

Annexure-1														
Name of the corporate debtor: Rajesh Landmark Projects Private Limited; Date of commencement of Liquidation: 1st August,2025; List of creditors as on:													28/11/2025	
List of secured financial creditors - Relinquished (Amount in Rs.)														
Sl. 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 Rejected	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?	% share in total amount of claims admitted					
1	Assets Care and Reconstruction Enterprise Limited	10/09/2025	18,51,67,26,795	18,51,67,26,795	Secured Loans	18,51,67,26,795	18,51,67,26,795	No	100.00%	-	-	-	-	Refer Note 1
			18,51,67,26,795	18,51,67,26,795	Secured Loans	18,51,67,26,795	18,51,67,26,795		100.00%					
List of secured financial creditors - Unrelinquished (Amount in Rs.)														
2	Rare Asset Reconstruction Limited*	04/09/2025	52,32,70,799	52,32,70,799	Secured Loans	52,32,70,799	52,32,70,799	No					-	Refer Note 1
	Total		52,32,70,799	52,32,70,799		52,32,70,799	52,32,70,799			-	-	-	-	

Note :- Brief Details of the Security Interest created in relation to the Facility

The NCDs are secured by way of First Ranking and pari passu mortgage on the Project Altezza and the Project Altezza Land totally admeasuring 11,249.91 square meters lying, being and situated at Village Mulund, Taluka Kurla, Mumbai Suburban District, J.N Road, Mulund (West), Mumbai – 400080; and Land admeasuring 17,456.83 square meters (as per the title documents) and 13,615 square meters (as per the P.R. Cards), situated at Village Nahur, Taluka Kurla, within district of Mumbai Suburban, together with all buildings constructed and to be constructed thereon, comprising a minimum saleable area of 7,11,359 square feet.

The NCDs are secured by way of First Ranking and pari passu mortgage or charge on the Project Embassy and the Project Embassy Land totally admeasuring 24,397.2 square meters, together with all buildings constructed and to be constructed thereon, comprising a minimum saleable area of 10,30,000 square feet, except entire second floor having a carpet area of 43,660 square feet along with 86 identified car parking spaces and entire third floor having a carpet area of 44,000 square feet along with 88 identified car parking spaces.

The NCDs are secured by way of First Ranking and pari passu mortgage or charge on the the Project Kailash admeasuring 1,703.60 square meters, together with all buildings constructed and to be constructed thereon, comprising a minimum saleable carpet area of 20,880 square feet.

The NCDs are secured by way of First Ranking and pari passu mortgage or charge on the Project Lower Parel admeasuring 1954.87 sq. mtrs together with structures/chawls standing thereon. The Chawl known as “Bara Chawl” bearing Nos. 5, 8, 9 & 10 standing thereon, situated at G South Ward, Street No. 58-60-62, 64-61-132, 134-136, 138, 140C, 150, Sitaram Bhagoji Jadhav Road and G South Ward No. 2085(4) and 2085(8), Street No. 156-194, Sitaram Bhagoji Jadhav Road, Senapati Bapat Road, Lower Parel, Mumbai

The Land admeasuring 7478.60 square meters bearing CTS. No. 1322/1 (part) and corresponding Survey No. 161 of Village Versova (and including adjoining land without C.T.S. No. and the existing Road) situated at Juhu – Versova Link Road, Andheri (West), Mumbai Suburban District together with all buildings constructed and to be constructed thereon, comprising a minimum saleable area of 2,07,165 square feet.

Details of Securities as below

Assignment & Non Relinquishment

* Rare Asset Reconstruction Limited (Rare ARC) are an asset reconstruction company pursuant to Section3 of SARFAESI Act, 2002 have acquired financial assets of RLPL from IREP Credit Capital Private Limited vide assignment agreement dated March 27, 2023 together with all underlying security interest and call rights and title and benefits in respect therein. Pursuant to the said assignment Rare ARC has become entitled to recover the entire dues claimed by IREP Credit Capital Private Limited from the CD along with interest at contractual rates, further interest and other charges. Further, RARE Asset Reconstrcution Limited(RARE ARC) has not relinquished its security interest as per the claim form submitted by them and therefore the percentage of share in total claim admitted is considered as Nil.

General Notes: 1. The best estimate of the amount of the claims including security interests has been made based on the available information. However liquidator shall revise the amount of claims admitted, including the estimates, as soon as may be practicable, when he receives additional information warranting such revision.