

Annexure-3														
Name of the Corporate Debtor Ramakrishna Housing Pvt Ltd; Date of Commencemennt of CIRP - 16-09-2025; List of Creditors as on 20.10.2025														
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 Assets Reconstruction Pvt Limited	30-09-2025	1,25,82,06,300.30	1,25,82,06,300.30	Secured	1,25,82,06,300.30		No	15.45	0	0	0	0	
2	LIC Housing Finance Ltd		5,10,97,36,909.00	5,10,97,36,909.00	secured	5,10,97,36,909.00		No	62.76	0	0	0	0	
3	HDFC	14-10-2025	1,04,67,283.00	1,04,67,283.00	secured	1,04,67,283.00		NO	0.13	0	0	0	0	
	Total		6,37,84,10,492.30	6,37,84,10,492.30	-	6,37,84,10,492.30			78.34					
<b>Note:</b>  <b>Security Details of J C Flowers Reconstruction Pvt Limited</b> A   Exclusive Charge over Project Ramakrishna Techno Towerz, unsold area admeasuring 6.63 lakhs sq. feet (out of the total salable area of 1 lakh sq feet) along with entire sales receivable and other assets receivable and other assets of the Project   (realisable Value of security: Rs. 45 crores)  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 crores) C.   Amount of claim covered by Security Interest Rs. 125,82,06,300.30          Details of Guarantors : A. Mr.   Kokku P V Anjani Kumar B.Mrs. Kokku Chinna Vijaya Durga Devi Address of both guarantors mentioned above: Flat No. 103, HRT Sri Sai Apartments, Tikkle Road, Syam Nagar, Vijayawada (Urban), Andhra Pradesh 520010														

**Security details of LIC Housing Finance Limited**

Schedule of Primary Property

As per Regd. MODT 798 of 2017

1st Loan Secured Asset – 341 flats with 12121 sq. yard UDS being part of the 18428.3 sq. yards with 5,91,320 sq. ft in Towers No. 3, 4 & 5

1st Loan secured Asset schedule of property Tower No. 3,4, & 5

All that land admeasuring 18428.3 sq yards or 15408.40 sq meters or Ac 3.8075 cents with an extent of 12121.00 sq. yards of undivided and unspecified share of site out of 18428.3 sq yards or 15408.40 sq. meters or Ac 3.8075 cents in RAMAKRISHNA VENUZIA in sy. Nos 83/B3 of Kaza Village, backside of Acharya Nagarjuna University, Kaza Grampanchayat Area, Mangalagiri Mandal. Pedakakani Sub District, Guntur District, Andhra Pradesh and bounded by East – Property of Ramakrishna Housing Pvt Limited in which Tower No 2, Ramakrishna Venuzia is being constructed – 86.77 meters South - 60 feet wide Government Road - 118.73 meters West – 40 Wide Lay out Road – 163.27 meters North – Property of Ramakrishna Housing Pvt Limited in which Tower No. 6 Ramakrishna Venuzia is being constructed – 68.14 meters.

As per Regd MODT 3262 of 2017

2nd LOAN SECURED ASSET – 326 flats in 11,873 sq. yards UDS being part of the 19.167.90 sq. yards with 5.578.130 sq feet in towers nos 2,6, & 8

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 area 1 & 2 with an extent of 19167.90 sq. yards or 16026.80 sq. meters 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 Grampanchayat Area, Mangalagiri Mandal. Pedakakani Sub District, Guntur District, Andhra Pradesh

Item No. 1 Tower 2 All that land admeasuring 15681.60 sq. yards of 13111.81 sq. meters RAMAKRISHNA VENUZIA Sy No. 83/A & 83/B3 of Kaza Village, backside of Acharya Nagarjuna University, Kaza Grampanchayat Area, Mangalagiri Mandal. Pedakakani Sub District, Guntur District, Andhra Pradesh and bounded by East – Property of Ravichandra Reddy and Property in D no. 82, South 60 feet wide Govt Road, west – Site of Tower No. 3, North – Site of Tower No. 1,

Item No. 2 Tower No 6 & 8. All that land admeasuring 13951.30 sq. yards or 11665.06 sq. meters RAMAKRISHNA VENUZIA Sy No. 83/B3 & 84/85/3 & 86/A of Kaza Village, backside of Acharya Nagarjuna University, Kaza Grampanchayat Area, Mangalagiri Mandal. Pedakakani Sub District, Guntur District, Andhra Pradesh and bounded by East – Open site South – Open site, west – Proposed 40 feet Wide Road, North – Property of Ramakrishna Housing Pvt Limited. As per Regd MODT 3567 of 2018

3rd LOAN SECURED ASSET 438 flats in Tower 1 & 7 with 15084 sq. yards or 12612.14 sq. Meters of undivided and unspecified share of site TOWERS 1 & 7

3rd LOAN SECURED ASSET SCHEDULE OF PROPERTY TOWER 1 & 7

All that land admeasuring Ac 3.45 cents or 16698 sq yards of site situated in Sy No. 83A/83/B3, 84 & 86A in that construction of towers No. 1 & 7 in an extent of 15084 sq. yards or 12612.14 sq meters 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 Grampanchayat Area, Mangalagiri Mandal. Pedakakani Sub District, Guntur District, Andhra Pradesh and bounded by East – Property of Adithya Townships Pvt Limited, South – site of Club House BP No. 55/2016/MGL West - site of Total lot Area open site, west – Proposed 40 feet Wide Road, North – Property of Ramakrishna Housing Pvt Limited

Schedule of Additional Property:

LOAN SECURED BY ADDITIONAL COLLATERAL ASSET

08 acres (10.067.2 sq. yards) of land owned by Corprate Debtor Ramakrishna Housing Pvt Limited and corporate guarantor M/s Aditya Township Pvt Limited in Ac 2.08 cents or 10067.2 sq yards Sy 89/2A, P 90 of Kaza Village, backside of Acharya Nagarjuna University, Kaza Grampanchayat Area, Mangalagiri Mandal. Pedakakani Sub District, Guntur District, Andhra Pradesh, as collateral security bounded by East – Property of Keelaka Agro Firms Pvt Limited, South – Property of Aditya Township Pvt Limited, West – Property of Ramakrishna Housing Pvt Limited, North – Property of Aditya Township Pvt Limited

**Details of HDFC Bank:** Loan on CEMID equipments Loan and commercial equipments loan

**Note : Claims have been provisionally admitted based on the documents provided by the claimants. Due to non-cooperation of the suspended Directors and management of the Corporate Debtor claims are yet to be verified with the books of accounts of the Corporate Debtor.** Claims shall be finally admitted after verifying with the books of accounts of the Corporate Debtor