

Satra Properties (India) Ltd

Date of Commencement of CIRP- 03/08/2020

List of Creditors as on - 31/03/2022

Sr. No.	Type of Creditor	No. of Claimants	Amount Claimed	Amount Admitted	Amount of Contingent Claim	Amount of Claim not Admitted	Amount of Claim Under Verification
1	<u>Financial Creditors</u>						
a	Secured	5	2,43,27,19,468	13,15,55,135	-	2,12,58,79,151	17,52,85,182
b	Unsecured	10	2,14,89,93,189	51,61,45,400	-	1,59,92,36,829	3,36,10,960
2	<u>Financial Creditor in Class</u>						
a	Secured	2	1,31,61,70,853	80,27,66,149	-	51,34,04,704	-
b	Unsecured	19	33,47,20,402	-	2,23,14,500	31,08,00,000	-
3	<u>Operational Creditors</u>						
a	Workmen	-	-	-	-	-	-
b	Statutory Dues	9	16,38,08,525	4,69,76,096	-	3,73,54,911	7,94,77,518
c	Employees	32	2,33,67,781	1,19,49,792		64,20,684	49,97,306
d	Other Operational Creditors	71	36,54,09,827	21,50,61,279	-	12,18,72,185	2,84,76,363
4	<u>Other Creditors</u>	23	45,10,10,803	-	19,08,08,000	25,41,93,403	60,09,400
		171	7,23,62,00,848	1,72,44,53,850	21,31,22,500	4,96,91,61,867	32,78,56,729

Annexure - 1

Satra Properties (India) Ltd

Date of Commencement of CIRP- 03/08/2020

List of Creditors as on - 31/03/2022

List of secured financial creditors (other than financial creditors belonging to any class of Creditors)

Sl. 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 security interest	Amount covered by guarantee	Whether related party?	% of voting share in CoC					
1	Asset Reconstruction Company (India) Limited (ARCIL) (formerly known as IIFL Home Finance Ltd.)		25,62,25,566	-	NA				0.000%			25,62,25,566	-	Note-1
2	Asset Reconstruction Company (India) Limited (ARCIL) (Formerly known as IIFL Finance Ltd.)		1,85,54,92,275	-	NA				0.000%			1,85,54,92,275	-	Note-1
3	Jumbo Finvest India Ltd.		8,27,95,155	6,92,68,996	Secured				4.776%			1,35,26,159	-	Note-2
4	Pratiti Trading Pvt Ltd.		22,22,56,206	4,69,71,024	Secured				3.238%				17,52,85,182	Note-3
5	Punjab National Bank		1,59,50,266	1,53,15,115	Secured				1.056%			6,35,151	-	Note-4
	Total		2,43,27,19,468	13,15,55,135					9.07%			2,12,58,79,151	17,52,85,182	

Note on claims

	Particulars
1	The parties have upon execution of “Deed of Security” by consent agreed to modify and/or alter the obligations of SPIL under the Loan Agreement read with amendment agreement as well as the consent terms. Upon execution of the subsequent document Deed of Security” dated 20th March 2020, SIPL is no longer liable and is discharged from its obligations under the Loan Agreement read with amendment agreement as well as the consent terms. The current status is that they have secured their dues in the Resolution Plan approved by CoC of SPDPL on 12/08/2021
2	The claimant has not given the break up of principal and interest calculation. Since the payment is on EMI basis, the book balance has been taken as the claim admitted and the correction will be made on receipt of reply from the claimant. Also, an amount of Rs.12,38,511/- is receivable from the Claimant the details and proof of the same are not provided despite requests made via email. This is a part of the amount not admitted.
3	The admitted Claim was re-examined in the Light of the objections of Mr. Praful Satra, Director and explanations were called for from the claimant. On a re-assessment, the revised estimation was done considering the fact that the CD had paid interest and there was no written record of any revision in interest rates. The affidavits filed in NCLT were not adjudicated and as such were not considered to arrive at any conclusion. The agreement provided for an interest of 30% per annum. The claimant had calculated interest while submitting the claim by compounding annually. As the agreement did not stipulate compounding, Simple interest @ 30% per annum was calculated and the claim was estimated accordingly. Final claim amount is subject to any outstanding dispute that needs to be resolved in terms of amounts and security. The matter si currently pending before Hon'ble NCLT. Based on IAfiled by the claimants and Mr. Praful Satra.
4	Interest Charged beyond the insolvency commencement date is disallowed. Mutual set off amount of Rs. 39332/- not considered as the Balance available on ICD cannot be adjusted agaিসnt the dues of the Bank.

Annexure - 2

Satra Properties (India) Ltd

Date of Commencement of CIRP- 03/08/2020

List of Creditors as on - 31/03/2022

List of unsecured financial creditors (other than financial creditors belonging to any class of Creditors)

Sl. 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?	% of voting share in CoC					
1	Anchor Leasing Private Limited		1,21,50,41,839	1,32,01,749	Unsecured			0.910%			1,20,18,40,090	-	Note-1
2	Neon Laboratories Ltd.		3,03,05,675	3,03,05,675	Unsecured			2.089%			-	-	Note- 2
3	U.Y. FinCorp Ltd.		14,96,35,069	14,96,35,069	Unsecured			10.316%			-	-	
4	Zircon Traders Ltd.		91,29,990	91,29,990	Unsecured			0.629%			-	-	
5	Anish & Jigisha Shah		80,19,594	-	Unsecured			0.000%			80,19,594	-	Note- 3
6	Gajendra Investments Ltd.		26,43,44,576	25,16,43,876	Unsecured			17.349%			1,27,00,700	-	Note-4
7	Ultra LifeSpace Private Ltd.		37,51,08,586	-	Unsecured			0.000%			37,51,08,586	-	Note-5
8	Pratiti Trading Pvt Ltd.		5,94,41,216	5,83,73,357	Unsecured			4.024%			10,67,859	-	Note- 6
9	Divyagyan Trading Private		43,55,684	38,55,684	Unsecured			0.266%			5,00,000	-	Note-7
10	Suraksha Realty Ltd		3,36,10,960	-	Unsecured			0.000%			-	3,36,10,960	Note-8
	Total		2,14,89,93,189	51,61,45,400				35.58%			1,59,92,36,829	3,36,10,960	

Note on claims

	Particulars
1	No interest is payable after March 2013. Account confirmation is not available. Amount admitted as per the said affidavit and balance in the books. IA Filed by claimants against non admission is yet to be heard by Hon'ble NCLT.
2	As per books it is treated as a loan. So despite absence of documents it is treated as a loan and hence FC. In books interest is calculated upto Mar'20.
3	No allotment letter issued. Part money has been refunded. Hence, not a Financial Creditor. Claimant asked to submit form F.
4	Interest calculation called for. Settlement was entered between parties and no interest was payable after 31.01.2018. The NCLT order of admission states in para 28 that the settlement between the parties was cancelled. The balances as per the books of the CD and the claim submitted tallies as on 31.03.2018. Hence, simple interest @9 % pa as charged earlier, has been taken for the balance period. Unpaid TDS has been accounted in others coloumn. The objection of Mr. Praful Satra is considered and it has been decided that no revision is required. Mr. Praful Satra, Director has filed IA disputing hte claim admitted RP which is yet to be disposed off by the Hon'ble Tribunal.
5	Not a financial Creditor and there are no outstanding in the books of the Co. Refer all the mails seeking clarification. The claimant has filed an IA before the Hon'ble Tribunal which is yet to be adjudicated.
6	The Books of CD does not reflect the interest payable as per the agreements. Final claim amount is subject to any outstanding dispute that needs to be resolved in terms of amounts and security. Amount not admitted referes to that portion of the claim where there was an error of Rs. 275865 in principal and subsequent interest Calculation.
7	From the date of default on 9.7.2017 3 yrs expires on 8.7.2020. However, case under 138/142 of NI act 1881 and civit suit filed in 2017. Payment received in July 2020 accounted. KYC to be completed
8	To submit the appropriate claim Form for classification in the right category - Other Creditors. Balance confirmation and ledger statement called for. Details received. Claimed not a FC. Last chance given to submit form F.

Annexure - 3

Satra Properties (India) Ltd

Date of Commencement of CIRP- 03/08/2020

List of Creditors as on - 31/03/2022

List of Secured Financial Creditors belonging to any Class of Creditors

Sl. 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 security interest	Amount covered by guarantee	Whether related party?	% of voting share in CoC					
1	Vistra ITCL (India) Ltd		1,31,02,82,634	79,87,08,505	Secured				55.07%			51,15,74,129		Note- 1
2	Sudesh Bhatia & Sahil Bhatia		58,88,219	40,57,644	Secured			No	0.28%			18,30,575		Note- 2
	Total		1,31,61,70,853	80,27,66,149					55.35%			51,34,04,704		

Note on claims

	Particulars
1	Interest amount considered @ 9% as per the letter on record. There is no default condition which states that interest will be restored to 18%. The claimant has filed an IA against non admission that is yet to be heard and disposed off.
2	The claimant is an allottee in Jodhpur. Unit no 457 allotted to him. Int @8%p.a is provided as per regulation. It does not appear that NOC has been provided by Vistra. The CD has also not informed the Claimant about the requirement to make the payment in an escrow account of Axis Bank in the allotment letter. Interest @ 8% has been provided on the outstanding as per the regulations.

Annexure - 4

Satra Properties (India) Ltd

Date of Commencement of CIRP- 03/08/2020

List of Creditors as on - 31/03/2022

List of Unsecured Financial Creditors belonging to any Class of Creditors

Sl. 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-	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?`	% of voting share in CoC					
1	Gammon Realty Ltd.		24,08,00,000	-	Unsecured			-			24,08,00,000	-	Note-1
2	Kasam Holding Pvt. Ltd.		4,00,00,000	-	Unsecured			-			4,00,00,000	-	Note- 2
3	Gammon India Ltd.		3,00,00,000	-	Unsecured			-			3,00,00,000	-	Note-3
4	Mr. Mool Singh Rathore		14,12,000		Unsecured			-	14,12,000			-	Note-4
5	Mr. Shyamlal Khatri and Mr. Hemant Arora		14,00,000	-	Unsecured			-	14,00,000			-	Note-4
6	Mr. Suresh Bhandari and Mrs. Seema Dakalia		28,95,500						28,95,500				Note-4
7	Mr. Suresh kumar		23,62,500						23,62,500				Note-4
8	Mrs. Meenakshi Soni and Mr. Naveen Soni		14,20,000						14,20,000				Note-4
9	Mrs. Pushpadevi		25,31,250						25,31,250				Note-4
10	Mrs. Teena Soni		2,00,000						2,00,000				Note-4
11	Mrs. Swati Soni		3,00,000						3,00,000				Note-4
12	Mr. Babulal Soni and Mrs. Geeta Soni		11,50,000						11,50,000				Note-4
13	Mr. Vinod Kriplani and Mrs. Neetu Kriplani		10,52,250						10,52,250				Note-4
14	Mr. Ramchander Soni		8,50,000						8,50,000				Note-4

15	Mrs. Havan Kanwar		49,41,000						49,41,000				Note-4
16	Mr. Vikas Das		7,00,000						7,00,000				Note-4
17	Mr. Kishore Kumar Arya and Mrs. Pushplata		10,00,000						10,00,000				Note-4
18	Mr. Jagdev Singh		1,00,000						1,00,000				Note-4
19	Mr. Rishabh Kankaria		16,05,902									16,05,902	Note-5
	Total		33,47,20,402	-				-	2,23,14,500		31,08,00,000	16,05,902	

Note on claims

	Particulars
1	Party has clarified that there is an MOU which they are unable to trace. The money is reflected as advance taken for property in the books but no allotment has been made. There is no agreement for interest. There has been transactions of receipt and payment in the account. Claimant has been asked to submit form F for other creditors.
2	No reply to mail. The MOU is not acted upon. Part amount of Rs.100 lakhs has been refunded indicating that there has been an agreement not to act upon the MOU. No balance confirmation was given in all these years except in April 2020. Hence, cannot be classified as a home buyer. Appropriate form despite mail was not submitted.
3	The amount was given as an advance for payment of security deposit for a contract from MMRDA. On successful bid it was to be jointly developed by the claimant with CD. The amount was not refunded after failure to secure the contract by CD. Hence, not an FC. Claimant advised to submit form F.
4	Possession has been given to most of the claimants, hence clarification has been sought from them. Pending such a clarification they cannot be treated as allottees. Refer mail dated 28th July 2021 sent to associates.kanungo@gmail.com. The claimants have filed IA for registration of the property which is pending for adjudication before the Tribunal.
5	Claimant filed claim after 90 days of ICD. A decree was issued by RERA to refund the amount paid to CD with interest. The claimant moved for execution of the decree. Both have been stayed by the RERA appellate tribunal vide order dated 04.03.22. Matter kept under verification as the claimant has submitted form CA to be treated as an home buyer whereas the decree is for refund.

Annexure - 6

Satra Properties (India) Ltd

Date of Commencement of CIRP- 03/08/2020

List of Creditors as on - 31/03/2022

List of Operational Creditors (Other than Workmen and Employees and Government dues)

Sl.No.	Name of the Creditor	Date of receipt	Amount claimed	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
				Amount of claim admitted	Nature of claim	Amount covered by security interest	Amount covered by Gurantee	Whether related party?	%of voting share in COC.if applicable					
1	B.K Gala & Associates		9,22,000	9,22,000								-		1
2	Chandrika Steels		18,09,089	8,87,638									9,21,451	2
3	Dipen Trading Company		2,03,93,104	-								2,03,93,104		3
4	Dipen Trading Company Pvt. Ltd.		7,48,41,092	7,48,41,092								-		4
5	G K Associates		54,844	21,094								33,750		5
6	KGN Associates		1,16,00,492	63,04,615								52,95,877		5
7	G.Chimanlal & Co		1,16,33,081	-								1,16,33,081		6
8	Mangilal Verma		50,000	24,294								-	25,706	7
9	Mohd. Akram		5,14,162	4,38,048								76,114		8
10	Sai PropNFin (Prop: Radhika Maroo)		17,90,670	17,90,670								-	-	9
11	Sara Enterprise (Prop: Saud Masoor Khan)		7,48,809	4,36,141								3,12,668		10
12	Universal Associates		17,97,518	8,47,886								9,49,632		11
13	P M Enterprise		97,54,876	-								97,54,876		12
14	Girish Patel		40,000	40,000								-		13
15	Machinery Hiring Co		2,85,966	2,85,966								-		13
16	Parshwa enterprises		36,08,590	36,08,590								-		14
17	Texo Traders		10,37,083	10,31,227								5,856		15
18	Marvel RMC		6,16,53,474	1,25,65,886								4,90,87,588		16
19	Buildcon Enterprise		22,10,675	21,86,775									23,900	17
20	Hukam Singh		2,26,208	20,730								-	2,05,478	17
21	Deist Buildwell Products India PVt. Ltd		15,86,270	15,86,270								-	-	18
22	Noble Sand supply		56,94,596	56,94,596								-		19
23	Om Ispat		41,81,595	41,81,595								-		20
24	Umataya Transport		80,194	80,194								-		21
25	H P Enterprises		69,11,857	20,04,981								49,06,876		22
26	Parvez Shaikh -N S Enterprise		30,02,877	8,85,144								21,17,733		23
27	Ajmera Constructions		1,26,83,222	25,36,295								1,01,46,927		24
28	UltraCon Structural systems Pvt. Ltd.		22,59,830	22,58,805								1,025		25
29	R.M.K Trading Co		26,65,517	14,90,500								11,75,017		23
30	Rajendra marbles and granite		5,48,759	2,01,236								3,47,523		27
31	R V Electricals		3,29,616	3,29,616								-		28
32	Vinayak Electrical Works		11,91,823	11,91,823								-		29
33	Anchor Enterprises Pvt. Ltd.		10,97,038	10,97,038								-		30
34	Hemant Savlani		3,02,500	3,02,500								-		30
35	Milan Lights		21,20,969	7,28,698								-	13,92,271	31

36	Millenium Electricals		7,61,405	4,93,612							-	2,67,793	31
37	Power partner		40,87,091	13,24,194							-	27,62,897	31
38	Vishakarma Furniture		3,38,859	3,18,859								20,000	32
39	Jitendra Bhiwa		30,000	30,000							-	-	33
40	Toyochem Laboratories		49,24,653	41,49,293							7,75,360		34
41	Padmavati Impex		17,21,072	5,01,205							-	12,19,867	35
42	Sundaram Plywood		47,12,853	3,60,476							-	43,52,377	35
43	Sana Enterprise (Prop; Habibur Rehman Abdul Rajak Shah)		18,75,018	18,63,397							11,621		36
44	Ajmera Investment Co.		2,05,68,450	2,05,68,450							-		37
45	Paras Enterprises		1,19,22,602	1,18,14,009							1,08,593		38
46	B.Mittal & Co.		1,37,01,677	75,88,940								61,12,737	39
47	Maharashtra building materials and agro products P Ltd.		1,02,37,564	1,02,37,564							-		40
48	Shri Kheteshwar Protection Secuirty P Ltd.		44,53,892	24,72,102							-	19,81,790	41
49	Anuj Global Corporation		55,75,899	25,21,162							-	30,54,737	42
50	Adroit Corproate Services P Ltd.		1,28,952	1,07,712							21,240		43
51	Johnson Lifts P Ltd.		34,46,717	-							34,46,717		44
52	Wallgreens Panels LLP (previously- Sharp Lumber ply)		2,54,283	2,54,283							-		
53	Bhagya Shree Traders		18,31,760	5,60,753							12,71,007		27A
54	Elite Trade Associates		9,29,215	2,22,752							-	7,06,463	4A
55	Alto Trading LLP		4,31,034	4,31,034							-		
56	Bathiya Legal		1,65,000	1,65,000							-		
57	Cooltech Enterprise		4,73,008	4,73,008							-		
58	Ferrostonecrete (Earleir Chirag Construction RMC)		35,27,568	35,27,568							-		
59	GMJ & Co		13,22,122	13,22,122							-		
60	Hemang Gandhi		69,39,050	69,39,050							-		
61	Jay Bhavani Enterprise		28,10,953	28,10,953							-	-	
62	Ketki D. Visariya& Co		89,320	89,320							-		
63	Krishna Enterprise		2,05,477	2,05,477							-		
64	M/s Multi plywood		15,87,486	15,87,486							-		
65	Shri Ram Associates & Securities		93,197	93,197							-		
66	ThoughtInteract		1,13,240	1,13,240							-	-	
67	Thoughtrains Designs Pvt Ltd		10,93,118	10,93,118							-		
68	Loyal Scaffolding Pvt. Ltd.		54,28,896									54,28,896	45
69	Vivek RMC Plant Pvt. Ltd												46
70	Hardev Water Supply												46
71	Navkar enterprises (anil karia)												46
	Total		36,54,09,827	21,50,61,279							12,18,72,185	2,84,76,363	

Notes on Claims

	Particulars
1	Not Signed on Pg 2. Reminder sent again. However, admitted as claim is otherwise in order
2	The claim was previously barred due to limitation, However, now based on supreme Court Judgement the same is admitted as per books and balance
3	No confirmation. No entry for interest in books. All dues are paid only interest is claimed for delayed payments.
4	Interest calculation called recd. Balance confirmation recd. Interest not provided in the bal confirmation. Interest is provided on varying rates in the invoices. Claim admitted as per the O/S in the books of the CD. The claim is now fully admitted
4A	documents are not sufficient, form B page 2 not signed. Sent email to send signed Form B and other documents. Final reminder mail sent on 14/08/2021. Amount Balance as per Books is admitted
5	Op bal prior 2015. In Dec 2018 amount paid then reversed.Further details called for. Admitted claim may be revised after the clarification.
6	The Claimant had filed a petition under IBC before the NCLT Bench and as per order dated 17.02.2020 the matter is settled in out of court arrangement for Rs. 8331936/- Hence the claim is now not admitted
7	Details not received, though he has sent a mail stating that he has sent everything. To verify (sent email on 24/12/2020, asking to provide documents). Final reminder sent on 14/08/21. Amount admitted as per books
8	Claimant has not recorded receipt of Rs 73000/- and Rs 13745 /- of TDS deducted by CD out of which only Rs 3114 is deposited in the dept. hence an amount of Rs 76114 has not been admitted.
9	Partly admitted. Clarification awaited for difference between books and claim. Amount to that extent kept under verification. Reminder email sent on 17/08/2021. The claim now fully admitted as the details are received in full.
10	No transaction since May 2015 and no confirmation. Amount admitted as per books balance
11	Form is Unsigned and mail sent on 10/08/21 and 17/08/2021 for pending documents. Admitted claim may be revised after the clarification.
12	No confirmation. No entry for interest in books. All dues are paid as per books. Claim admitted as per the O/S in the books of the CD
13	Details called for not submitted. Claim reflected in books of CD. KYC to be submitted
14	The claim is admitted based on the balance in the Books including interest . The promoter has agreed for the interest agreement with the claimant upto June 2017. The Caimant has filed a petition against RP for non admission of claim.
15	Documents awaited. Amount admitted based on O/s as per Books
15	Interest not admitted since nothing mentioned about it in PO
17	Reminder sent to him on 18/8/21 for submission of further details. While the balacne as per books is admitted and Rest is under Verification

18	Due to Limitation the claim was not admitted. However, with the supreme court judgement, we havenow admitted the claim
19	Running accounts till 5.4.2018 and interest working at 12% as mentioned in invoice
20	Running accounts till 15.5.2018 and interest working at 12% as mentioned in invoice.
21	No confirmation of debt. Due to Limitation the claim was not admitted. However, with the supreme court judgement, we havenow admitted the claim
22	Due to Limitation the claim was not admitted. However, with the supreme court judgement, we havenow admitted the claim to the extent provision made in the books.
23	No Confirmation and no response. Amount to the extent o/s in the books is admitted
24	No provision for interest in invoice or contract. Hence interest not considered
25	Due to Limitation the claim was not admitted. However, with the supreme court judgement, we havenow admitted the claim to the extent provision made in the books.
26	Due to Limitation the claim was not admitted. However, with the supreme court judgement, we have now admitted the claim to the extent provision made in the books. Since no Interest provision in the books, the same is not admitted
27	No contract and no Interest payment terms agreed. To that extent claim not admitted
27A	The interest claim has been disallowed as there is no provision in the books of the CD. Claim admitted as per the balance in the books of CD
28	Ledger and pan card awaited
29	Ledger and pan card awaited
30	Due to Limitation the claim was not admitted. However, with the supreme court judgement, we havenow admitted the claim
31	Details called for not yet submitted. Reminder sent on 12/08/21 and 18/08/21 and amount as per books only admitted balance under verification.
32	Ledger statement awaited.Admitted based on CD confirmation and book balance
33	Details awaited. However, since there is a higher balacne payable in books we have admitted the amount claimed by the claimant
34	Only in the invoice dated 27.09.2020, there is an interest clause. In the rest there is no interest clause. So interest disallowed to that extent.
35	Details called for. Reminder sent on 18/08/21
36	No Ledger statement submitted . Hence, amount admitted as per books
37	Debt is time barred. Hence, not admitted with supreme Court Judgemnet the claim is now admitted fully
38	KYC submitted. Book balance admitted
39	Revision in claim amount called for along with other details. Reminder sent on 18/8/21 and 07/09/2021
40	Bills submitted are of fy 2015. No confirmation. Claim admitted based on supremem Court judgement and as per o/s in books
41	Balance confirmation and Copies of invoice to be submitted. Difference with book balance to be reconciled reminder sent on 18/8/21
42	Change in interest Calculation Called for on 14.09.2021
43	The Claimant has submitted bills after the ICD and hence the same are not admitted.
44	This party's case is under litigation and there the RP could not admit the claim
45	The claimant has submitted claim form and much after the deadline and after the submission of the Resoltion plan to NCLT for approval.
46	The Claimant has only submitted work order copies & no claim Form. Reminder sent to him but no response hence no claim

Annexure - 7

Satra Properties (India) Ltd

Date of Commencement of CIRP- 03/08/2020

List of Creditors as on - 31/03/2022

List of Operational Creditors (Government Dues)

Sl.No.	Name of the Creditors	Government Department	Details of Claim received		Details of claim admitted						Amount of contingent claim	Amount of any mutual dues that may be	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 security interest	Amount covered by Gurantee	Whether related party?	% of voting share in COC,if applicable					
1	BSE LTD	BSE		16,11,880	16,11,880								-		
2	Central Depository Services (India) Limited	CDSL		88,500	88,500								-		
3	Assistant Commissioner of State Tax Mum-Vat Mahadev M Garvad	State tax-Vat		7,69,41,918	93,11,601								3,73,54,911	3,02,75,406	Note 1
4	NATIONAL SECURITIES DEPOSITORY LTD	NSDL		1,37,706	1,37,706								-	-	
5	Deputy Commissioner, Circle-Works and Leasing Tax Commercial Tax Department Rajasthan	Deputy Commissioner (pankaj panwar)		1,38,170	1,38,170								-		
6	Arvind Ghuge	Service Tax		2,59,73,480	2,59,73,480								-		Note 2
7	Dr. Ashutosh Kumar Singh TDS	TDS		97,14,759	97,14,759								-	-	
8	Shravan Kumar	Service Tax		86,61,339										86,61,339	Note 3
9	Assistant Commissioner of Income tax-3(1)(1) Mumbai	Income Tax		4,05,40,773										4,05,40,773	Note 3
	Total			16,38,08,525	4,69,76,096								3,73,54,911	7,94,77,518	

Notes on Claims

	Particulars
1	Email sent on 17/08/21 for clarification of claim amount, No response received
2	The GST Dept. has claimed interest for late payment of Service Tax and disallowed the CENVAT credit used in payment of Service Tax per proviso to Rule 4(1) of the CENVAT Credit rules, 2004 the same is admitted now.
3	Claimant has filed claim after 90days and after the submission of the Resolution plan to Hon'ble NCLT for approval.

Annexure - 5

Satra Properties (India) Ltd

Date of Commencement of CIRP- 03/08/2020

List of Creditors as on - 31/03/2022

List of Operational Creditors - Employees & Workmen

Sl. No.	Name of Authorised representative, if any	Name of Employee	Details of Claim received		Details of Claim Admitted			Amount of Claim under verification	Amount of Claim not admitted	Remarks, if any
			Date of receipt	Total Amount Claimed	Salary	Gratuity	Amount of Claim admitted			
1	No representative	Abhishek C Shigawan		3,06,919	60,979	1,16,875	1,77,854	1,16,875	12,190	Note- 1
2	No representative	Anish Charania		22,800	22,800	-	22,800	-	-	
3	No representative	Anuj Pratap Yadav		4,70,509	1,40,244	1,00,000	2,40,244	1,00,000	1,30,265	Note- 1
4	No representative	Anup Dubey		4,37,622	1,15,060	1,58,967	2,74,027	3,22,562	(1,58,967)	Note- 1
5	No representative	Anusha Singi		1,07,868	1,07,868	-	1,07,868	-	-	
6	No representative	Arvind Sharma	19.08.2020	2,61,365	15,633	1,26,500	1,42,133	-	1,19,232	Note- 1
7	No representative	Ashutosh Vinay Maroo		3,61,736	2,26,060	1,13,980	3,40,040	-	21,696	Note- 1
8	No representative	Avani Amit Ghadi	02.09.2020	1,12,143	41,886	57,200	99,086	-	13,057	Note- 1
9	No representative	Barun Singh		58,191	48,391	-	48,391	-	9,800	Note- 1
10	No representative	Bhupesh Raikar		28,41,479	13,67,700	7,50,000	21,17,700	-	7,23,779	Note- 1
11	No representative	Dharamshi B Dedhia		3,83,599	64,984	2,45,000	3,09,984	-	73,615	Note- 2
12	No representative	Dimple S Valiyani		2,77,690	2,29,350	-	2,29,350	-	48,340	Note- 2
13	No representative	Divya Shah		40,903	40,903	-	40,903	-	-	
14	No representative	Falguni Tankaria		7,01,195	99,914	2,25,000	3,24,914	-	3,76,281	Note- 1
15	No representative	Harilal Gupta		2,17,948	1,08,959	77,000	1,85,959	-	31,989	Note- 1
16	No representative	Krunal Patel		5,71,558	-	2,04,919	2,04,919	-	3,66,639	Note- 1
17	No representative	Manan Yogendra Udani		24,25,152	6,40,570	10,31,250	16,71,820	-	7,53,332	Note- 1
18	No representative	Mukesh Chouhan		59,600	59,600	-	59,600	-	-	Note-1

19	No representative	Rajesh Kacha		8,75,899	4,26,514	3,02,500	7,29,014	-	1,46,885	Note- 1
20	No representative	Ramesh Gada		15,73,461	4,97,832	5,55,000	10,52,832	-	5,20,629	Note- 1
21	No representative	Rampal Vishwakarma		44,73,242	6,87,200	-	6,87,200	24,22,222	13,63,820	Note- 3
22	No representative	Rashid Modi		2,58,328	1,04,428	75,500	1,79,928	78,400	-	Note 1
23	No representative	Romal Gada		67,173	67,075	-	67,075	-	98	Note-1
24	No representative	Sanjay Chandrasingh Thalari		3,49,141	6,840	1,13,750	1,20,590	-	2,28,551	Note- 1
25	No representative	Sanjay Gadre		9,38,076	5,87,438	4,67,500	10,54,938	-	(1,16,862)	Note- 2
26	No representative	Sanjay Vinubhai Vekariya		2,20,885	-	-	-	2,20,885	-	Note- 1
27	No representative	Satyanarain Chaudhary		3,94,915	2,41,900	1,20,000	3,61,900	1,53,015	(1,20,000)	Note- 1
28	No representative	Saurabh Jain		21,17,174	-	-	-	-	21,17,174	Note- 4
29	No representative	Sharad Kathawate		15,53,941	-	-	-	15,53,941	-	Note-6
30	No representative	Sonali P Gaonkar		1,00,425	41,823	-	41,823	-	58,602	Note- 2
31	No representative	Teekam Chand Rawat		47,059	-	-	-	29,406	17,653	Note- 2
32	No representative	VinayKumar Bankatkumar Maroo		7,39,785	7,26,900	3,30,000	10,56,900	-	(3,17,115)	Note- 5
		Total		2,33,67,781	67,78,851	51,70,941	1,19,49,792	49,97,306	64,20,684	

Notes on Claims

	Particulars
1	Based on the Claim documents submitted, details as per books available with us and on the best estimate of the RP an amount is admitted. However, Since quantum of Bonus, Leave encashment, interest, past years' arrears as per Books is not available the same is not admitted. Gratuity amount is admitted on best estimate.
2	Documents, working and clarification awaited
3	Claimed unpaid salary from July 2006. However, for the period for 2006 to 2010 there is no salary slip available and no Offer letter showing breakup of gross salary. For period from 2013 to 2016 there is no breakup of gross salary and non payment Bonus, Leave Encashment, agreed increment and no details mentioned. Amount of interest @7% claculated on all the above unpaid salary is not admitted and only the amount for 4 monts salary in 2016 is admitted. Balance is under verification.
4	Amount claimed is with respect to RRB Realtors Private Limited and not of the Corporate debtor. However, no provision or any dues pending in the books of the CD. The Rp presumes that with his transfer to RRB realtors- the then group company of Satra Properties all his dues are also transferred and hence no amount is admitted.
5	Amount claimed is miscalculated and the amount as per books is admitted. Hence the amount admitted is higher than the amount claimed.
6	The Amount claimed is not reflected in the books of the CD. The claimant resigned as CFO on 06.01.2018. However, he claims his dues were not paid. As the details are not available neither in the records of the CD nor in the tally data, the RP is unable to verify or make an estimate. Hence, claim is placed under verification.
*	The promoter Mr. Praful Satra submitted a statement on the Balance Payable. The records in the server indicated a different amount. The two statements could not be reconciled. Hence, the statement given by Mr. praful Satra, being the latest is considered for verifying claims.
**	In respect of advance given to employees, the outstanding amount could not be determined as the records do not give clarity and the claimants have not indicated. The final amount admitted is subject to change to this extent.

Annexure - 8

Satra Properties (India) Ltd

Date of Commencement of CIRP- 03/08/2020

List of Creditors as on - 31/03/2022

List of Other Creditors

Sl. 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 security interest	Amount covered by guarantee	Whether related party?					
1	Farid Ansari												Note- 1
2	Masood Ansari												Note- 1
3	Naseem Ansari												Note- 1
4	Sameer Ansari												Note- 1
5	Satra Park CHS Ltd.		25,41,93,403								25,41,93,403	-	Note- 2
6	Sunil Sahlot		1,60,00,000						1,60,00,000			-	Note- 3
7	Mr. Mithalal M. Sahlot		1,45,68,000						1,45,68,000			-	Note- 3
8	Mr. Anil Manoharlal Sahlot		36,00,000						36,00,000			-	Note- 4
9	Pravin Traders through its Sole Proprietor Mr. Suresh N Shah		1,54,80,000						1,54,80,000			-	Note- 3
10	Panama Industries Through its Sole Proprietor Mr. Amirali E Rayani		93,60,000						93,60,000			-	Note- 3
11	Panama Petroleum Products through its properietor Mr. Akbarali E Rayani		1,10,40,000						1,10,40,000			-	Note- 3
12	Venus Barrel Supply Co. through its sole Properietor Mr. Bipin N. Shah		1,95,52,000						1,95,52,000			-	Note- 3
13	Virchand Ghelabi & Sons through its Sole Properietor Mr. Naresh Sevantilal Vora		1,41,12,000						1,41,12,000			-	Note- 3
14	Mr. Mehendi A. Panjwani		42,80,000						42,80,000			-	Note- 3
15	Mr. Siraj Abdul Panjwani through Constituted Attorney Mr. Mehendi A Panjwani		2,56,00,000						2,56,00,000			-	Note- 3
16	Nirma Petroleum Products through its Sole Proprietor Mr. Mehndi Panjwani		79,68,000						79,68,000			-	Note- 3
17	Mr. Phiroz alias Firoz A Panjwani		1,35,20,000						1,35,20,000			-	Note- 3
18	Jayashree Petroelum Products		1,41,28,000						1,41,28,000			-	Note- 3
19	Mr. Ravvab Ali Khan		56,00,000						56,00,000			-	Note- 3
20	Aashkar Enterprises through Partner Syed Imtiaz Ahmed		1,60,00,000						1,60,00,000			-	Note- 3
21	Hitesh C Ajmera & Rupal J Ajmera		60,09,400									60,09,400	Note -5
22	Vimla A Shah												Note -6
23	C M Rolling Shutters												Note-7
	Total		45,10,10,803						19,08,08,000		25,41,93,403	60,09,400	

Notes on Claims

	Particulars
1	The claimant has entered in to an arrangement with the Corporate Debtor for permanent alternate accomodation pursuant to the development plan. The agreeemtn has not yet been honoured. Hence, claiming for specific performance under the agreement or compensation. There is no specific amount claimed. The matter needs to be adjudicated and cannot be decided by the IRP. As the claim is contingent upon the performance under the agreement by claimant & CD, it is classified as contingent claim.
2	Claim pertains to work not done by CD under a contract. No correspondence earlier in the matter. Promoter Mr. Praful Satra,vide Mail dated 19th Sept 2020, states that some amount pertaining to amenities, club and furnishings have been received and is to be completed on receipt of occupation certificate However, there is no clarity in the accounts on this issue. . Matter may need adjudication for decision. After examining hte submissions made by the society in response to queries, it is concluded that the matter needs adjudication and is beyond the powers of the Resvolution Professional to admit the claim.
3	The claim is based on MOU dated 25th Jan 2017 for vacating the tenented premises. within 30 days of payment the premises is to be vacated. As per clause 7.1 the handover of the tenented premise is to be done only when the consideration is paid. In the event of failure to pay the respective consideration before the execution of Deed of Surrender of tenenacies, then the arrangement stands cancelled.Transaction to be completed by 31.03.2017. Case pending before High Court . Hence, claim not admitted.
4	The claim is based on MOU dated 25th Jan 2017 for vacating the tenented premises. within 30 days of payment the premises is to be vacated. As per clause 7.1 the handover of the tenented premise is to be done only when the consideration is paid. In the event of failure to pay the respective consideration before the execution of Deed of Surrender of tenenacies, then the arrangement stands cancelled.Transaction to be completed by 31.03.2017. Case pending before High Court . The third schedule to the agreement does not indicate the amount committed to be paid to him. It is blank Hence, claim not admitted.
5	The claimant has submitted his claim in Form F. However, he being a Homebuyer RP has requested him to submit claim in Form CA along with details and proofs. No response received .
6	The claimant has not indicated Claim amount . Has submitted agreemnt for alternate accomodation & Grant of Right of way dated 11/09/2013. These would take effect on taking up the development of the property by the CD. The agreement has not been acted upon and it is not possible ot estimate the Claim amount based on the documents submitted. The claimant has stated that the value of his rights is establidhed for Rs. 25 Crores under the letter dated 07.09.2020. However, the RP is not permitted to adjudicate on the amount of Claim. Since, the claim is contingent upon development of the property, it is being treated as contingent claim. As no amount is stated in the form, the claim amount is left blank.
7	The Claimant has only submitted work order copies & no claim Form. Reminder sent to him but no response hence no claim