

## Digamber Buildcon Private Limited

**List of Creditors (For claims as at 27.11.2018)**  
**(Version 2: Pursuant to claims updated up to 18.07.2019)**

SL. NO.	CATEGORY OF CREDITORS	AMOUNT CLAIMED	AMOUNTS OF CLAIMS ADMITTED	SECURITY INTEREST	DETAILS OF CLAIMS
		(IN INR)	(IN INR)		
1	Financial Creditors	12,00,68,82,419.00	7,44,26,28,966.00	Annexure I&II	Form C
2	Claims by Creditors in a class (as per Regulation 8A)	1,41,82,614.00	-	N.A.	Form CA
3	Operational Creditors (other than Workmen and Employees)	-	-	N.A.	Form B
4	Operational Creditors (Statutory Dues)	-	-	N.A.	Form D
5	Operational Creditors (only Workmen and Employees)	-	-	N.A.	Form E
6	Other Creditors (as per Regulation 9A)	-	-	N.A.	Form F
<b>TOTAL</b>		<b>12,02,10,65,033.00</b>	<b>7,44,26,28,966.00</b>		
<b>CLAIMS RECEIVED AFTER 90 DAYS</b>					
(i)	FORM B	65,550.00	-		
<b>TOTAL</b>		<b>65,550.00</b>	<b>-</b>	<b>-</b>	

**Notes :**

1. List of creditors is subject to revision/further verification on subsequent receipt of further information/ details/records

2. All the claims submitted has been verified and admitted on the basis of information provided by the creditors and information to the extent available with the RP, on the basis of our best estimate in accordance with Regulation 14 of Insolvency and Bankruptcy Board of India (Insolvency Resolution Process of Corporate Person) Regulations, 2016

3. As per Regulation 14 of Insolvency & Bankruptcy Board of India (Insolvency Regulation Process for Corporate Persons) Regulations, 2016, the Resolution Professional, as the case may be, shall revise the amounts of claims admitted, including the estimates of claims made, as soon as may be practicable, when he comes across additional information warranting such revision.

4. As per Regulation 10 of Insolvency & Bankruptcy Board of India (Insolvency Regulation Process for Corporate Persons) Regulations, 2016, the Resolution Professional has substantiated the whole or part of claim from the evidence and supporting documents received by him.

## FORM C

## Digamber Buildcon Private Limited

List of Creditors (For claims as at 27.11.2018)

(Version 2: Pursuant to claims updated up to 18.07.2019)

## Category: Financial Creditors (Form C)

Sl. No.	Name of Creditor	Nature of Financial Debt	Amount Claimed				Amount of Claim Admitted*		Amount of Claim under Verification	Voting Share%	Security Interest	Remarks	
			Principle	Interest and other charges	other charges	Total							
			(in INR)			(in INR)	(in INR)						
1	ECL Finance Limited	Rupee Term Loan	1,20,00,00,000	1,09,74,13,444		10,47,51,157.00	10,47,51,157.00		1.41%	ANNEXURE I	Secured		
2	Edelweiss Asset Reconstruction Company	Debt-I towards the loan availed by Adel Landmarks Limited			70,067	4,11,58,75,470.00	7,27,19,30,412.00	4,11,58,75,470.00	7,27,19,30,412.00		97.71%	ANNEXURE II	Secured
		Debt-II towards the loan availed by Rational Buildcon Private Limited				1,98,59,16,882.00		1,98,59,16,882.00					
		Debt-III towards the loan availed by Rational Buildcon Private Limited				1,17,01,38,060.00		1,17,01,38,060.00					
3	HL&FS Financial Services Ltd	Debt-I towards the loan availed by Adel Landmarks Limited				1,17,11,45,830.00	4,56,42,53,453.00	0.00	-	4,56,42,53,453.00			Subject to further verification
		Debt-II towards the loan availed by Adel Landmarks Limited				43,28,73,517.00		0.00					
		Debt-III towards the loan availed by Golden Glow Estate Pvt. Limited				2,55,57,03,684.00		0.00					
		Debt-IV towards the loan availed by Hi-Point Investments and Finance Pvt. Limited				40,45,30,422.00		0.00					
4	Styrax Commodities Ltd.					6,59,47,397.00	6,59,47,397.00	6,59,47,397.00	6,59,47,397.00		0.89%	Unsecured	
<b>Total Amount</b>						12,00,68,82,419.00	7,44,26,28,966.00	4,56,42,53,453.00	100.00%				

Annexure I											
Digamber Buildcon Private Limited											
Sl. No.	SECURITY INTEREST- ECL Finance Limited										
Details of security Interest											
I	Mortgage of land owned by Digamber Buildcon Private Limited by way of first pari-passu charge basis over 1/3 rd share on 50:50 sharing basis between ILFS & ECL Finance Ltd as per table below:-										
	MUS TATI L NO./ REC T. NO.		Area		SITUATED AT						
		KILA NO.	KANAL	MARLA	Village Badhahpur , Tehsil, Gurgaon, District Gurgaon, Haryana.			Remarks			
	133	21	8	0				Together with all buildings and structures constructed/to be constructed thereon and anything attached to the earth or permanently fastened to anything attached to the earth , fixtures and fittings erected/installed or to be erected/installed and every part thereof.			
	137	5	7	16							
	138	1	7	16							
	<b>Total</b>		<b>23</b>	<b>12</b>	<b>Value Rs. 14.53 Cr. approx</b>						
II	Mortgage of land owned by Rational Buildcon Private Limited by way of first pari-passu charge										
	MUS TATI L NO./ REC T. NO.		Area		SITUATED AT						
		KILA NO.	KANAL	MARLA	Village Badhahpur , Tehsil, Gurgaon, District Gurgaon, Haryana.			Remarks			
	133	19/2	0	4				Together with all buildings and structures constructed/to be constructed thereon and anything attached to the earth or permanently fastened to anything attached to the earth , fixtures and fittings erected/installed or to be erected/installed and every part thereof.			
		22	7	16							
	138	2	7	16							
		3	7	16							
		4/3	2	4							
		5	7	16							
		6	8	0							
		7	8	0							
		8	8	0							
		<b>Total</b>		<b>57</b>	<b>12</b>	<b>Value Rs. 106.41 Cr. approx</b>					
III	Mortgage of land owned by Rational Buildcon Private Limited by way of first pari-passu charge										
	MUS TATI L NO./ REC T. NO.		Area		SITUATED AT						
		KILA NO.	KANAL	MARLA	Village Badhahpur , Tehsil, Gurgaon, District Gurgaon, Haryana.			Remarks			
	133	21	8	0				Together with all buildings and structures constructed/to be constructed thereon and anything attached to the earth or permanently fastened to anything attached to the earth , fixtures and fittings erected/installed or to be erected/installed and every part thereof.			
	137	5	7	16							
	138	1	7	16							
	<b>Total</b>		<b>23</b>	<b>12</b>						<b>Value Rs. 29.06 Cr. approx</b>	
IV	Personal Guarantee Mr Hem Singh Bharana for securing entire dues of Digamber Buildcon Private Limited										

Annexure II						
Digamber Buildcon Private Limited						
Sl. No.	SECURITY INTEREST- Edelweiss Asset Reconstruction Company Limited					
Details of security Interest for Debt I (on 50:50 sharing basis between ILFS & ECL Finance Ltd)						
MUSTATIL NO./RECT. NO.	Area			SITUATED AT		Remarks
	KILA NO.	KANAL	MARLA			
133	21	8	0	Village Badhahpur , Tehsil, Gurgaon, District Gurgaon, Haryana.		Together with all buildings and structures constructed/to be constructed thereon and anything attached to the earth or permanently fastened to anything attached to the earth , fixtures and fittings erected/installed or to be erected/installed and every part thereof.
137	5	7	16			
138	1	7	16			
<b>Total</b>		<b>23</b>	<b>12</b>	<b>Value Rs. 14.53 Cr. approx</b>		

b Second charge over land owned by Rational Buildcon Private Limited as per table below:-									
	Khewat/Khatuni No.	MUSTATIL NO./RECT. NO.	KILA NO.	Area		Area in share	Area Mortgaged		Remarks
				KANAL	MARLA		KANAL	MARLA	
	1184MIN/1374	182	27/2	4	7	2/5	1	15	Together with all buildings and structures constructed/to be constructed thereon and anything attached to the earth or permanently fastened to anything attached to the earth , fixtures and fittings erected/installed or to be erected/installed and every part thereof.
	1153/1340	157	22/2	4	12	1/5 of 9K4M	1	17	
		181	2/1	4	12				
	1184/1374	157	17	8	0	64/601 share of 30K 1M	3	4	
		20/4	2	0					
		158	21/1	2	17				
		182	1/1	4	4				
		6	4/2	2	0				
		7	5/2	5	0				
		8	4/1	6	0				
		19/3	0	6	FULL	11	17		
	157	22/1	3	1					
		5/2	6	13					
	182	7/1/1	0	12					
		7/2/2	0	10					
		6/1	0	15	267/511 SHARE OF 25 K 11M	13	7		
	155	4/1	2	6					
		4/2	1	3					
		4/4	0	8					
		4/5	4	0					
		5	8	0					
		156	1/1	4	7	25/578 SHARE OF 28K 18M	1	5	
	151	24	5	7					
	1118/1305		11/1	4	3				
	1119/1306		2/2	3	1				
			10/1	5	3				
	1120/1307	181	11/2	3	17				
	1121/1308		9	7	13				
	1122/1309		11/1	5	1	64/864 SHARE OF 43K4M	3	4	
	1255/1448		1	8	0				
			4	8	0				
			5/2	4	2				
			7/1	4	5				
			10/2	2	17				
			21	8	0				
	157	20	8	0	FULL	11	10		
	1238/1431	156	5/2	4				7	
			6	7	3	10/107 SHARE OF 5K7M	0	10	
	1298/1509	158	20/2	1	17				
				20/3	3				10
	1154/1341	183	7/1	1	12	3/32 SHARE	0	3	
			156	24/2	0	9	FULL	0	9
			150	21/3	2	3	59/103 SHARE OF 5K3M	2	19
			151	25/2	3	0			

c Whole of movable properties including receivables of corporate debtor and security provider for the projects/mortgaged properties including receivables whether present or future

d All approvals project documents rights,title, claims, insurance, demands, of borrower/security whether present or future in respect of properties mortgaged.

e No Lien specific bank accounts to be opened/opened joint or in the names of borrower or security provider for the purpose of projects in which receivables for projects/ land mortgaged of borrower or security provider are deposited.

Details of security Interest for Debt II and III						
a Mortgage of land owned by Digamber Buildcon Private Limited by way of first pari-passu charge basis over 1/3 rd share on 50:50 sharing basis between ILFS & ECL Finance Ltd as per table below:-						
MUSTATIL NO./RECT. NO.	Area			SITUATED AT		Remarks
	KILA NO.	KANAL	MARLA			
133	21	8	0	Village Badhahpur , Tehsil, Gurgaon, District Gurgaon, Haryana.		Together with all buildings and structures constructed/to be constructed thereon and anything attached to the earth or
137	5	7	16			
138	1	7	16			
<b>Total</b>		<b>23</b>	<b>12</b>	<b>Value Rs. 14.53 Cr. approx</b>		

c Whole of movable properties including receivables of corporate debtor and security provider for the projects/mortgaged properties including receivables whether present or future

d All approvals project documents rights,title, claims, insurance, demands, of borrower/security whether present or future in respect of properties mortgaged.

e No Lien specific bank accounts to be opened/opened joint or in the names of borrower or security provider for the purpose of projects in which receivables for projects/ land mortgaged of borrower or security provider are deposited.

**Digamber Buildcon Private Limited**

**List of Creditors (For claims as at 27.11.2018)**  
*(Version 2: Pursuant to claims updated up to 18.07.2019)*

**Category- Operational Creditors (other than Workmen and Employees)**  
**(Form B)**

<b>S. No.</b>	<b>Name of the creditor</b>	<b>Amount as per Form B</b>	<b>Claim Admitted</b>	<b>Remarks</b>
1	NIL	NIL	NIL	
	<b>TOTAL</b>	NIL	NIL	

**As per Regulation 10 of Insolvency & Bankruptcy Board of India (Insolvency Regulation Process for Corporate Persons) Regulations, 2016, the Resolution Professional has substantiated the whole or part of claim from the evidence and supporting documents received by him.**

**Form CA****Digamber Buildcon Private Limited****List of Creditors (For claims as at 27.11.2018)***(Version 2: Pursuant to claims updated up to 18.07.2019)***Category- Class of Creditors (As per Regulation 8 A) (Form CA)**

<b>S. No.</b>	<b>Name of the creditor</b>	<b>Amount as per Form CA</b>	<b>Claim Admitted for Rs.</b>	<b>Remarks</b>
1	Gurdeep Ahuja	42,68,064	NA	Pertaining to Adel Landmarks and admitted in Adel Landmarks Ltd
2	Sukhjot Singh	28,11,827	NA	Pertaining to Adel Landmarks and admitted in Adel Landmarks Ltd
3	Rajesh Kumar Khanna	35,51,060	NA	Pertaining to Adel Landmarks and admitted in Adel Landmarks Ltd
4	Ravi Hadke	35,51,663	NA	Pertaining to Adel Landmarks and admitted in Adel Landmarks Ltd
	<b>Total Amount</b>	<b>1,41,82,614</b>	-	

**Digamber Buildcon Private Limited**

**List of Creditors (For claims as at 27.11.2018)**  
*(Version 2: Pursuant to claims updated up to 18.07.2019)*

**Category: Operational Creditors - only Workmen and Employees (Form D & E)**

<b>S. No.</b>	<b>Name of the creditor</b>	<b>Amount as per Form D &amp; E (Rs.)</b>	<b>Claim Admitted (Rs.)</b>	<b>Remarks</b>
	NIL	NIL	NIL	
	<b>TOTAL</b>	NIL	NIL	

**FORM F**

**Digamber Buildcon Private Limited**

**List of Creditors (For claims as at 27.11.2018)**  
*(Version 2: Pursuant to claims updated up to 18.07.2019)*

**Category: Other Creditors (as per Regulation 9A) (Form F)**

<b>S. No.</b>	<b>Name</b>	<b>Nature of Debt</b>	<b>Amount Claimed</b>	<b>Amount of Claim admitted</b>	<b>Security Interest</b>
	NIL	NIL	NIL	NIL	NIL
<b>TOTAL</b>			<b>NIL</b>	<b>NIL</b>	



<b>Digamber Buildcon Private Limited</b>						
<b>List of Creditors (For claims as at 27.11.2018)</b>						
<i>(Version 2: Pursuant to claims updated up to 18.07.2019)</i>						
<b>Digamber Buildcon Private Limited</b>						
<b>List of Creditors (For claims as at 27.11.2018)</b>						
<b>Category- Operational Creditors (other than Workmen and Employees) (Form B)</b>						
<b>S. No.</b>	<b>Name of the creditor</b>	<b>Amount as per Form B</b>	<b>Claim Admitted for Rs.</b>	<b>Claim under verification Rs.</b>	<b>Remarks</b>	<b>Remarks</b>
1	Sandeep Ramniwas Gupta & Co	65,550.00	-	65,550.00	Claim received on 16.07.2019	
	<b>TOTAL</b>	<b>65,550.00</b>	<b>-</b>	<b>65,550.00</b>		