

Name of Corporate Debtor : Riverbank Developers Private Limited

Annexure 1

Date of Commencemnt of CIRP : 03 April 2024

(Version 3: Pursuant to claims received and updated as on 22 July 2024)

List of Secured Financial Creditor belonging to any class of creditor

SI 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?					
									-	-		-	
	Total		-	-	0	-			-		-	-	

List of Secured Financial Creditor (Other than the financial creditor belonging to any class of creditor)

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	Financial Debt	Amount covered by security interest	Amount covered by Guarantee	Whether related party?	% of voting Share in COC if applicable					
1	HDFC Bank Limited	18-Apr-24	13,235,681,948	12,558,852,923	Secured	12,558,852,923	-	No	59.45%	283,224,476	-	-	393,604,549	
2	JM Financial Credit Solutions Limited	06-May-24	113,061,298	-	Secured	-	-	No	0.00%	110,283,520	-	2,777,778	-	
3	SREI Equipment Finance Limited	24-Apr-24	44,584,386	44,554,043	Secured	44,554,043	-	No	0.21%	-	-	30,343	-	
4	Vistra ITCL (India) Limited	17-Apr-24	2,373,667,243	2,373,667,243	Secured	2,373,667,243	-	No	11.24%	-	-	-	-	
	Total		15,766,994,875	14,977,074,209		14,977,074,209			70.89%	393,507,996	-	2,808,121	393,604,549	

Annexure - Security Interest	
Lender	Security Interest
	<p>1. Immovable 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 JL No. 17, Khatian No. 602-1 in PS Maheshstala 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 I said Premises / said Property I Secured Properties.</p> <p>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 I collectively referred to as the "Secured Properties").</p> <p>3. Personal Guarantee of Mr. Sumit Dabriwala & Mr. Nandu Belani.</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, JL No. 42, Khatina-3 Mouza- Bangla, JL No. 41 Khatina-767, Mouza- Nangi, JL No.43, Khatian- 1663, Mouza - Jagtala, JL No. 17, Khatian No. 602/1 in P.S. Maheshstala, 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 2) Calcutta Metropolitan Group Limited 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. Maheshstala, 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 Dabriwal.</p> <p>3. Exclusive charge on Scheduled Receivables</p>
HDFC bank Ltd	<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, JL No. 42, Khatian No. - 3, (ii) Mouza - Bangla, JL No. - 41, Khatian -767, (iii) Mouza -Nangi, JL No. 43, Khatian - 1663 & (iv) Mouza - Jagtala, JL No. 17, Khatian No - 602/1 all within Premises No. 1, New Bata Road, P.S. + PO - Maheshstala, 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 Mortgagor 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 Mortgagor from the Obligor/Customers / Allottees under the Agreement for Sale/ Customer Contracts /Obligor Contracts; (b) the right to substituted or to be substituted for the Mortgagor under the Agreement for Sale/Customer Contracts /Obligor Contracts; (c) all the right, title, interest, benefits, claims and demands whatsoever of the Mortgagor 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 Mortgagor / 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 Mortgagor in the Accounts whether opened/ established or to be opened / established, any other bank accounts of ilie Mortgagor 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 / created out of in respect of property described in (A) above (collectively "Accounts").</p> <p>4. Floating charge on all rights, title, interest. benefits, claims, demands and entitlements whatsoever of the Mortgagor in, to or over all the other movable assets of the Mortgagor (excluding Receivables and Accounts)in respect of property described in (A)above including without limitation, the Mortgagor's cash in hand and its rights, title and interest in all funds of the Mortgagor, 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 ood movable fixed assets of the Security Provider. incluàng stocks, book debts, raw materials, goods in process, semifinished 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 tita Security Prouder 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 and wheresoever 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. Jnciudlpq without limitation</p>
JM 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 ofRDPL 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 laketown b. 4 units of project Golf Green c. 9 units Project Princep.</p>
SREI Equipment Finance Limited	<p>Security Charge On:</p> <p>1. Venus Make Horizontal Silo 60 MT 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 Mahestala, 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>

List of Unsecured Financial Creditor (Other than the financial creditor belonging to any class of creditor)

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	Financial Debt	Amount Covered by Security Interest	Amount Covered by Guarantee	Whether Related party?	% of voting share in COC if applicable					
1	Ambuja Housing And Urban Infrastructure Company Limited	17-Apr-24	178,177,855	177,830,862	Unsecured	-	-	No	0.84%	-	-	346,993	-	
2	Ambuja Neotia Hotel Ventures Limited	17-Apr-24	2,979,508	-	Unsecured	-	-	No	0.00%	-	-	2,979,508	-	
3	Ambuja Realty Development Limited	17-Apr-24	100,000,000	-	Unsecured	-	-	No	0.00%	-	-	-	100,000,000	
4	Ambuja Realty Events Management Limited	17-Apr-24	41,788,251	41,788,251	Unsecured	-	-	No	0.20%	-	-	-	-	
5	Anchor Infrastructures Private Limited	14-May-24	273,166	273,166	Unsecured	-	-	No	0.00%	-	-	-	-	
6	Blueorchid Projects Private Limited	13-May-24	4,932,877	4,932,877	Unsecured	-	-	No	0.02%	-	-	-	-	
7	Calcutta Metropolitan Group Limited	21-May-24	254,265,330	254,265,330	Unsecured	-	-	Yes	0.00%	-	-	-	-	
8	Canara Bank, Asset recovery management Branch, Kolkata	08-Apr-24	2,122,851,976	2,030,320,014	Unsecured	-	2,030,320,014	No	9.61%	-	-	92,531,962	-	
9	Canopy Projects Limited	22-May-24	108,254,814	108,254,814	Unsecured	-	-	No	0.51%	-	-	-	-	
10	Edmond Finvest Private Limited	21-May-24	73,258,538	72,188,538	Unsecured	-	-	Yes	0.00%	-	-	1,070,000	-	
11	Emerald Company Private Limited	15-Apr-24	71,000,000	70,300,000	Unsecured	-	-	No	0.33%	-	-	700,000	-	
12	Evergreen Fincap Market Private Limited	22-May-24	15,742,315	15,742,315	Unsecured	-	-	No	0.07%	-	-	-	-	
13	Ferns Forest Sales Private Limited	14-May-24	55,871,738	55,871,738	Unsecured	-	-	No	0.26%	-	-	-	-	
14	Green Block Projects Private Limited	14-May-24	3,116,037	3,116,037	Unsecured	-	-	No	0.01%	-	-	-	-	
15	Green Grid Projects Private Limited	14-May-24	2,666,636	2,666,636	Unsecured	-	-	No	0.01%	-	-	-	-	
16	Hiland Projects Limited	21-May-24	2,167,853	2,167,853	Unsecured	-	-	Yes	0.00%	-	-	-	-	
17	JNR Securities Broking Pvt Ltd (Assigned by Citoc Ventures Private Limited)	19-Apr-24	20,650,000	20,650,000	Unsecured	-	-	Yes	0.00%	-	-	-	-	
18	Lush Estates Private Limited	22-May-24	135,556,000	135,556,000	Unsecured	-	-	No	0.64%	-	-	-	-	
19	Meenakshi Mercantiles Limited	13-Apr-24	87,236,414	86,420,634	Unsecured	-	-	No	0.41%	-	-	815,780	-	
20	Mohindar Singh Gulati And Others	03-Jul-24	3,810,000	-	Unsecured	-	-	No	0.00%	-	-	3,810,000	-	
21	Oswal Residential Buildings LLP	18-Jul-24	4,416,782	4,285,585	Unsecured	-	-	No	0.02%	-	-	-	131,197	
22	Quality Maintenance Venture Limited	29-Jun-24	138,954,564	138,954,564	Unsecured	-	-	No	0.66%	-	-	-	-	
23	Rauli Trees Merchants Private Limited	22-May-24	46,544,179	46,544,179	Unsecured	-	-	No	0.22%	-	-	-	-	
24	Ribbon Farms Projects Private Limited	22-May-24	78,318,349	78,318,349	Unsecured	-	-	No	0.37%	-	-	-	-	
25	Sattyaahomes Development Private Limited	21-May-24	102,286,412	102,286,412	Unsecured	-	-	Yes	0.00%	-	-	-	-	
26	Shimmer Land Commercial Private Limited	22-May-24	112,784,779	112,784,779	Unsecured	-	-	No	0.53%	-	-	-	-	
27	Snow Flower Sales Private Limited	22-May-24	141,852,161	141,852,161	Unsecured	-	-	No	0.67%	-	-	-	-	
28	Sumit Dabriwala	21-May-24	20,677,945	20,677,945	Unsecured	-	-	Yes	0.00%	-	-	-	-	
29	Vanilla Fields Private Limited	22-May-24	24,413,126	24,413,126	Unsecured	-	-	No	0.12%	-	-	-	-	
Total			3,954,847,605	3,752,462,165	-	-	2,030,320,014	-	15.53%	-	-	102,254,243	100,131,197	-