

Annexure - 4

Name of the Corporate Debtor: Satra Property Developers Pvt Ltd; Date of commencement of CIRP: 10-08-2020; List of creditors as on: 20-06-2025

List of unsecured financial creditors (other than financial creditors belonging to any class of creditors)

(Amount in Rupees)

| Sr. 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 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 Guarantee | Whether Related Party? | % voting share in CoC | | | | | |
| 1 | Anchor Leasing Private Ltd | 24-08-2020 | 16,61,21,777 | 11,00,00,000 | Unsecured Loan to CD | - | No | 12.03 | - | - | 5,61,21,777 | - | |
| 2 | Bleu Noir Infrastructure Development Private Limited | 25-08-2020 | 4,38,481 | 4,38,481 | Unsecured Loan to CD | - | No, It was related party at the time of giving loan | 0.05 | - | - | - | - | |
| 3 | Centrio Lifespaces Ltd | 09-10-2020 | 42,24,39,886 | - | NA | - | No | - | - | - | 42,24,39,886 | - | |
| 4 | Gajendra Investments Ltd | 09-10-2020 | 20,01,19,044 | 19,66,30,855 | Unsecured Loan to CD | - | No | 21.50 | - | - | 34,88,189 | - | |
| 5 | Jasmin Estate Developers Private Limited | 04-10-2020 | 27,16,897 | 27,16,897 | Unsecured Loan to CD | - | No | 0.30 | - | - | - | - | |
| 6 | Lakadawala Developers Pvt. Ltd | 04-10-2020 | 20,88,75,000 | - | NA | - | No | - | - | - | 20,88,75,000 | - | |
| 7 | Pratiti Trading Pvt Ltd | 09-10-2020 | 8,68,02,019 | 7,06,11,288 | Unsecured Loan to CD | - | No | 7.72 | - | - | 1,61,90,731 | - | |
| 8 | Robust landscapes Private Limited | 09-10-2020 | 2,53,21,14,533 | - | NA | - | No | - | - | - | 2,53,21,14,533 | - | |
| 9 | VR2 Land Development Pvt. Ltd | 10-10-2020 | 6,30,397 | 6,30,397 | Unsecured Loan to CD | - | No, It was related party at the time of giving loan | 0.07 | - | - | - | - | |
| 10 | J K & Sons Impex Private Limited | 25-08-2020 | 2,72,93,093 | 2,72,93,093 | Unsecured Loan to CD | - | | 2.98 | - | - | | - | |
| 11 | Firstwave Developers LLP | 30-09-2020 | 2,15,52,00,000 | 10,21,00,000 | Unsecured Loan to CD | - | No | 11.16 | - | - | 2,05,31,00,000 | - | |
| 12 | Eknath Infrastructure LLP | 29-09-2020 | 10,69,22,997 | - | Unsecured Loan to CD | - | No | - | - | - | 10,69,22,997 | - | |
| 13 | Suraksha Realty Limited | 10-10-2020 | 30,65,789 | - | NA | - | No | - | - | - | 30,65,789 | - | |
| 14 | Shree Naman Developers Pvt Ltd | 29-09-2020 | 2,65,50,000 | 2,58,57,329 | Unsecured Loan to CD | - | No | 2.83 | - | - | 6,92,671 | - | |
| 15 | Crescita lifespaces LLP | 20-08-2020 | 18,76,309 | - | NA | - | No | - | - | - | 18,76,309 | - | |
| 16 | Rare Asset Reconstruction Limited (Debt originally assigned by IIFL Finance Ltd. to ARCIL was subsequently reassigned by ARCIL to Rare ARC) | 07-12-2020 | 1,86,50,57,790 | - | NA | - | Yes | - | - | - | 1,86,50,57,790 | - | |
| 17 | IIFL Home Finance limited | 08-12-2020 | 18,54,09,000 | - | NA | - | Yes | - | - | - | 18,54,09,000 | - | |
| 18 | Satra Properties (India) Limited | 20-12-2020 | 7,87,33,724 | 7,83,88,060 | Unsecured Loan to CD | - | No, It was related party at the time of giving loan | 8.57 | - | - | 3,45,664 | - | |
| 19 | Gammon Reality Ltd | 22-02-2021 | 30,00,00,000 | 30,00,00,000.00 | Unsecured Loan to CD | - | No | 32.80 | - | - | - | - | |
| | | | | | | | | | | | | | |
| | Total | | 8,37,03,66,736 | 91,46,66,400 | | - | - | 100.00 | - | - | 7,45,57,00,336 | - | |

General Notes

1. Claims from certain financial creditors have presently not been admitted due to lack of adequate information and / or supporting documentation. Such claims may be admitted at a later date subject to additional information/clarifications being provided by the respective financial 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.