

SATRA PROPERTY DEVELOPERS PVT. LTD.
List of Other Creditors as on 23.09.2020

Sr. No	Name	Related party of the CD (Yes/No)	Amount of claim (Rs.)				Amount admitted (Rs.)				Amount Not Admitted (Rs.)	Amount under verification	Claimant (Secured/unsecured/contingent)	Security Reference	Note Reference
			Principal	Interest	Others	Total	Principal	Interest	Others	Total					
1	IIFL Home Finance Limited	No	127,623,646	57,785,354	-	185,409,000	127,623,646	57,785,354	-	185,409,000	-	-	Secured	1	1
2	IIFL Finance Ltd.	No	1,208,073,504	206,752,192	71,993,808	1,486,819,504	1,208,073,504	206,752,192	71,993,808	1,486,819,504	-	-	Secured	2	1
3	Satra Plaza Premises	No	1,649,399,731	-	-	1,649,399,731	-	-	-	-	1,649,399,731	-	unsecured		2
4	Reinprofile Consulting Engineers	No	20,095,287	-	-	20,095,287	-	-	-	-	20,095,287	-	unsecured		3
5	Reinprofile Rebars		1,437,500	-	-	1,437,500	-	-	-	-	1,437,500	-			3
6	Zodiac Capital Pvt. Ltd	Not certain	3,964,101	-	-	3,964,101	-	-	-	-	3,964,101	-	unsecured		4
7	Viraj Kenia - Transfer from father	No	14962351.75	-	-	14,962,352	-	-	-	-	14,962,352	-	Secured	3	5
9	Mansukh Chheda	No	809,400	-	-	809,400	-	-	-	-	809,400	-	Secured	3	5
10	Mansukh Chheda & Vimlaben	No	809,400	-	-	809,400	-	-	-	-	809,400	-	Secured	3	5
11	Mansukh Chheda & Neha Chheda	No	809,400	-	-	809,400	-	-	-	-	809,400	-	Secured	3	5
12	Kamlaben Parekh & Anil Parekh	No	849,400	-	-	849,400	-	-	-	-	849,400	-	Secured	3	5
13	Vinod More	No	765,000	-	-	765,000	-	-	-	-	765,000	-	Secured	3	5
14	Vinod More	No	1,251,150	-	-	1,251,150	-	-	-	-	1,251,150	-	Secured	3	5
15	Ashok More	No	1,287,450	-	-	1,287,450	-	-	-	-	1,287,450	-	Secured	3	5
16	Thyagaraj Sabha	No	1,662,416	-	-	1,662,416	-	-	-	-	1,662,416	-	Secured	3	5
17	Chand Mustafa & Chand Shaikh	No	34,794,300	-	-	34,794,300	-	-	-	-	34,794,300	-	Secured	3	5
18	Prabhashankar Tiwari	No	215,864	-	600,000	815,864	-	-	-	-	815,864	-	Secured	3	5
19	Sheshagiri Kini	No	709,698	-	1,200,000	1,909,698	-	-	-	-	1,909,698	-	Secured	3	5
20	Sushma Pathak	No	340,739	-	1,200,000	1,540,739	-	-	-	-	1,540,739	-	Secured	3	5
21	Pravinchandra Chheda & Reena Mammania	No	193,600	-	600,000	793,600	-	-	-	-	793,600	-	Secured	3	5
22	Pravinchandra Chheda & Chandni Chhadva	No	193,600	-	600,000	793,600	-	-	-	-	793,600	-	Secured	3	5
23	Pravinchandra Chheda & Usha Chheda	No	193,600	-	600,000	793,600	-	-	-	-	793,600	-	Secured	3	5
24	Sunildatta Sardal & Ratnakant Sardal	No	803,248	-	1200000	2,003,248	-	-	-	-	2,003,248	-	Secured	3	5
25	Babulal Kanojiya	No	105,028	-	1200000	1,305,028	-	-	-	-	1,305,028	-	Secured	3	5
26	Ramesh Parekh	No	388,760	-	1800000	2,188,760	-	-	-	-	2,188,760	-	Secured	3	5
27	Hiravanti Hirji Gada	No	687,428	-	1200000	1,887,428	-	-	-	-	1,887,428	-	Secured	3	5
28	Sanjay Zaverchand Dedhia	No	632,373	903,339	1200000	1,922,712	-	-	-	-	1,922,712	-	Secured	3	5
29	Dilip Jairam Rathod	No	186,340	159,720	600,000	946,060	-	-	-	-	946,060	-	Secured	3	5
30	Dilip Jairam Rathod	No	186,675	159,720	600,000	946,395	-	-	-	-	946,395	-	Secured	3	5
31	Ramesh Jairam Rathod	No	186,675	159,720	600,000	946,395	-	-	-	-	946,395	-	Secured	3	5
32	Ramesh Jairam Rathod	No	186,675	159,720	600,000	946,395	-	-	-	-	946,395	-	Secured	3	5
33	Dhirendra Lavji thakkar, Ms. Smita Dhirendra Thakkar & Virendra Dhirendra Thakkar	No	5693726	3845514	3342332	12,881,572	-	-	-	-	12,881,572	-	Secured	3	5
34	Dhirendra Lavji thakkar, Ms. Smita Dhirendra Thakkar & Virendra Dhirendra Thakkar	No	8610692	3136617	3756987	15,504,296	-	-	-	-	15,504,296	-	Secured	3	5
35	Dhirendra Lavji thakkar, Ms. Smita Dhirendra Thakkar & Virendra Dhirendra Thakkar	No	2644592	1152688	2479483	6,276,763	-	-	-	-	6,276,763	-	Secured	3	5
36	Dhirendra Lavji Thakkar Smita Dhirendra Thakkar Virendra Dhirendra Thakkar	No	2405860	1456025	928408	4,790,293	-	-	-	-	4,790,293	-	Secured	3	5
37	Dhirendra Lavji Thakkar Smita Dhirendra Thakkar Virendra Dhirendra Thakkar	No	2608815	1166680	2481733	6,257,228	-	-	-	-	6,257,228	-	Secured	3	5
	Total		3,095,768,025	276,024,289	98,782,751	3,470,575,065	1,335,697,150	264,537,546	71,993,808	1,672,228,504	0.00	1,798,346,561			



<u>Security Reference</u>	
1	Secuirty created by way of exclusive charge on the assets of the CD for an FSI of 2,00,000 Sq ft on a buiding to be constructed in the future as security for the loan given to Satra Properties (India) Ltd. which was not a subsidiary at the time of creation of the charge. The document creating the security is inadqeautely stamped. The Index of charges in the MCA website does not reflect any charge.
2	Secuirty by way of mortgage created by Mortgage cum loan agreement dated 04th Feb 2016, on the properties particulary described in Article 5 thereof and amendment, if any, by the mortgage dated 20.03.2020. The index of charges reflect the charge dated 04.02.2016. This morgage is for loan given to Satra Properties (India) Ltd.
3	Flat no C-1302 Admeasuring 1279 Sft Carpet Area and Flat no 1303 admeasuring 1049 Sft carpet area on the 13th floor of Wing C of the new buiding to be constructed by the Corporate Debtor on land bearing CS No..534 of Matugna Division siutate at Bhandarkar Road, Matunga, Mumbai - 400019
<u>Note Reference</u>	
1	The amount indicated in the claim form does not match with the boosk fo the Company. As the Directors of the Company have not given access to all the records of the CD and only tally records from the year 2015, reconciliation could not be done. This will be done when records are made available by the Directors of the CD and corrections, if any in the admitted amount shall be done later.
2	Under verification as there appears to be some dispute with the CD
3	No supporting document submitted. Mail sent
4	Under verification . Details called for.
5	Dues are not captured in the books of accounts.Project sold to First Wave Developers LLP. Issue of NOC by tenanats for the sale ot first wave and the letter of atonement that appears to have been issued by first wave needs to be checked. Under verification.

