

Annexure 1

Date of Commencement of Liquidation: 13.03.2020 (order copy received 17.03.2020)

List of Secured Financial Creditors belonging to any class of creditors

List of stakeholders as on: 10-01-2026

Name of the corporate Debtor: Samruddhi Realty Limited

(Amount in INR)

| Sr. No. | Name of Creditor  | Details of claim received |                | Details of claim admitted |   |                                  |                 |                                     |  |  | Amount of contingent claims | % share in total amount of claims admitted | Amount of any mutual dues, that may be set-off | Amount of claims not admitted | Amount of claims under verification | Remarks, if any |  |
|---------|---|---------------------------|----------------|---------------------------|---|----------------------------------|-----------------|-------------------------------------|--|--|-----------------------------|--|--|-------------------------------|-------------------------------------|-----------------|--|
|         |   | Date of receipt           | Amount Claimed | Amount of claim admitted  | Amount Paid/Settled as per Section 53 of the Code | Revised Amount of Claim Admitted | Nature of claim | Amount covered by security interest | Whether security interest relinquished? (Yes/No)   | Details of Security Interest   |                             |  |  |                               |                                     |                 |  |
| 1       | 1.India Asset Growth Fund ;<br>2.India Asset Growth Fund II ;<br>3.Eduskill Realtors LLP ;<br>4.Elegant Marbles & Grani Industries Ltd ;(Essel Finance Managers & Advisors Llp) | 17-04-2020                | 1,23,57,40,625 | 1,05,12,98,266            | 38,95,85,025                                      | 66,17,13,241                     | Secured FC      | 66,17,13,241                        | Yes (Deemed relinquishment as secured lenders have failed to defray their portion of liquidation costs to date, all security interests have become part of the common liquidation estate under Regulation 21A (3) of the IBBI (Liquidation Process) Regulations, 2016) | 1. First ranking pari-passu charge by way of registered mortgage on the Projects (details provided below) over the undivided share of land in projects and all the right, title and interest of the company over the projects including the development rights and the Company's share of unsold stock in the Projects which was perfected by charge on 6th December 2016:<br>Details of the mortgaged assets are provided hereinbelow: A. Samruddhi Mystic Wind situated at Nimbekapura, Bidarahalli Hobli, Bangalore   B. Samruddhi Rhythm situated at Doddagubbi Village, Bidarahalli Hobli, Bangalore F. Samruddhi Lake Drive situated at Nimbekayipura Village, Bidarahalli Hobli, Bangalore East Taluk.<br>2. First ranking pari-passu charge by way of hypothecation of all above Project Receivables; 3. First ranking charge by way of pledge of promoters shares (Hemang Dipakkumar Rawal, Chaitali Hemang, Ravindra Mallikarjunappa Madhudi and Nanda Ravindra) being 46.6% of the total share capital of the Company in favour of the debenture trustee; 4. Personal guarantees issued by Hemang Dipakkumar Rawal, Ravindra Mallikarjunappa Madhudi 5. PDCs of Issuer, Guarantor and Promoters. 6. DPN in favour of the Debenture Trustee for entire principal amount being INR 75cr; 7. PoA in favour of nominee director. 8. First ranking pari-passu charge by way of hypothecation of all the monies including cash flow and receivables accruing to or arising out of all the aforementioned Projects | 54,46,91,691                | 26.10%                                     | -  | -                             | 18,44,42,359                        | NA              | Security in sold projects realised and discontinued                  |
| 2       | Assets Care & Reconstruction Enterprise Limited (ACRE)  | 18-06-2020                | 20,39,90,875   | 16,88,91,600              | 3,49,38,765                                       | 13,39,52,835                     | Secured FC      | 9,08,16,788                         | Yes (Deemed relinquishment as secured lenders have failed to defray their portion of liquidation costs to date, all security interests have become part of the common liquidation estate under Reg 21A (3) of the IBBI (Liquidation Process) Regulations, 2016)        | Mortgage over the properties : underconstruction unit # 10 C, 12 C, 13 A, 14 B, 1 A, 2 B, 3 A, 6 A, 7 A, 9 A, 5 B OF PROJECT SAMRUDHI SUNSHINE, LOCATED AT SY NO. NO. 11/1 ADMEASURING ABOUT 1 ACRE 1 GUNTA, SITUATE AT NAGANATHAPURA VILLAGE BEGUR HOBLI, BANGALORE SOUTH TALUK BANGALORE RURAL. (hereinafter referred to as "the Mortgaged Properties") vide Registered mortgage dated 26.07.2016   (hereinafter referred to as "the Mortgaged Properties") vide Registered mortgage dated 26.07.2016  | -                           | 5.28%                                      | -  | -                             | 3,50,99,275                         | NA              | Security in Project Northsquare realsd upon AA approved Private Sale |

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|---------|-----------------------------|---------------------------|-----------------------|--------------------------|---|----------------------------------|-----------------|-------------------------------------|--|------------------------------|---------------------|-----------------------------|--|--|-------------------------------|-------------------------------------|---|
|         |                             | Date of receipt           | Amount Claimed        | Amount of claim admitted | Amount Paid/Settled as per Section 53 of the Code | Revised Amount of Claim Admitted | Nature of claim | Amount covered by security interest | Whether security interest relinquished? (Yes/No)   | Details of Security Interest |                     |                             |  |  |                               |                                     |   |
| 3       | Phoenix ARC Private Limited | 10-06-2020                | 7,87,14,792           | 7,87,14,792              | 4,27,76,754                                       | -                                | Secured FC      | 4,27,76,754                         | Yes (Deemed relinquishment as secured lenders have failed to defray their portion of liquidation costs to date, all security interests have become part of the common liquidation estate under Regulation 21A (3) of the IBBI (Liquidation Process) Regulations, 2016) |                              | -                   | 0.00%                       | -  | -  | -                             | NA                                  | Security in project Doddworth Realised through auction sale. Balance claim reclassified as unsecured FC |
|         | <b>Total</b>                |                           | <b>1,51,84,46,292</b> | <b>1,29,89,04,658</b>    | <b>46,73,00,544</b>                               | <b>79,56,66,076</b>              |                 | <b>79,53,06,783</b>                 |  |                              | <b>54,46,91,691</b> | <b>31.38%</b>               |  |  | <b>21,95,41,634</b>           |                                     |   |