

Annexure-1

Name of the Coporate Debtor: Kasata Hometech India Pvt Ltd

Date of Commencement of Liquidation:

5th Aug 2022

List of Stakeholders as on: 14th June,2025

List of Secured Financial Creditors

Sr No	Name of the Creditor	Identification No	Details of Claim received		Details of claim admitted							Amt of contingent claim	Amt of any mutual dues, that may be set off	Amt of claim rejected	Amt of claim under verification	Remarks, if any	Amount in Rs
			Date of Receipt	Amount claimed	Amount of Claims admitted	Nature of Claim	Amount covered by security interest	Whether security interest relinquished?(Yes/No)	Details of Security Interest	Amt covered by Gaurantee	% share in total amount of claims admitted						Amount in Rs
1	Milestones Trusteeship Services Pvt Ltd		13-09-2022	38,94,00,474	29,18,39,299	Debentureholders	29,18,39,299	Yes	Refer Note 1	29,18,39,299	65.22	0	0	9,75,61,175	0		
2	SBI		09-Jul-22	28,04,588	-	House Loan	28,04,588	No	B/B-501 Kalp Nishang 1	-	-	0	0	28,04,588	0		
3	Rashmi Kant and Sons (HUF)		09-08-2022	23,13,985	23,13,985	Debentureholders					0.52	0	0	-	0		
4	Sanaa Rahman		09-11-2022	19,97,160	19,97,160	Debentureholders					0.45	0	0	-	0		
5	Latha A		09-07-2022	55,95,687	55,95,687	Debentureholders					1.25	0	0	-	0		
6	ASHOK KUMAR BHARDWAJ		09-07-2022	30,23,466	30,23,466	Debentureholders					0.68	0	0	-	0		
7	Devika Sharma		09-10-2022	29,39,343	29,39,343	Debentureholders					0.66	0	0	-	0		
8	MB Khan		09-05-2022	23,63,897	23,63,897	Debentureholders					0.53	0	0	-	0		
9	Pushpa Chakraborty		09-06-2022	31,40,185	31,40,185	Debentureholders					0.70	0	0	-	0		
10	Sadanandam Chitrals		09-12-2022	38,81,450	38,81,450	Debentureholders					0.87	0	0	-	0		
11	Sunil Kumar		09-11-2022	20,02,412	20,02,412	Debentureholders					0.45	0	0	-	0		
12	V. Ananthakrishnan		09-08-2022	30,64,304	30,64,304	Debentureholders					0.68	0	0	-	0		
13	Aparna Nagesh Prakash		09-10-2022	30,47,478	30,47,478	Debentureholders					0.68	0	0	-	0		
14	Santosh AJ		09-05-2022	34,28,260	30,14,816	Debentureholders					0.67	0	0	4,13,444	0		
15	Uma Sannapureddy		09-12-2022	85,86,315	85,86,315	Debentureholders					1.92	0	0	-	0		
16	M/s Madras Industrial Products		09-06-2022	4,08,03,478	4,08,03,478	Debentureholders					9.12	0	0	-	0		
17	Padmavathi Vattipally		09-10-2022	23,86,619	23,86,619	Debentureholders					0.53	0	0	-	0		
18	Falguni & Nischal		09-05-2022	72,80,503	71,69,753	Homebuyers					1.60	0	0	1,10,750	0		
19	Pranjal Bhaskar Palkar		09-07-2022	10,76,250	10,76,250	Homebuyers					0.24	0	0	-	0		
20	Hema Chaudhary &Sharad Tejpal		09-05-2022	1,10,31,397	1,10,31,397	Homebuyers					2.47	0	0	-	0		
21	Laxmi Prasad Puri		09-06-2022	1,68,821	1,68,821	Homebuyers					0.04	0	0	-	0		
22	Prashant Harsukhlal Patel		09-06-2022	10,08,739	10,08,739	Homebuyers					0.23	0	0	-	0		
23	Jigar Ambalal Patel		09-08-2022	42,43,100	42,43,100	Homebuyers					0.95	0	0	-	0		
24	Vivek Desai		09-05-2022	75,08,845	75,08,845	Homebuyers					1.68	0	0	-	0		
25	Palak Shah		09-07-2022	3,01,000	3,01,000	Homebuyers					0.07	0	0	-	0		
26	Prakash P Nair		09-03-2022	66,78,965	66,78,965	Homebuyers					1.49	0	0	-	0		
27	Vaghji Parmar		09-10-2022	1,00,833	1,00,833	Homebuyers					0.02	0	0	-	0		
28	Neha Prakash Makwana		09-12-2022	2,00,000	2,00,000	Homebuyers					0.04	0	0	-	0		
29	Prakash M Parmar, Jannaben M Parmar		09-11-2022	5,23,563	5,23,563	Homebuyers					0.12	0	0	-	0		
30	Devesh J Ashadhir		09-07-2022	8,89,673	8,89,673	Homebuyers					0.20	0	0	-	0		
31	Vallabhbhai Patel		09-10-2022	22,75,000	22,75,000	Homebuyers					0.51	0	0	-	0		
32	Jayantibhai Patel		09-10-2022	21,38,000	21,38,000	Homebuyers					0.48	0	0	-	0		
33	AnishKumar M Patel and Megha Anishkumar Patel		09-10-2022	73,80,000	73,80,000	Homebuyers					1.65	0	0	-	0		
34	Swapnil N Jadhav		09-08-2022	16,75,833	16,75,833	Homebuyers					0.37	0	0	-	0		
35	Anilbhai H Anandjiwala		09-09-2022	3,61,000	3,61,000	Homebuyers					0.08	0	0	-	0		
36	Aruna Gupta		25-09-2023	21,76,104	20,09,542	Debenture Holder					0.45	0	0	1,66,562	0		
37	JITENDRA A DOSHI		25-09-2023	27,25,563	27,25,563	Debenture Holder					0.61	0	0	-	0		
38	Rajagopal Reddy Devireddy		25-09-2023	18,13,125	18,13,125	Debenture Holder					0.41	0	0	-	0		
39	VENKAT RAO KHARIDEHAL		25-09-2023	27,36,443	27,36,443	Debenture Holder					0.61	0	0	-	0		
40	Divyansinh Kher		11-12-2023	3,00,000	3,00,000	Home Buyer					0.07	0	0	-	0		
41	Rajesh Upadhyay		21-09-2023	22,50,000	22,50,000	Home Buyer					0.50	0	0	-	0		
42	Ram Mehta		12-09-2023	6,00,000	6,00,000	Home Buyer					0.13	0	0	-	0		
43	Sarla Chauhan		14-10-2022	53,50,000	3,15,000	Home Buyer					0.07	0	0	50,35,000	0		
Total				55,35,71,860	44,74,80,341						100	-	-	10,60,91,518	-		

Note 1.

1. FIRST AND EXCLUSIVE CHARGE ON THE IMMOVABLE PROPERTY AND THE DEVELOPMENT RIGHTS ON SUCH IMMOVABLE PROPERTY OF THE CORPORATE DEBTOR SITUATED IN THE STATE OF GUJARAT BEING ALL THAT PIECE AND PARCEL OF LAND ADMEASURING 12804 SQ. MTRS COMPRISING OF EIGHT TOWERS, DETAILS OF WHICH ARE MORE PARTICULARLY DESCRIBED IN SCHEDULE A TO THE DEBENTURE TRUST CUM MORTGAGE DEED DATED 28TH MARCH 2016.

2. FIRST AND EXCLUSIVE CHARGE ON THE IMMOVABLE PROPERTY AND THE DEVELOPMENT RIGHTS ON SUCH IMMOVABLE PROPERTY OF THE CORPORATE DEBTOR SITUATED IN THE STATE OF GUJARAT BEING ALL THAT PIECE AND PARCEL OF LAND ADMEASURING 6171 SQ. MTRS COMPRISING OF FOUR TOWERS, DETAILS OF WHICH ARE MORE PARTICULARLY DESCRIBED IN

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SCHEDULE A TO THE DEBENTURE TRUST CUM
MORTGAGE DEED DATED 28TH MARCH 2016.
3. ESCROW ON THE RECEIVABLES
4. THREE MONTHS INTEREST RESERVE
5. PERSONAL GUARANTEE ISSUED BY MR. NARESH
PATEL AND MR. RAMESH PATEL DATED 28TH MARCH
2016

Note 2.

The amount has been already claimed by the
Debentureholders on the Individual Capacity.