

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: 16-04-2025

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.