

Annexure 1

Name of the corporate Debtor: Samruddhi Realty Limited

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

List of stakeholders as on: 10-01-2026

List of Secured Financial Creditors belonging to any class of creditors

(Amount in INR)

Sr. No.	Name of Creditor	Details of claim received		Details of claim 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 (Liquidation value of unrealised secured assets)	Whether security interest relinquished? (Yes/No)	Details of Security Interest	Amount covered by guarantee	% share in total amount of claims admitted					
1	1.India Asset Growth Fund ; 2.India Asset Growth Fund II ; 3.Eduskill Realtors LLP ; 4.Elegant Marbles & Grani Industries Ltd ;(Essel Finance Managars & 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	3,38,05,593	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: Details of the mortgaged assets are provided hereinbelow: 1. Samruddhi Mystic Wind Units 10,11,21 situated at Nimbekapura, Bidarahalli Hobli, Bangalore 2. 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 3. Personal guarantees issued by Hemang Dipakkumar Rawal, Ravindra Mallikarjunappa Madhudi 4. PDCs of Issuer, Guarantor and Promoters. 5. DPN in favour of the Debenture Trustee for entire principal amount being INR 75cr 6. PoA in favour if nominee director. 7. 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	-8,32,15,958	25.89%	-	-	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 HOBOLI, 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	-	5.24%	-	-	3,50,99,275	NA	Security in Project Northsquare realds upon AA approved Private Sale
3	Phoenix ARC Private Limited	10-06-2020	7,87,14,792	7,87,14,792	4,27,76,754	-	Secured FC	-	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
Total			1,51,84,46,292	1,29,89,04,658	46,73,00,544	79,56,66,076		12,46,22,380			(8,32,15,958)	31.14%			21,95,41,634		