secured	1,258,206,300.30		No	17.7898%	0	0	-	0	
2	LIC Housing Finance Limited		5,109,736,909.00	5,109,736,909.00	Secured	5,109,736,909.00		No	72.2465%	0	0	-	0	
	TOTAL		6,367,943,209.30	6,367,943,209.30		6,367,943,209.30			90.0363%	0	0	0	0	

Note:

Security Details of M/s. J C Flowers Asset Reconstruction Private Limited

Details of security
A. Exclusive charge over Project "Ramakrishna Techno Towerz", unsold area admeasuring ~6.63 lakh sq. ft. (out to total saleable area of ~11 lakh sq. ft.) along with entire sales receivables and other assets of the Project. (Realisable Value of security: Rs. 45 crore).

B. Exclusive charge over vacant land parcel admeasuring ~5.16 acres owned by RHPL and situated at Kaza Village, Guntur District, Andhra Pradesh. (Realisable Value of security: ~Rs. 15 crore).

(iii) Amount of Claims covered by Security Interest: Rs. 125,82,06,300.30

Details of Guarantors:

A. Mr. Kokku PV Anjani Kumar

B. Mrs. Kokku Chinna Vijaya Durga Devi

Address of both guarantors mentioned above:

Flat no. 103, HRT Sri Sai Apartment, Tikkle Road, Syam Nagar, Vijayawada (Urban) Andhra Pradesh - 520010

Security Details of M/s. LIC Housing Finance Limited

Schedule of Primary Property

As Per Regd MODT 798 of 2017-

1st LOAN SECURED ASSET-341 flats with 12121 Sq. Yds UDS, being part of the 18428.3 Sq. Yds. with 5.91,320 Sq. Ft in TOWERS NOs 3, 4 & 5

1st LOAN SECURED ASSET SCHEDULE OF PROPERTY TOWER NO 3.4 &5

All that land admeasuring 18428.3 Sq. Yds or 15408.40 Sq. Mtrs, or Ac 3.8075 Cents with an extent of 12121.00 Sq. Yds of undivided and unspecified share of site out of 18428.3 Sq. Yds or 15408.40 Sq. Mtrs, or Ac 3.8075 Cents in "RAMAKRISHNA VENUZIA" in Sy. Nos.83/B3 of Kaza Village. Backside of Acharya Nagarjuna University, Kaza Gramapanchayath Area, Mangalagiri Mandal, Pedakakani Sub- District, Guntur District. Andhra Pradesh and bounded by : East: Property of Rama Krishna Housing Pvt Ltd. in which Tower No 2 Ramakrishna Venuzia is being constructed- 86.77 Mts..South:60 Wide Government Road- 118.73 Mts., West:40 Wide Lay-Out Road -163.27 Mts., North: Property of Rama Krishna Housing Pvt Ltd. in which Tower No6 Ramakrishna Venuzia is being constructed- 68.14 Mts..

As Per Regd MODT 3262 of 2017-
2nd LOAN SECURED ASSET - 326 flats in 11,873 Sq. Yds UDS, being part of the 19.167.90 Sq. Yds, with 5.79.130 Sq. Ft.IN TOWERS NOS 2, 6 & 8



48

2nd LOAN SCHEDULE OF PROPERTY TOWERS NOS 2, 6 & 8

All that land admeasuring Ac. 6.12 1/4th Cents or 29632.9 Sq. Yards of site situated in Sy.No 83/A, 83/B3, 84, 85/3 & 86/A in that construction of tower nos. 2.6.8 Club House including Parking Areas 1 & 2 with an extent of 19167.90 Sq. Yds or 16026.80 Sq. Mtrs, or Ac 3.96 Cents of undivided and unspecified share of site out of Ac. 6.12 1/4th Cents or 29632.9 Sq. Yards in "RAMAKRISHNA VENUZIA" in Kaza Village, Backside of Acharya Nagarjuna University. Kaza Gramapanchayath Area, Mangalagiri Mandal, Pedakakani Sub-District, Guntur District, Andhra Pradesh

ITEM No 1 Tower No. 2 All that land admeasuring 15681.60 Sq. Yds or 13111.81 Sq. Mtrs, "RAMAKRISHNA VENUZIA" in Sy.Nos.83/A & 83/B3 of Kaza Village, Backside of Acharya Nagarjuna University, Kaza Gramapanchayath Area. Mangalagiri Mandal, Pedakakani Sub-District, Guntur District, Andhra Pradesh and bounded by: East: Property of S Ravichandra Reddy & property in D.No, 82, South: 60 Wide Government Road., West: Site of Tower No 3., North: Site of Tower No 1.,

ITEM No 2 Tower No. 6 and 8 All that land admeasuring 13951.30 Sq. Yds or 11665.06 Sq. Mtrs. RAMAKRISHNA VENUZIA" in Sy. Nos.83/B3, 84, 85/3 & 86/A of Kaza Village, Backside of Acharya Nagarjuna University. Kaza Gramapanchayath Area, Mangalagiri Mandal, Pedakakani Sub-District, Guntur District. Andhra Pradesh and bounded by: East: Open Site, South: Open Site, West: Proposed 40° Wide Road, North: Property of Rama Krishna Housing Pvt Ltd.

As Per Regd MODT 3567 of 2018-

3rd LOAN SECURED ASSET 438 flats in Towers 1 & 7 with 15084 Sq. Yds or 12612.14 Sq. Mtrs of undivided and unspecified share of site- TOWERS NO 1 & 7

3rd LOAN SECURED ASSET SCHEDULE OF PROPERTY TOWERS NO 1 & 7

All that land admeasuring Ac. 3.45 Cents or 16698 Sq. Yards of site situated in SNo 83/A, 83/B3, 84 & 86/A in that construction of tower nos. 1&7 in an extent of 15084 Sq. Yds or 12612.14 Sq. Mtrs of undivided and unspecified share of site out of Ac. 3.45 Cents or 16698 Sq. Yards in "RAMAKRISHNA VENUZIA" of Kaza Village. Backside of Acharya Nagarjuna University, Kaza Gramapanchayath Area. Mangalagiri Mandal. Pedakakani Sub-District, Guntur District. Andhra Pradesh and bounded by: East: Property of Adithya Townships Pvt. Ltd. South: Site of Club House B.P No. 55/2016/MGL West: Site of Tot Lot Area Open Site. North: Property of Ramakrishna Housing Pvt. Ltd..

3. Schedule of Additional Property:

1st LOAN SECURED ADDITIONAL COLLATERAL ASSET

2.08 acres (10.067.2 Sq. Yds) of land owned by Corporate Debtor M's Ramakrishna Housing P Ltd and corporate guarantor M/s. Aditya Township Pvt. Ltd., in Ac 2.08 Cents or 10067.2 Sqyds Sy. 89/2A P, 90 of Kaza Village. Mangalagiri Mandal, Guntur District, Andhra Pradesh, as collateral security. Bounded by East: Property of Keelaka Agro Firms Pvt Ltd, South: Property Of M/s. Aditya Township Pvt. Ltd., West: Property of M/s Ramakrishna Housing P Ltd., North: Property of M/s. Aditya Township Pvt. Ltd.

