

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: 16-04-2025

List of other creditors (Other than financial creditors and operational 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 Security Interest	Amount covered by Guarantee	Whether Related Party?					
1	IIFL Home Finance limited	19-08-2020	18,54,09,000	18,54,09,000	Other Creditors	Refer note no. 3	-	Yes	-	-	-	-	Refer note no. 3
2	Rare Asset Reconstruction Limited (Debt originally assigned by IIFL Finance Ltd. to ARCIL was subsequently reassigned by ARCIL to Rare ARC)	19-08-2020	1,48,68,19,504	1,48,68,19,504	Other Creditors	Refer note no. 3	-	Yes	-	-	-	-	Refer note no. 3
3	Satra Plaza Premises Cooperative Society Ltd	25-08-2020	1,64,93,99,731	-	Other Creditors	-	-	N.A.	-	-	1,64,93,99,731	-	
4	Reinprofile Consulting Engineers	25-08-2020	2,00,95,287	-	Other Creditors	-	-	N.A.	-	-	2,00,95,287	-	
5	Reinprofile Rebars	25-08-2020	14,37,500	-	Other Creditors	-	-	N.A.	-	-	14,37,500	-	
6	Zodiac Capital Pvt. Ltd	24-08-2020	39,64,101	-	Other Creditors	-	-	N.A.	-	-	39,64,101	-	
7	Viraj Kenia - Transfer from father	24-08-2020	1,49,62,352	-	Other Creditors	-	-	N.A.	-	-	1,49,62,352	-	Refer note no. 4
8	Mansukh Chheda	28-08-2020	8,09,400	-	Other Creditors	-	-	N.A.	-	-	8,09,400	-	Refer note no. 4
9	Mansukh Chheda & Vimlaben	28-08-2020	8,09,400	-	Other Creditors	-	-	N.A.	-	-	8,09,400	-	Refer note no. 4
10	Mansukh Chheda & Neha Chheda	28-08-2020	8,09,400	-	Other Creditors	-	-	N.A.	-	-	8,09,400	-	Refer note no. 4
11	Kamlaben Parekh & Anil Parekh	28-08-2020	8,49,400	-	Other Creditors	-	-	N.A.	-	-	8,49,400	-	Refer note no. 4
12	Vinod More	28-08-2020	7,65,000	-	Other Creditors	-	-	N.A.	-	-	7,65,000	-	Refer note no. 4
13	Vinod More	28-08-2020	12,51,150	-	Other Creditors	-	-	N.A.	-	-	12,51,150	-	Refer note no. 4
14	Ashok More	28-08-2020	12,87,450	-	Other Creditors	-	-	N.A.	-	-	12,87,450	-	Refer note no. 4
15	Thyagaraj Sabha	28-08-2020	16,62,416	-	Other Creditors	-	-	N.A.	-	-	16,62,416	-	Refer note no. 4
16	Chand Mustafa & Chand Shaikh	28-08-2020	3,47,94,300	-	Other Creditors	-	-	N.A.	-	-	3,47,94,300	-	Refer note no. 4
17	Prabhashankar Tiwari	26-08-2020	8,15,864	-	Other Creditors	-	-	N.A.	-	-	8,15,864	-	Refer note no. 4
18	Sheshagiri Kini	26-08-2020	19,09,698	-	Other Creditors	-	-	N.A.	-	-	19,09,698	-	Refer note no. 4

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19	Sushma Pathak	26-08-2020	15,40,739	-	Other Creditors	-	-	N.A.	-	-	15,40,739	-	Refer note no. 4
20	Pravinchandra Chheda & Reena Mammania	26-08-2020	7,93,600	-	Other Creditors	-	-	N.A.	-	-	7,93,600	-	Refer note no. 4
21	Pravinchandra Chheda & Chandni Chhadva	26-08-2020	7,93,600	-	Other Creditors	-	-	N.A.	-	-	7,93,600	-	Refer note no. 4
22	Pravinchandra Chheda & Usha Chheda & Meghna Shah	26-08-2020	7,93,600	-	Other Creditors	-	-	N.A.	-	-	7,93,600	-	Refer note no. 4
23	Sunildatta Sardal & Ratnakant Sardal	27-08-2020	20,03,248	-	Other Creditors	-	-	N.A.	-	-	20,03,248	-	Refer note no. 4
24	Babulal Maikulalkanojiya	27-08-2020	13,05,028	-	Other Creditors	-	-	N.A.	-	-	13,05,028	-	Refer note no. 4
25	Ramesh Parekh	28-08-2020	21,88,760	-	Other Creditors	-	-	N.A.	-	-	21,88,760	-	Refer note no. 4
26	Hiravanti Hirji Gada & Dimple Gala & Manisha Gosar	15-09-2020	18,87,428	-	Other Creditors	-	-	N.A.	-	-	18,87,428	-	Refer note no. 4
27	Sanjay Zaverchand Dedhia	15-09-2020	19,22,712	-	Other Creditors	-	-	N.A.	-	-	19,22,712	-	Refer note no. 4
28	Dilip Jairam Rathod	15-09-2020	9,46,060	-	Other Creditors	-	-	N.A.	-	-	9,46,060	-	Refer note no. 4
29	Dilip Jairam Rathod	15-09-2020	9,46,395	-	Other Creditors	-	-	N.A.	-	-	9,46,395	-	Refer note no. 4
30	Ramesh Jairam Rathod	15-09-2020	9,46,395	-	Other Creditors	-	-	N.A.	-	-	9,46,395	-	Refer note no. 4
31	Ramesh Jairam Rathod	15-09-2020	9,46,395	-	Other Creditors	-	-	N.A.	-	-	9,46,395	-	Refer note no. 4
32	Dhirendra Lavji thakkar, Ms. Smita Dhirendra Thakkar & Virendra Dhirendra Thakkar	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	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	18-09-2020	62,76,763	-	Other Creditors	-	-	N.A.	-	-	62,76,763	-	Refer note no. 4

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35	Dhirendra Lavji Thakkar Smita Dhirendra Thakkar Virendra Dhirendra Thakkar	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	18-09-2020	62,57,228	-	Other Creditors	-	-	N.A.	-	-	62,57,228	-	Refer note no. 4
37	Robust landscapes Private Limited	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
	Total		6,00,26,89,598	2,57,22,28,504							3,43,04,61,094	-	

General Notes

1. Claims from certain other creditors have presently not been admitted due to lack of adequate information and / or supporting documentation. 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/-.