

Annexure - 3

Name of the Corporate Debtor: Satra Property Developers Pvt Ltd; Date of commencement of CIRP: 10-08-2020; List of creditors as on: 12-12-2025

List of secured financial creditors (other than financial creditors belonging to any class of creditors)

(Amount in Rupees)

Sr. 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 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	Rare Asset Reconstruction Limited (Debt originally assigned by IIFL Finance Ltd. to ARCIL was subsequently reassigned by ARCIL to Rare ARC)	19-08-2020	1,36,32,77,076	1,36,32,77,076	Secrued Loan given to CD	1,36,32,77,076	-	No	59.85%	-	-	-	-	Refer security interest note & note no. 05
	Total		1,36,32,77,076	1,36,32,77,076		1,36,32,77,076	-	-	59.85%	-	-	-	-	-

Security Interest : Rare Asset Reconstruction Limited (Debt originally assigned by IIFL Finance Ltd. to ARCIL was subsequently reassigned by ARCIL to Rare ARC)

The details of the security interest have been extracted from registered loan agreement cum mortgage deed dated 04.02.2016, claim form and such other supporting documents provided by the claimant.

a) First ranking charge created by way of continuing security over the development rights/ownership rights of the Corporate Debtor over the free sale building and free sale area of the residential project to be developed on land admeasuring 29,168 square metres of slum area under the scheme framed by the Slum Rehabilitation Authority on plot bearing CTS No. 1 (Pt), S. No 136 (Pt) of Village Ghatkopar, Mumbai namely Satra Hills.

b) First ranking charge over the scheduled receivables and all insurance proceeds both present and future pertaining to the Project. There is an agreement for creation of first ranking charge on escrow account pertaining to the Project.

c) Demand Promissory Note.

General Notes

1. Claims from certain financial creditors have presently not been admitted due to lack of adequate information and / or supporting documentation. Such claims may be admitted at a later date subject to additional information/clarifications being provided by the respective financial creditors.

2. Claims that are admitted may be subjected to further substantiation / modification depending on further developments and the basis of additional evidence, information or clarifications.

3. The security interest reflected above in favour of the financial creditors is subject to further review.

4. The security interest reflected above is subject to further substantiation/ modification on the basis of additional evidence or clarification.

5. In terms of the order dated December 09, 2025 passed by the Hon’ble NCLAT, Rare Asset Reconstruction Limited has been held to be not a related party of the Corporate Debtor and is accordingly entitled to participate in the Committee of Creditors with proportionate voting rights. RARE has therefore been re-included as a member of the Committee of Creditors. and the Committee stands reconstituted.