



**Annexure - 9**

Name of the Corporate Debtor: Satra Property Developers Pvt Ltd; Date of commencement of CIRP: 10-08-2020; List of creditors as on: 06-06-2021

**List of other creditors (Other than financial creditors and operational creditors)**

(Amount in Rupees)

Sr. No	Name of creditor	Identification No.	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?					
32	Dhirendra Lavji thakkar, Ms. Smita Dhirendra Thakkar & Virendra Dhirendra Thakkar	AABPT4364K ADLPT2001L ADLPT2002K	18/09/2020	1,28,81,572	-	Other Creditors	-	-	N.A.	-	-	1,28,81,572	-	Refer note no. 4
33	Dhirendra Lavji thakkar, Ms. Smita Dhirendra Thakkar & Virendra Dhirendra Thakkar	AABPT4364K ADLPT2001L ADLPT2002K	18/09/2020	1,55,04,296	-	Other Creditors	-	-	N.A.	-	-	1,55,04,296	-	Refer note no. 4
34	Dhirendra Lavji thakkar, Ms. Smita Dhirendra Thakkar & Virendra Dhirendra Thakkar	AABPT4364K ADLPT2001L ADLPT2002K	18/09/2020	62,76,763	-	Other Creditors	-	-	N.A.	-	-	62,76,763	-	Refer note no. 4
35	Dhirendra Lavji Thakkar Smita Dhirendra Thakkar Virendra Dhirendra Thakkar	AABPT4364K ADLPT2001L ADLPT2002K	18/09/2020	47,90,293	-	Other Creditors	-	-	N.A.	-	-	47,90,293	-	Refer note no. 4
36	Dhirendra Lavji Thakkar Smita Dhirendra Thakkar Virendra Dhirendra Thakkar	AABPT4364K ADLPT2001L ADLPT2002K	18/09/2020	62,57,228	-	Other Creditors	-	-	N.A.	-	-	62,57,228	-	Refer note no. 4
37	Robust landscapes Private Limited	U45203MH2010PTC206917	13/11/2020	2,53,21,14,533	90,00,00,000	Other Creditors	Refer note no. 5	-	No	-	-	1,63,21,14,533	-	Refer note no. 5
				<b>6,00,26,89,598</b>	<b>2,57,22,28,504</b>							<b>3,43,04,61,094</b>	-	

**General Notes**

1. Claims from certain other creditors have presently not been admitted due to lack of adequate information and / or supporting documentation and are under verification. As per communication with each of the respective operational creditors, these amounts may be admitted at a later date subject to additional information being provided by the respective other 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. Claim no. 1 and 2 are in relation the consent terms dated September 09, 2019 entered between India Infoline Finance Limited, Satra Property Developers Private Limited and Satra Properties (India) Limited. Under the said consent terms and the deed of security executed on March 20, 2020, All the mortgagor's rights, title, and interest over the FSI admeasuring 2,00,000 sq. ft. land situated at Amrut Nagar, Ghatkopar (W) have been mortgaged to the claimant no. 1 & 2.
4. Sr. no. 7 to 36 are claims against the Corporate Debtor pursuant to the Permanent Alternate Accommodation Agreement executed between the claimants and the Corporate Debtor. The entire land parcel (as mentioned in detail in Deed of Conveyance Cum Assignment dated March 06, 2018) has been transferred/sold by the Corporate Debtor to Firstwave Developers LLP pursuant to a Deed of Conveyance Cum Assignment dated March 06, 2018, subject to the rights of the tenants/occupants in the Property. Accordingly, all the claims of tenants/occupants of the Property including the claims arising out of the permanent alternate accommodation agreements, for the period post transfer/sale of the Property, shall be borne and paid by Firstwave Developers LLP and not corporate debtor.
5. Claim no. 17 is in relation to Joint Venture Agreement dated March 02, 2012 executed by the claimant with corporate debtor for joint development of sale component of 3,00,000 sq. ft. carpet area in the project situated at Amrut Nagar, Ghatkopar (W) for the consideration and terms as mentioned in the agreement. In absence of any specific agreement for interest on amount paid as per the terms of the joint venture agreement, we have not admitted the interest claimed of Rs. 1,63,21,14,533/-.
6. All the aforesaid claims shall be subject to the findings of the report of the forensic/transaction auditor.