

Annexure - 2

ANNEXURE - A

Consolidated List of Creditors of Consolidated Corporate Debtors - Darshan Group

Summary of List of claims as on December 21, 2023

Drawn for claims up to December 21, 2023

Filing under clause (ca) of sub-regulation (2) of regulation 13 of the IBBI (Insolvency Resolution Process for Corporate Persons) Regulations, 2016

Sr.	Category of creditor	Summary of claims received		Summary of claims admitted		Amount of contingent claims	Amount of claims not admitted	Amount of claims under verification	Details in Annexure	Remarks, if any
		No. of claims	Amount	No. of claims	Amount of claims admitted					
1	Secured financial creditors belonging to any class of creditors	0	0	0	0	0	0	0	1	No claims have been received till December 21, 2023
2	Unsecured financial creditors belonging to any class of creditors	0	0	0	0	0	0	0	2	No claims have been received till December 21, 2023
3	Secured financial creditors (other than financial creditors belonging to any class of creditors)	11	2,08,64,77,17,942	11	1,32,28,89,64,768	0	76,35,87,53,174	0	3	Annexure -3
4	Unsecured financial creditors (other than financial creditors)	3	1,41,30,68,841	3	0	0	1,41,30,68,841	0	4	Annexure - 4



	belonging to any class of creditors)									
5	Operational creditors (Workmen)	0	0	0	0	0	0	0	5	No claims have been received till December 21, 2023
6	Operational creditors (Employees)	11	58,49,296	11	0	0	58,49,296	0	6	Annexure 6
7	Operational creditors (Government Dues)	8	96,68,33,515	8	44,98,52,263	0	0	51,69,81,252	7	Annexure-7
8	Operational creditors (other than Workmen and Employees and Government Dues)	13	27,19,12,270	13	13,18,28,791	0	4,58,25,551	9,34,57,928	8	Annexure - 8
9	Other creditors, if any, (other than financial creditors and operational creditors)	1	50,00,00,00,000	1	0	0	50,00,00,00,000	0	9	Annexure-9
Total		48	2,61,30,53,81,864	48	1,32,87,06,45,822	0	1,27,82,34,96,862	61,04,39,180		



Annexure 3

Consolidated List of Creditors of Consolidated Corporate Debtors - Darshan Group

List of secured financial creditors (other than financial creditors belonging to any class of creditors) as on December 21, 2023

Sl. No.	Name of creditor	Details of claim received		Details of claim admitted						Amount of contin gent claim	Amou nt of any mutual dues, that may be set-off	Amount of claim not admitted	Amo unt of claim under verifi catio n	Remarks , if any	
		Date of receipt	Amount claimed	Amount of claim admitted	Nature of claim	Amount covered by security interes t	A m ou nt co ve re d by gu ar an tee	Wheth er related party?	% vo ting share in CoC						
1	Darshan Developers Private Limited														
	Piramal Capital & Housing Finance Limited	11-08-2021	1,03,84,48,71,080	28,13,16,69,175	Secured	28,13,16,69,175	0	No	100	0	0	75,71,32,01,905	0	Refer Note:1	
2	Immediate Real Estate Private Limited														
	Piramal Capital & Housing Finance Limited	23/09/2022	11,35,89,50,307	11,30,24,34,160	Secured	11,30,24,34,160	0	No	100	0	0	5,65,16,147	0	Refer Note:2	



3	Manpreet Developers Private Limited													
	Piramal Capital & Housing Finance Limited	24/01/2023	12,858,588,499	12,73,93,47,469	Secured	12,73,93,47,469	0	No	100	0	0	11,92,41,030	0	Refer Note:3
4	Wamika Real Estate Private Limited													
	Piramal Capital & Housing Finance Limited	15/03/2023	1110,55,88,329	11,04,12,31,585	Secured	11,04,12,31,585	0	No	100	0	0	6,43,56,744		Refer Note:4
5	Prithvi Residency Private Limited													
	Piramal Capital & Housing Finance Limited	15/03/2023	10,25,64,77,199	10,19,67,91,687	Secured	10,19,67,91,687	0	No	100	0	0	5,96,85,512	0	Refer Note:5
6	Tenacity Real Estate Private Limited													
	Piramal Capital & Housing Finance Limited	15/03/2023	10,78,99,74,419	10,72,72,44,561	Secured	10,72,72,44,561	0	No	100	0	0	6,27,29,858	0	Refer Note:6
7	Ghardwar Real Estate Private Limited													
	Piramal Capital & Housing Finance Limited	15/03/2023	909,24,99,962	903,91,97,196	Secured	903,91,97,196	0	No	100	0	0	5,33,02,766	0	Refer Note:7
8	Fulgent Real Estate Private Limited													
	Piramal Capital & Housing Finance Limited	15/03/2023	803,58,32,376	798,82,88,651	Secured	798,82,88,651	0	No	100	0	0	4,75,43,725	0	Refer Note:8
9	Suvarat Real Estate Developers Private Limited													
	Piramal Capital & Housing Finance Limited	15/03/2023	9,83,50,12,036	9,77,76,21,941	Secured	9,77,76,21,941	0	No	100	0	0	5,73,90,095	0	Refer Note:9



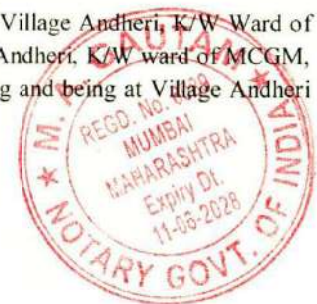
10	Azinova Constructions Private Limited													
	Piramal Capital & Housing Finance Limited	15/03/2023	10,36,69,54,299	10,30,65,60,012	Secured	10,30,65,60,012	0	No	100	0	0	6,03,94,287	0	Refer Note:10
11	Vyomakara Real Estate Private Limited													
	Piramal Capital & Housing Finance Limited	15/03/2023	11,10,29,69,436	11,03,85,78,331	Secured	11,03,85,78,331	0	No	100	0	0	6,43,91,105	0	Refer Note:11
	Total		2,08,64,77,17,942	1,32,28,89,64,768								76,35,87,53,174		

Note 1:

1. Exclusive charge by way of registered mortgage of free sale FSI to the extent of 2,13,688.65sqm. (built up) area inclusive of proportionate fungible rights, along with any future development potential, arising out of the development of the SR scheme being proposed on all those pieces and parcels of land bearing CTS nos. 207, 207/1 to 57, 208/A/1(part), 208A/2, 208/A/3, 208/A/4, 208B/1, 208B/2, 208B/3, 209, 209/1 to 8, 210(part) 210/1 to 24, 211, 212, 215, 256/B(Part), 257/A, 259(Part), 260, 261, 262(Part), 264, 264/1 to 128, 198(part) and 804 aggregately admeasuring 88,213.56 sqm or thereabouts lying and being at Village Andheri, Mumbai within the registration district and sub district of Mumbai suburban.
2. Exclusive charge by way of hypothecation of current assets and receivables of the Company.

Note 2:

1. Exclusive charge by way of Registered Mortgage of the development rights in the proposed S.R. Scheme on the plot bearing CTS No. 210 of Village Andheri, K/W Ward of MCGM, Andheri (W), Mumbai for Sai Darshan SRA CHS Ltd & CTS No. 208/A/1 (pt), 210, 211 (pt), 212 (pt), 215 (pt), 224 (pt) of village Andheri, K/W ward of MCGM, Andheri (W), Mumbai for Sarvadharmiya SRA CHS (prop). of free sale area of 12616.04 sq.mts. inclusive of proportionate fungible area lying and being at Village Andheri (W), Mumbai along with present and future unsold construction thereon.
2. Exclusive charge by way of Hypothecation on the receivables arising out of sold and unsold units from present and future construction thereon.



Note 3:

1. Exclusive Charge by way of registered mortgage of the share of development rights of free sale FSI of 17,172.62 sq.mts inclusive of proportionate fungible area on the plot admeasuring 3079.67 sq. mts. and bearing CTS No. 208/A/1 (part) of Slum Rehabilitation Scheme of Aman Akash Ashiyana CHS Ltd. Andheri United CHS Ltd. Juhulane Milap CHS & Milansar CHS bearing PLOT NO 208/A/1 (pt), 208A/2, 208A/4, 264,264/1 O 128, 207,208-B lying and being at village Andheri, Mumbai along with present & future unsold construction thereon.
2. Exclusive charge by way of hypothecation of current assets and receivables of the Company.

Note 4:

1. Exclusive mortgage over inter alia the share of development rights of free sale FSI of 6,815 square meters (Built – up area) inclusive of proportionate fungible area in the proposed S.R. Scheme (PTC) under 33 (14) (D), on the plot bearing CTS No. 211 (part) of village Andheri, Mumbai along with present and future unsold construction thereon.
2. Exclusive charge by way of hypothecation on the receivables arising out of the sold and unsold units from present and future construction thereon

Note 5:

1. Exclusive Charge by way of registered mortgage of the share of development rights of free sale FSI of 6291 sq. mtrs. inclusive of proportionate fungible area in the proposed S.R. Scheme (PTC) under 33 (14) (D), on the plot bearing CTS No. 211 part of Village Andheri, Andheri (West), Mumbai, Taluka, Andheri along with present and future unsold construction thereon.
2. Exclusive charge by way of hypothecation on the receivables arising out of the sold and unsold units from present and future construction thereon.

Note 6:

1. Exclusive Charge by way of registered mortgage of the share of development rights of free sale FSI of 16,488.04 sq.mts (BUA) inclusive of proportionate fungible area FSI to be developed and constructed on the part of Total Free Sale land admeasuring 2956.90 sq. mtrs. and bearing CTS No. 208/A/1 (part) of Slum Rehabilitation Scheme of Aman Akash Ashiyana CHS Ltd. Andheri United CHS Ltd. Juhulane Milap CHS & Milansar CHS bearing Plot No. 208/A/1 (pt), 208A/2, 208A/4, 264,264/1 to 128, 207,208-B lying and being at village Andheri, Mumbai along with present & future unsold construction thereon.



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2. Exclusive charge by way of hypothecation on receivables arising out of the sold and unsold units from present and future construction thereon.

Note 7:

1. Exclusive Charge by way of registered mortgage of the share of development rights of free sale FSI of 9451.81 sq.mts (Built – up area) inclusive of proportionate fungible area on the plot bearing CTS No. 210 of village Andheri, K/W Ward of MCGM, Andheri (W), Mumbai for Sai Darshan SRA CHS Limited and CTS No. 208/A/1 (pt.), 212 (pt), 215 (pt), 224 (pt) of Village K/W Ward of MCGM, Andheri (W), Mumbai for Sarvadharmiya SRA CHS (Prop) lying and being at Village, Andheri, Mumbai along with present and future unsold construction therein.
2. Exclusive charge by way of hypothecation on the receivables arising out of sold and unsold units from present and future construction therein.

Note 8:

1. Exclusive Charge by way of registered mortgage of the share of development rights of free sale FSI of 10,629.37 sq.mtrs. and bearing CTS No. 208/A/1 (part) of Slum Rehabilitation Scheme of Aman Akash Ashiyana CHS Limited, Akash Ashiyana CHS Limited, Andheri United CHS Limited, Juhulane Milap CHS and Milansar CHS bearing Plot No. 208/A/1 (part), 208/A/2, 208/A/4, 264, 264/1 to 128, 207, 208 – B lying and being at Village Andheri, Mumbai along with present and future unsold construction thereon.
2. Exclusive charge by way of hypothecation on the receivables arising out of the sold and unsold units from present and future construction thereon.

Note 09:

1. Exclusive Charge by way of registered mortgage of the share of development rights of free sale FSI of 10194.88 sq.mts inclusive of proportionate fungible area on the plot bearing CTS No. 210 of Village Andheri, K/W Ward of MCGM, Andheri (W), Mumbai for Sai Darshan SRA CHS Limited & CTS No. 208/A/1 (Pt), 210, 211 (pt), 212 (pt), 215 (pt), 224 (pt) of Village Andheri, K/W Ward of MCGM, Andheri (W), Mumbai for Sarvadharmiya SRA CHS (Prop) lying and being at Village Andheri, Mumbai along with present & future unsold construction thereon.
2. Exclusive charge by way of hypothecation on the receivables arising out of the sold and unsold units from present and future construction thereon.

Note 10:

1. Exclusive Charge by way of registered mortgage of the share of development rights of free sale FSI of 954961 sq.mts area inclusive of proportionate fungible FSI to be developed and constructed on the part of total free sale land admeasuring 1712.59 Sq.mtrs and bearing CTS No. 208/A/1 (part) of Slum Rehabilitation Scheme of Aman Akash Ashiyana



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CHS Limited, Andheri United CHS Limited, Juhulane Milap CHS and Milansar CHS bearing plot No. 208/A/1 (part), 208/A/2, 208/A/4, 264, 264/1 to 128, 207, 208- B lying and being at Village Andheri, Mumbai excluding the 13.4 mtrs wide DP Road passing through the land within the registration district and sub – district of Mumbai Suburban.

2. Exclusive charge by way of hypothecation on the receivables arising out of the sold and unsold units from present and future construction thereon.

Note II:

1. Exclusive Charge by way of registered mortgage of the share of development rights in the proposed S.R. Scheme on the plot bearing CTS No. 210 of village Andheri, K/W Ward of MCGM, Andheri (W), Mumbai for Sai Darshan SRA CHS Limited & CTS No. 208/A/1 (Pt), 210, 211 (pt), 215 (pt), 224 (pt) of village Andheri, K/W ward of MCGM, Andheri (W), Mumbai for Sarvadharmiya SRA CHS (Prop). of free sale area of 11331.46 sq. mts. inclusive of proportionate fungible area lying and being at village Andheri (W), Mumbai along with present and future unsold construction thereon.
2. Exclusive charge by way of hypothecation of receivables arising out of the sold and unsold units from present and future construction thereon.

