

Annexure 3 Name of Corporate Debtor : Riverbank Developers Private Limited Date of Commencement of CIRP : 3 April 2024 (Version 9: Pursuant to claims received and updated as on 03 June 2025)														
Sl No.	Name of creditor	Details of claim received			Details of claim Admitted							Amount of claim not admitted	Amount of claim under verification	Remarks if any
		Date of receipt	Amount claimed	Amount of claim admitted	Financial Debt	Amount covered by security interest	Amount covered by Guarantee	Whether related party?	% of voting Share in COC if applicable	Amount of contingent claim	Amount of any mutual dues that may be set off			
1	HDFC Bank Limited	18-Apr-24	13,25,49,614,699	12,57,81,32,674	Secured	12,57,81,32,674	-	No	56.68%	36,87,97,910	-	30,80,31,115	-	
2	JW Financial Credit Solutions Limited	06-May-24	11,30,61,298	-	- Secured	-	-	No	0.00%	11,02,83,520	-	27,71,778	-	
3	SREI Equipment Finance Limited	24-Apr-24	4,45,84,386	4,45,54,043	Secured	4,45,54,043	-	No	0.20%	-	-	30,343	-	
4	Vistra ITCL (India) Limited	17-Apr-24	2,37,36,67,243	2,37,36,67,243	Secured	2,37,36,67,243	-	No	10.70%	-	-	-	-	
	Total		15,78,62,74,626	14,99,63,53,960		14,99,63,53,960			67.57%	47,90,81,430	-	31,08,39,236	-	

Annexure - Security Interest	
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Lender	<p>1. Immoveable Property: Extension of Mortgage/charge/security interest over the property being land measuring 193.70 acres of land of Bata India Ltd situated at Mouza Bangla, Nangi, Jagtala in J.L. No. 17, Khatian No. 602-1 in PS Maheshwala Dist 24 Parganas South along with constructions thereon existing and future.</p> <p>2. Charge/ Security Interest over all Receivables (including without limitation booking amounts, lease rentals, licensee fees, cashflows revenues etc. howsoever arising from, out of, in connection with or relating to the said Project / said Premises / said Property / Secured Properties, Charge/ Security Interest on the Accounts (as defined hereinafter), Charge / Security Interest on insurance policies/insurance proceeds pertaining to the said Project / said Premises / said Property. (Hereinafter referred to as the "Secured Properties").</p> <p>3. Personal Guarantee of Mr. Sumit Dabirwala & Mr. Nandini Behani.</p> <p>1. Exclusive Charge on the freehold land admeasuring 191.70 acres or thereabouts, together with all the buildings, structures thereon or to be constructed thereon and all fixed movable assets attached to the earth or permanently fastened to anything attached to the earth (both present & future), lying, being and situated at Mouza- Mirpur, J.L. No. 42, Khatian-3 Mouza- Bangla, J.L. No. 41 Khatian-3 Mouza- Bangla, J.L. No. 43, Khatian- 1663, Mouza - Jagtala, J.L. No. 17, Khatian No. 602/1 in P.S. Maheshwala, 1-New Bata Road, District-24 Parganas (South), Kolkata- 700140 together with construction thereon both present and future.</p> <p>2. Exclusive Charge on Pledge of Shares by the following entities holding Equity shares in Riverbank Developers Pvt Ltd:-</p> <p>1) Gaurav International LLP</p> <p>2) Calcutta Metropolitan Group Limited</p> <p>3) Edmond Finvest Private Limited</p> <p>1. Extension of mortgage of 193.70 acres of land of Bata India Limited situate at I, New Bata Road, Mouza, Jagtala, Bangla & Nangi, Batanagar, in P.S. Maheshwala, Dist 24 PGS South, together, with construction thereon, both present and future with outstanding Loans of INR 272.10 crore.</p> <p>2. Personal Guarantee of Mr. Sumit Dabirwal</p> <p>3. Exclusive charge on Scheduled Receivables</p> <p>1. All that piece and parcel of freehold land admeasuring 165.03 Acres or thereabouts, together with all the buildings, structures thereon or to be constructed thereon and all fixed movable assets attached to the earth or permanently fastened to anything attached to the earth (both present and future), lying, being and situated at (i) Mouza - Mirpur, J.L. No. 42, Khatian No. - 3, (ii) Mouza - Bangla, J.L. No. - 41, Khatian-767, (iii) Mouza - Nangi, J.L. No. 43, Khatian - 1663 & (iv) Mouza - Jagtala, J.L. No. 17, Khatian No - 602/1 all within Premises No. 1, New Bata Road, P.S. + PO - Maheshwala, Kolkata - 700140, District-24 Parganas (South), together with proportionate undivided share of land underneath/ appurtenant.</p> <p>2. Receivables- (D)Charge over (a) all the right, title, interest, benefits, claims, demands and entitlements whatsoever of the Mortgagee in to, under or in respect of the Receivables (including future Receivables from the Apartments /Units that have been sold) relating to/ arising from the property described in (A) above, due and payable by the Obligors / Allottees / Customers including but not limited to the rights to recover payment or other claims of the Mortgagee from the Obligor/Customer / Allottees under the Agreement for Sale/ Customer Contracts /Obligor Contracts; (b) the right to substituted or to be substituted for the Mortgagee under the Agreement for Sale/Customer Contracts /Obligor Contracts; (c) all the right, title, interest, benefits, claims and demands whatsoever of the Mortgagee under the Obligor Contracts, (d) Insurance contracts/insurance proceeds relating to the property described in (A) above and (e) all the right, title, interest, benefits, claims and entitlement whatsoever of Mortgagee / Borrower under various deeds, documents, agreements and instruments pertaining to the property described in (A) above (collectively "Receivables").</p> <p>3. Accounts- Charge over all the right, title and interest of Mortgagee in the Accounts whether opened/ established or to be opened / established, any other bank accounts of the Mortgagee wherever opened / maintained / established in respect of the property described in (A) above and operated and all amounts received to the credit of such account and all securities, instruments, investments and other property deposited in/ credited thereto / created out of or required to be deposited therein / credited thereto / established in respect of (A) above (collectively "Accounts").</p> <p>4. Floating charge on all rights, title, interest, benefits, claims, demands and entitlements whatsoever of the Mortgagee in, to or over all the other movable assets of the Mortgagee (excluding Receivables and Accounts) in respect of property described in (A) above including without limitation, the Mortgagee's cash in hand and its rights, title and interest in all funds of the Mortgagee, stocks of raw materials, semi-finished and finished goods and consumable stores, which description shall include all properties of the above description whether presently in existence, constructed or acquired hereafter (collectively "General Assets").</p> <p>e. Charge over the Whole of the current and movable fixed assets of the Security Provider, including stocks, book debts, raw materials, goods in process, semi-finished and finished goods, consumable Stores and spares and such other movables, plant and machinery, computers, furniture and fixtures, machinery spares, tools and accessories and other assets, both present and future, of the Security Provider wherever situated whether installed or not and whether now lying loose or in cases or which are now lying or stored in or about or shall hereafter from time to time during the continuance of the security of these presents be brought into or upon or be stored or be held by any party to the order or disposition to the Security Provider or in the course of transit or on high or on order or delivery, howsoever and wheresoever in the possession of the Security Provider and whether by way of substitution, replacement, conversion, realization or addition or otherwise howsoever with all benefits, rights and incidentals attached thereto which are now or shall at any time be owned by the Security Provider, whether present or future, including without limitation</p>
JIM Financial Credit Solutions Limited	<p>1. All right, title and interest of RDPL in/ over the RDPL units (as defined in the registered IOM) together with all rights to common areas and parking spaces comprised in the project area and all other rights and benefits, accrued or accruing thereto.</p> <p>2. Any and all amounts owing to or received by or receivable, in each case from time to time, by RDPL in connection with/ from the RDPL units whether now, or at any time during the continuance of the IOM which shall include all such amounts that RDPL is entitled to from the sale/ lease/ license/ transfer of RDPL units, and all rights, title, interest, benefits, claims and demands whatsoever of RDPL in, to or in respect of the said amounts in the bank accounts where the same are held, lying to the credit thereof from time to time.</p> <p>3. The security created on immovable properties are hereunder:</p> <p>a. 19 units in project Bakrown</p> <p>b. 4 units of project Golf Green</p> <p>c. 9 units Project Princep.</p>
SREI Equipment Finance Limited	<p>Security Charge On:</p> <p>1. Venus Make Horizontal Silo 60 MT</p> <p>2. Schwing Stetter Batching Plant CP-30</p>
Vistra ITCL (India) Limited	<p>All land parcels situated at Mouza, Jagtala, J.L. No. 17 in PS Maheshwala, ad-measuring approximately 14.81 Acres together with all buildings, erections, godowns and construction of every description which are erected, standing or attached or shall at any time hereafter during the continuance of the mortgage hereby constituted be erected and standing or attached and all trees, fences, hedges, ditches, way severages drains, water courses, liberties, privileges, easements and appurtenances whatsoever on the aforesaid land along with proportionate share in the underlying land including all present.</p>