

BEFORE THE HON'BLE NATIONAL COMPANY LAW TRIBUNAL

Mumbai BENCH

Case No. 380/IBC/NCLT/MB/MH/2021

In the Matter of

M/s RADIUS ESTATE PROJECTS PRIVATE LIMITED (Corporate Debtor)

And

In the Matter of

M/s SBI CAP TRUSTEE COMPANY LIMITED (Financial Creditor- applicant of CIRP)

List of Creditors under Regulation 13(2) (d) of IBBI (Insolvency Resolution Process for Corporate Persons) Regulations by Vithal M Dahake (Interim Professional) under the Insolvency and Bankruptcy Code 2016. Updated as on 28 03-2022

1. The application for corporate Insolvency Resolution Process filed by SBI CAP TRUSTEE COMPANY LIMITED (Financial Creditor) under Section 7 of the Insolvency and Bankruptcy Code read with Rule 6 of Insolvency and Bankruptcy (Application to Adjudicating Authority) Rules 2016 was admitted by NCLT Mumbai Bench vide order dated 06-09-2021 in Company Petition no. 380/IBC/NCLT/MB/MH/2021. Vide above order, Vithal M Dahake, the undersigned was appointed as Interim Resolution Professional who is directed to take necessary actions In accordance with the relevant provisions of the Insolvency and Bankruptcy Board of India.
2. In Compliance with Regulation 13 (2)(d) of Insolvency and Bankruptcy Board of India (Insolvency Resolution Process for Corporate Persons) Regulation 2016, a list of creditors along with amount claimed, claims admitted, Security interest in respect of claims as on **28-3-2022** is enclosed at **Annexure A**.
3. The director of the CD has preferred Company Appeal (AT) (Ins) 820 of 2021 before Hon'ble NCLAT, New Delhi, pleading withdrawal of CIRP proceedings due to settlement with the applicant. During the course of hearing, parties entered into settlement and appellant agreed to withdraw the appeal. Hon'ble NCLAT vide its order dated January 5, 2022 observed that, it is open for the parties to file settlement terms copy with Adjudicating Authority and to seek appropriate authority.
4. Applicant SBI Cap Trustee securities accordingly filed form FA (u/S 12 A of IBC, 2016) through undersigned which was registered as IA no. 122 of 2022. It was opposed by one of the creditors viz. Piramal Capital & Housing Finance Ltd. by filing IA no. 164 of 2022.

5. Hon'ble NCLT Mumbai vide its order pronounced on 28th March, 2022 upheld the objection and dismissed the withdrawal application. Copy of the order is awaited
6. Hence latest list of creditors as on 28th March, 2022 is again filed.

vithal madhukar dahake
Digitally signed by vithal madhukar dahake
Date: 2022.03.29 16:26:15 +05'30'

Vithal M Dahake

Interim Resolution Professional

In the matter of Radius Estate Projects Private Limited (Corporate Debtor)

IBBI/IPA-003/IP-N000117/2017-2018/11296

Place: - Mumbai

Date: - 28th March, 2022

Annexure A**M/s Radius Estate Projects Private Limited (Corporate Debtor)**

List of Creditors (including Financial, Operational, Workmen & Employees and Other Creditors) and Security Interest in respect of these claims received till 27-10-2021. Claims verified and finalized as on 1-11-2021.

Summarized position of claims received till 27-10-2021(Amt. in rupees)

Sl.No.	Category of Creditor			Amount of Claim Not Admitted	Amount of Claims under Verification
		Amount of claims Received	Amount of claims admitted		
1	Secured financial creditors belonging to any class of creditors	Nil	Nil	Nil	Nil
2	Unsecured financial creditors belonging to any class of creditors	9,91,69,85,252	90,93,58,026	1,16,81,91,920	7,94,06,01,464
3	Secured financial creditors (other than financial creditors belonging to any class of creditors)	29,45,94,06,595	16,99,35,86,507	40,82,31,598	12,05,75,88,490
4	Unsecured financial creditors (other than financial creditors belonging to any class of creditors)	13,30,29,46,982	8,37,57,07,965	2,85,67,29,983	2,07,05,09,035
5	Operational creditors (Workmen)	Nil	Nil	Nil	Nil
6	Operational creditors (Employees)	3,71,69,314	Nil	Nil	3,71,69,314
7	Operational creditors (Government Dues)	Nil	Nil	Nil	Nil
8	Operational creditors (other than Workmen and Employees and Government Dues)	95,18,51,265	90,757	40,00,000	94,77,60,508
9	Other creditors, if any, (other than financial creditors and operational creditors)	94,77,60,508	Nil	94,77,60,508	Nil
	Total	54,61,61,19,917	26,27,87,43,255	5,38,49,14,009	23,05,36,28,811

A. Secured Financial Creditors (other than financial creditors belonging to any class of creditors)

Name of Creditor/ Home Buyer	Amount of claims received	Amount of claims admitted	Amount of Claim Not Admitted	Amount of Claims under Verification
SBICAP Trustee Company Limited (Acting on behalf of debenture Holder)*	32,21,86,122	27,66,98,061	4,54,88,061	-
DHFL@	15,73,33,49,532	15,73,33,49,532	-	-
Surksha Realty Limited \$	4,30,08,00,000	98,35,38,914	-	3,31,72,61,086
Vistra ITCL (India) Limited &	8,74,03,27,404	-	-	8,74,03,27,404
Krishna Enterprise @@	36,27,43,537	-	36,27,43,537	-
TOTAL	29,45,94,06,595	16,99,35,86,507	40,82,31,598	12,05,75,88,490

* a) Assistance to SBI Cap Trustee Company Limited is secured by

i) Debt Service Reserve Account (DSRA) amount of Rs. 1,75,68,813.39/- (Rupees One crore Seventy-Five Lakhs Sixty-Eight Thousand Eight Hundred Thirteen and Thirty-Nine Paise Only) lying in SBICAP Trustee Company Current Account No. 39734373550 maintained with State Bank of India.

ii) Seven number of identified flats viz flat no. 404,504,604,804,403,204 and 304 in Tower 3 project called Avenue 54 situated at the land bearing city survey nos. H/401, H/402 and H/415 to H/438 admeasuring in aggregate 21, 774.10 square meters or thereabouts along with structures thereon and known as Willingdon Catholic Colony (Willingdon East) in Village Bandra within the Municipal limits of Municipal Corporation of Greater Mumbai. Of these only first four flats (404,504,604&804) belong to CD and other three to the group company. The charge has been created with ROC on 16-10-2016.

@ Assistance to Dewan Housing Finance Corporation Limited(DHFL) is secured by

i) Exclusive charge by way of Registered Mortgage on the land admeasuring 21774.10 sq. mts. (Plot1) bearing CS no. H/401,H/402, H/415 to H/438 and land admeasuring 51 sq. mts, 63..50 sq. mts., 163.90 sq. mts.,4046.90 sq. mts. bearing CTS no. H/395,H/396,H/397 and H/398 respectively aggregating to 4325.30 sq. mts. (Plot2) both situated at village Bandra,Santacruz-West, Mumbai, 400 054 alongwith present and future construction thereon including the club and excluding the area admeasuring 185,105 sq. ft. of carpet area earmarked for the tenants / allottees/ occupants /3rd party in the project Avenue 54 and receivable of the said flats hypothecated with DHFL.

ii) Exclusive charge by way of hypothecation on the receivables arising out of the booked/ sold/ unsold units and membership or sales of clubs in the project Avenue 54, Santacruz West, Mumbai,

\$ Claim by Suraksha Realty is secured by 29 flats having carpet area of 61803 sq. ft. However flats apparently allotted to group company. If so, it may be treated as unsecured.

& Claim by Vistra (ITCL) is in r/o Corporate Guarantee given. However deed of guarantee and guarantee invocation letter still awaited. Mortgage deed shows mortgage of 3 flats of 2568 sq. ft carpet area each (T2-702, T3-501, T3-502) and the proportionate land pertaining thereto.

@@ Claim by Krishna Enterprizes is in respect of security provided by CD. However flats covered by Indenture of mortgage pertain to group company.

B. Unsecured Financial Creditors (other than belonging to class of creditors)

Sl.No.	Name of Creditor/ Home Buyer	Amount of claims received	Amount of claims admitted	Amount of Claim Not Admitted	Amount of Claims under Verification
1	DHFL	7,69,57,49,951.00	7,69,57,49,951.00	-	-
2	Mahananda Securities Limited	50,00,000.00	-	-	50,00,000.00
3	Christopher J Dsouza	3,60,00,000.00	-	3,60,00,000.00	-
4	Hubert Francis D'Silva	3,60,00,000.00	-	3,60,00,000.00	-
5	Bernard Anthony Dcosta	3,60,00,000.00	-	3,60,00,000.00	-
6	Frances Rebello & David B Phillips	3,60,00,000.00	-	3,60,00,000.00	-
7	Sybil D. Drego	3,60,00,000.00	-	3,60,00,000.00	-
8	Sebastian Mendes	3,60,00,000.00	-	3,60,00,000.00	-
9	SAVIO CLIFFORD SEQUEIRA	3,60,00,000.00	-	3,60,00,000.00	-
10	Hilary Aguiar	3,60,00,000.00	-	3,60,00,000.00	-
11	Nobel Vaz	3,60,00,000.00	-	3,60,00,000.00	-
12	Newton Dias	3,60,00,000.00	-	3,60,00,000.00	-
13	Savio Cotta	3,60,00,000.00	-	3,60,00,000.00	-
14	Marie Celine Dsouza	3,60,00,000.00	-	3,60,00,000.00	-
15	Cyril Joseph Francis Ribeiro	3,60,00,000.00	-	3,60,00,000.00	-
16	Reginald A Fernandes	3,60,00,000.00	-	3,60,00,000.00	-
17	Mr. Joscelyn Dias	3,60,00,000.00	-	3,60,00,000.00	-
18	Simon Darole	3,60,00,000.00	-	3,60,00,000.00	-
19	Gloria C. L. Fialho	3,60,00,000.00	-	3,60,00,000.00	-
20	Nicolette Athaide	3,60,00,000.00	-	3,60,00,000.00	-
21	Cecilia Soares	3,60,00,000.00	-	3,60,00,000.00	-
22	SEBASTIAN MATHEWS	3,60,00,000.00	-	3,60,00,000.00	-
23	Vincent George Fernandez	3,60,00,000.00	-	3,60,00,000.00	-
24	Conal Joseph Lobo	3,60,00,000.00	-	3,60,00,000.00	-
25	Maura Crasto	3,60,00,000.00	-	3,60,00,000.00	-

List of creditors as on 28 03 2022_REPPL

26	Denise Lisa Braganza	3,60,00,000.00	-	3,60,00,000.00	-
27	MS.Mercy Paulose,	3,60,00,000.00	-	3,60,00,000.00	-
28	Peter Mario John D'souza	3,60,00,000.00	-	3,60,00,000.00	-
29	Rita Gonsalves	3,60,00,000.00	-	3,60,00,000.00	-
30	Susan Martin	3,60,00,000.00	-	3,60,00,000.00	-
31	Indira Mascarenhas	3,60,00,000.00	-	3,60,00,000.00	-
32	Enid Almeida	3,60,00,000.00	-	3,60,00,000.00	-
33	Jacinta Lucy Ferrao	3,60,00,000.00	-	3,60,00,000.00	-
34	Ms. Joyce Remedios	3,60,00,000.00	-	3,60,00,000.00	-
35	Lawrence A. D'Souza and Denis A. D'Souza	4,59,65,000.00	-	4,59,65,000.00	-
36	Marie Rita Fernandes	4,59,65,000.00	-	4,59,65,000.00	-
37	Regina D'souza	3,60,00,000.00	-	3,60,00,000.00	-
38	Michael Franklin Joseph Pais	4,59,65,000.00	-	4,59,65,000.00	-
39	Rodney Foulds	4,59,65,000.00	-	4,59,65,000.00	-
40	Mr. Anthony Fernandes	4,59,65,000.00	-	4,59,65,000.00	-
41	Mrs. Cheryl Nayak D/o late Mrs. Marjorie Mathias	4,59,65,000.00	-	4,59,65,000.00	-
42	Joseph Sodder	3,60,00,000.00	-	3,60,00,000.00	-
43	Stanislaus F. Gomes	4,59,65,000.00	-	4,59,65,000.00	-
44	Corwin Aniceto Coutinho	-	-	-	-
45	Roselyn Rodrigues	3,60,00,000.00	-	3,60,00,000.00	-
46	Peter M. Fernandes.	3,60,00,000.00	-	3,60,00,000.00	-
47	Irene A. Fernandes.	3,60,00,000.00	-	3,60,00,000.00	-
48	Kennedy Fernandes	4,59,65,000.00	-	4,59,65,000.00	-
49	Shirley Sequeira	3,60,00,000.00	-	3,60,00,000.00	-
50	Russell Foulds	4,59,65,000.00	-	4,59,65,000.00	-
51	Alvito Vaz	4,59,65,000.00	-	4,59,65,000.00	-
52	1)Lalita Correia-Afonso, 2)Priya Correia-Afonso Rau, 3)Deepa Correia-Afonso 4)Romilla Cotta Carvalho (legal heirs of late Antonio Correia-Afonso and Late Marina Correia-Afonso)	4,59,65,000.00	-	4,59,65,000.00	-
53	Bernard L. Menezes	4,59,65,000.00	-	4,59,65,000.00	-
54	Angela Gracias	4,59,65,000.00	-	4,59,65,000.00	-
55	SAVIO SEQUEIRA	3,60,00,000.00	-	3,60,00,000.00	-
56	JOYCE MENEZES	4,59,65,000.00	-	4,59,65,000.00	-

List of creditors as on 28 03 2022_REPPL

57	Victor Fernandes	4,59,65,000.00	-	4,59,65,000.00	-
58	Abbas Fakhruddin	7,00,000.00	-	7,00,000.00	-
59	Francis George Mascarenhas	3,60,00,000.00	-	3,60,00,000.00	-
60	Mr. Hector W. S. Noronha	4,59,65,000.00	-	4,59,65,000.00	-
61	FLORY PAES	4,59,65,000.00	-	4,59,65,000.00	-
62	1. Clyde felix Lobo 2. Niloufer carolyn Anne lobo 3. Christabel Barbara Gonsalvez 4. Joan Alzira D'souza	3,60,00,000.00	-	3,60,00,000.00	-
63	Gertrude Luis Fernandes	3,60,00,000.00	-	3,60,00,000.00	-
64	Nirmala Fernandes	3,60,00,000.00	-	3,60,00,000.00	-
65	Anselm D'Costa	4,59,65,000.00	-	4,59,65,000.00	-
66	Fransis Lobo	4,59,65,000.00	-	4,59,65,000.00	-
67	Nirmala Fernandes	3,60,00,000.00	-	3,60,00,000.00	-
68	Sampda D'silva	3,60,00,000.00	-	3,60,00,000.00	-
69	Mrs. Fatima Lobo	3,60,00,000.00	-	3,60,00,000.00	-
70	Mrs. Moira Almeida	4,59,65,000.00	-	4,59,65,000.00	-
71	Ashley Fernandes	3,60,00,000.00	-	3,60,00,000.00	-
72	Anita Pascoal Gonsalves	4,59,65,000.00	-	4,59,65,000.00	-
73	Natasha Erika Maben	3,60,00,000.00	-	3,60,00,000.00	-
74	Una Anne Angelo & Hector Angelo	4,59,65,000.00	-	4,59,65,000.00	-
75	Yes Bank	1,84,35,46,857.00	62,52,24,398.00	-	1,21,83,22,459.00
76	Chandru Panjabi	26,73,86,400.00	-	-	26,73,86,400.00
77	Jennnifer Vaz	4,59,65,000.00	-	4,59,65,000.00	-
78	Huseini Mamoowala	1,66,00,000.00	-	-	1,66,00,000.00
79	Harsh Punjabee	24,59,00,000.00	-	-	24,59,00,000.00
80	Deepti Punjabee	15,86,50,088.00	-	-	15,86,50,088.00
81	Geetanjali Shah	15,86,50,088.00	-	-	15,86,50,088.00
82	Indo Borax & Chemicals Limited	5,14,10,325.00	4,95,75,343.00	18,34,982.53	-
83	Elias Lancy Pinto	3,60,00,000.00	-	3,60,00,000.00	-
84	Martin A Pinto	3,30,00,000.00	-	3,30,00,000.00	-
85	Super Cassettes Industries Pvt. Ltd.	51,58,273.00	51,58,273.00	-	-
	TOTAL	13,30,29,46,982.00	8,37,57,07,965.00	2,85,67,29,982.53	2,07,05,09,035.00

Claim by DHFL (Sr no. 1) comprises Corporate Guarantee invoked by it (principal Rs. 439.51 cr) as also mortgage loan of Rs. 100.0 cr . No security has been created in respect of mortgage loan and hence same is also treated as unsecured.

Claim by Mahananda Securities Limited (Sr. no. 2) is for loan claimed to be disbursed by it without furnishing any proof or details. Hence kept for verification.

Claims by claimants at sr no. 3 to sr. no. 70 pertain to members of Coop. Housing Society who had given their plot for redevelopment to group company of the CD. Subsequently the group company entered into further agreement with the CD. Hence claim not admitted as not pertaining to CD.

C. Secured Financial Creditors belonging to any class of creditors – Secured Home Buyers- NIL.

D. Unsecured Financial Creditors belonging to any class of creditors (Unsecured Home Buyers):

Sl.No.	Name of the Creditor	Amount of claims received	Amount of claims admitted	Amount of Claim Not Admitted	Amount of Claims under Verification
1	M/S Tapasya Enterprises - Shyam Gupta	3,00,00,000	3,80,41,184	-	-
2	M/S Indus Valley Enterprises Private Limited - IVEPL	63,06,09,643	38,12,41,096	24,93,68,547	-
3	Mr. Kan Hassomal Lakhani	9,39,59,426	10,61,71,578	-	-
4	Mr. Raj Kan Lakhani	9,39,59,426	10,61,71,578	-	-
5	Mr. Hitesh V Shah	45,00,000	54,70,521	-	-
6	Mrs. Suman Sultania & Deepak Sultania	1,51,37,615	-	1,51,37,615	-
7	Mrs. Suman Sultania & Deepak Sultania	1,51,37,615	-	1,51,37,615	-
8	Mr. Dharmesh Jayantibal Patel & Uma Dharmesh Patel	18,26,000	-	18,26,000	-
9	Mr. Kamal Kumar Johari & Mrs. Kamini Kamal Johari	8,74,67,235	-	8,74,67,235	-
10	Mrs. Kamolika Peres	2,41,05,000	-	2,41,05,000	-
11	Mr. Manamar Singh Bedi	11,00,000	-	11,00,000	-
12	Mrs. Shilpa Manju Gupta (Claim in form C)	3,06,33,000	-	3,06,33,000	-
13	Mr. Oswald Alfonso & Mrs. Sunita Alfonso	2,00,00,000	-	2,00,00,000	-
14	Mrs. Bhavna Mukesh Makwana	20,00,000	-	20,00,000	-
15	Mr. Sanjeev Muchhala	1,03,21,850	-	1,03,21,850	-
16	Madan Jain & Sonia Jain	2,97,79,046	-	2,97,79,046	-
17	Mr. Manish Raju Gangwani & Sarita Raju Gangwani	6,50,00,000	-	6,50,00,000	-
18	Ms. Meera Ravi Punjabi Mr. Sagar Ravi Punjabi Mr. Ravi S. Punjabi	18,00,00,000	-	18,00,00,000	-
19	Mr. Mohammed Aslam	1,12,00,000	-	1,12,00,000	-
20	Mr. Nadim Mohammed Iqbal	1,12,00,000	-	1,12,00,000	-
21	Mrs. Pooja Narendra Nichani	2,85,00,000	-	2,85,00,000	-
22	Mr. Paresh Liladhar Parekh Mrs. Mita Paresh Parekh	45,75,287	-	45,75,287	-

List of creditors as on 28 03 2022_REPPL

23	Mr. Kalpesh Hasmukh Shah & Neha Shah	13,62,29,851	-	13,62,29,851	-
24	Mr. Rupen K. Bhatt & Priti Bhatt	7,69,05,987	-	7,69,05,987	-
25	Mrs Rekha R Shah and Mr Rajesh P Shah	6,91,55,872	4,39,31,920	2,50,23,952	2,00,000
26	Ashish Balaram Singh & Swati Saraiya	1,70,72,500	-	-	1,70,72,500
27	A2I2 Associates	56,00,000	72,23,847	-	-
28	1. Rajesh H. Gandhi 2. Harishchandra D. Gandhi 3. Rekha H. Gandhi 4. Neelam R. Gandhi	5,06,22,797	-	5,06,22,797	-
29	The Bombay Catholic Co-operative Housing Soc. Ltd.	7,84,52,67,464	-	-	7,84,52,67,464
30	Solitair Leasing & Infotech Limited	2,01,20,000	-	-	2,01,20,000
31	Thavrani Family Private Trust	3,73,21,500	-	-	3,73,21,500
32	Wily Leasing & Infotech Ltd	2,06,20,000	-	-	2,06,20,000
33	Jennette Phillips	3,60,00,000	-	3,60,00,000	-
34	Goodsarve Trexim Pvt. Ltd.	15,50,00,000	22,11,06,302	-	-
35	Sachin Gulab Lulla	1,70,64,464	-	1,70,64,464	-
36	Royal Diam	3,89,93,674	-	3,89,93,674	-
	TOTAL	9,91,69,85,252	90,93,58,026	1,16,81,91,920	7,94,06,01,464

Homebuyers are financial creditors and being not more than ten at present, cannot be treated as class of creditors (Reg. 2(1) (aa)). Hence appointment of Authorised Representative in not considered.

E. Operational Creditors – Workmen

NIL

F. Operational Creditor – Employees

Sl.No.	Name of the Creditor	Amount of claims received	Amount of claims admitted	Amount of Claim Not Admitted	Amount of Claims under Verification
1	Berinder Sahni	28,47,734.00	-	-	28,47,734.00
2	Mithun Jagdish devkar	9,16,000.00	-	-	9,16,000.00
3	Rupesh Kadam	14,02,636.00	-	-	14,02,636.00
4	Sandeep Intwala	9,33,769.00	-	-	9,33,769.00
5	Goma Joshi	10,95,857.00	-	-	10,95,857.00
6	Hetalkumar B. Joshi	2,99,73,318.00	-	-	2,99,73,318.00
	TOTAL	3,71,69,314.00	-	-	3,71,69,314.00

G. Operational Creditor –Government dues. NIL**H. Operational Creditors other than Workmen, Employees & Government dues.**

Sl.No.	Name of the Creditor	Amount of claims received	Amount of claims admitted	Amount of Claim Not Admitted	Amount of Claims under Verification
1	SBICAP Trustee Company Limited	90,757.34	90,757.34	-	-

List of creditors as on 28 03 2022_REPPL					
2	Pareshmohan & Associates (CA Paresh Mohan Verma)	31,00,000.00	-	31,00,000.00	-
3	Deepee Consultancy (CA Paresh Mohan Verma)	9,00,000.00	-	9,00,000.00	-
4	Reliance Industries Limited	94,77,60,508.00	-	-	94,77,60,508.00
	TOTAL	95,18,51,265.34	90,757.34	40,00,000.00	94,77,60,508.00

I. Creditors (Other than Financial creditors and operational Creditors).

Sl.No	Name of the Creditor	Amount of claims received	Amount of claims admitted	Amount of Claim Not Admitted	Amount of Claims under Verification
1	Reliance Industries Limited	94,77,60,508.00	-	94,77,60,508.00	-
	TOTAL	94,77,60,508.00	-	94,77,60,508.00	-

The claim is in respect of Group Company for which REPPL had given unregistered mortgage of flats which pertain to Group Company, hence not admitted.

- i) CIRP Commencement date is 06th September 2021
- ii) The best estimates of claims including security interest have been made based on the available information. As per regulation 14, IRP / RP shall revise the amount of claims admitted including the estimates, as soon as may be practicable on receiving additional information, Transaction Auditors Report if so warranted.

vithal madhukar
dahake

Digitally signed by vithal
madhukar dahake
Date: 2022.03.29 16:26:59
+05'30'

Vithal M Dahake

Interim Resolution Professional

In the matter of Radius Estate Projects Private Limited (Corporate Debtor)

IBBI/IPA-003/IP-N000117/2017-2018/11296

BEFORE THE HON'BLE NATIONAL COMPANY LAW TRIBUNAL

Mumbai BENCH

Case No. 380/IBC/NCLT/MB/MH/2021

In the Matter of

M/s RADIUS ESTATE PROJECTS PRIVATE LIMITED (Corporate Debtor)

And

In the Matter of

M/s SBI CAP TRUSTEE COMPANY LIMITED (Financial Creditor- applicant of CIRP)

List of Creditors under Regulation 13(2) (d) of IBBI (Insolvency Resolution Process for Corporate Persons) Regulations by Vithal M Dahake (Interim Professional) under the Insolvency and Bankruptcy Code 2016. Updated as on 28 03-2022

1. The application for corporate Insolvency Resolution Process filed by SBI CAP TRUSTEE COMPANY LIMITED (Financial Creditor) under Section 7 of the Insolvency and Bankruptcy Code read with Rule 6 of Insolvency and Bankruptcy (Application to Adjudicating Authority) Rules 2016 was admitted by NCLT Mumbai Bench vide order dated 06-09-2021 in Company Petition no. 380/IBC/NCLT/MB/MH/2021. Vide above order, Vithal M Dahake, the undersigned was appointed as Interim Resolution Professional who is directed to take necessary actions In accordance with the relevant provisions of the Insolvency and Bankruptcy Board of India.
2. In Compliance with Regulation 13 (2)(d) of Insolvency and Bankruptcy Board of India (Insolvency Resolution Process for Corporate Persons) Regulation 2016, a list of creditors along with amount claimed, claims admitted, Security interest in respect of claims as on **28-3-2022** is enclosed at **Annexure A**.
3. The director of the CD has preferred Company Appeal (AT) (Ins) 820 of 2021 before Hon'ble NCLAT, New Delhi, pleading withdrawal of CIRP proceedings due to settlement with the applicant. During the course of hearing, parties entered into settlement and appellant agreed to withdraw the appeal. Hon'ble NCLAT vide its order dated January 5, 2022 observed that, it is open for the parties to file settlement terms copy with Adjudicating Authority and to seek appropriate authority.
4. Applicant SBI Cap Trustee securities accordingly filed form FA (u/S 12 A of IBC, 2016) through undersigned which was registered as IA no. 122 of 2022. It was opposed by one of the creditors viz. Piramal Capital & Housing Finance Ltd. by filing IA no. 164 of 2022.

5. Hon'ble NCLT Mumbai vide its order pronounced on 28th March, 2022 upheld the objection and dismissed the withdrawal application. Copy of the order is awaited
6. Hence latest list of creditors as on 28th March, 2022 is again filed.

Vithal M Dahake

Interim Resolution Professional

In the matter of Radius Estate Projects Private Limited (Corporate Debtor)

IBBI/IPA-003/IP-N000117/2017-2018/11296

Place: - Mumbai

Date: - 31st March, 2022

Annexure A**M/s Radius Estate Projects Private Limited (Corporate Debtor)**

List of Creditors (including Financial, Operational, Workmen & Employees and Other Creditors) and Security Interest in respect of these claims received till 28-3-2022. and verified and finalized as on 29-03-2022.

Summarized position of claims received till 28-3-2022 (Amt. in rupees)

Sl.No.	Category of Creditor			Amount of Claim Not Admitted	Amount of Claims under Verification
		Amount of claims Received	Amount of claims admitted		
1	Secured financial creditors belonging to any class of creditors	Nil	Nil	Nil	Nil
2	Unsecured financial creditors belonging to any class of creditors	9,91,69,85,252	90,93,58,026	1,16,81,91,920	7,94,06,01,464
3	Secured financial creditors (other than financial creditors belonging to any class of creditors)	29,45,94,06,595	16,99,35,86,507	40,82,31,598	12,05,75,88,490
4	Unsecured financial creditors (other than financial creditors belonging to any class of creditors)	13,30,29,46,982	8,37,57,07,965	2,85,67,29,983	2,07,05,09,035
5	Operational creditors (Workmen)	Nil	Nil	Nil	Nil
6	Operational creditors (Employees)	3,71,69,314	Nil	Nil	3,71,69,314
7	Operational creditors (Government Dues)	Nil	Nil	Nil	Nil
8	Operational creditors (other than Workmen and Employees and Government Dues)	95,18,51,265	90,757	40,00,000	94,77,60,508
9	Other creditors, if any, (other than financial creditors and operational creditors)	94,77,60,508	Nil	94,77,60,508	Nil
	Total	54,61,61,19,917	26,27,87,43,255	5,38,49,14,009	23,05,36,28,811

A. Secured Financial Creditors (other than financial creditors belonging to any class of creditors)

Name of Creditor/ Home Buyer	Amount of claims received	Amount of claims admitted	Amount of Claim Not Admitted	Amount of Claims under Verification
SBICAP Trustee Company Limited (Acting on behalf of debenture Holder)*	32,21,86,122	27,66,98,061	4,54,88,061	-
DHFL@	15,73,33,49,532	15,73,33,49,532	-	-
Surksha Realty Limited \$	4,30,08,00,000	98,35,38,914	-	3,31,72,61,086
Vistra ITCL (India) Limited &	8,74,03,27,404	-	-	8,74,03,27,404
Krishna Enterprise @@	36,27,43,537	-	36,27,43,537	-
TOTAL	29,45,94,06,595	16,99,35,86,507	40,82,31,598	12,05,75,88,490

* a) Assistance to SBI Cap Trustee Company Limited is secured by

i) Debt Service Reserve Account (DSRA) amount of Rs. 1,75,68,813.39/- (Rupees One crore Seventy-Five Lakhs Sixty-Eight Thousand Eight Hundred Thirteen and Thirty-Nine Paise Only) lying in SBICAP Trustee Company Current Account No. 39734373550 maintained with State Bank of India.

ii) Seven number of identified flats viz flat no. 404,504,604,804,403,204 and 304 in Tower 3 project called Avenue 54 situated at the land bearing city survey nos. H/401, H/402 and H/415 to H/438 admeasuring in aggregate 21, 774.10 square meters or thereabouts along with structures thereon and known as Willingdon Catholic Colony (Willingdon East) in Village Bandra within the Municipal limits of Municipal Corporation of Greater Mumbai. Of these only first four flats (404,504,604&804) belong to CD and other three to the group company. The charge has been created with ROC on 16-10-2016.

@ Assistance to Dewan Housing Finance Corporation Limited(DHFL) is secured by

i) Exclusive charge by way of Registered Mortgage on the land admeasuring 21774.10 sq. mts. (Plot1) bearing CS no. H/401,H/402, H/415 to H/438 and land admeasuring 51 sq. mts, 63..50 sq. mts., 163.90 sq. mts.,4046.90 sq. mts. bearing CTS no. H/395,H/396,H/397 and H/398 respectively aggregating to 4325.30 sq. mts. (Plot2) both situated at village Bandra,Santacruz-West, Mumbai, 400 054 alongwith present and future construction thereon including the club and excluding the area admeasuring 185,105 sq. ft. of carpet area earmarked for the tenants / allottees/ occupants /3rd party in the project Avenue 54 and receivable of the said flats hypothecated with DHFL.

ii) Exclusive charge by way of hypothecation on the receivables arising out of the booked/ sold/ unsold units and membership or sales of clubs in the project Avenue 54, Santacruz West, Mumbai,

\$ Claim by Suraksha Realty is secured by 29 flats having carpet area of 61803 sq. ft. However flats apparently allotted to group company. If so, it may be treated as unsecured.

& Claim by Vistra (ITCL) is in r/o Corporate Guarantee given. However deed of guarantee and guarantee invocation letter still awaited. Mortgage deed shows mortgage of 3 flats of 2568 sq. ft carpet area each (T2-702, T3-501, T3-502) and the proportionate land pertaining thereto.

@@ Claim by Krishna Enterprizes is in respect of security provided by CD. However flats covered by Indenture of mortgage pertain to group company.

B. Unsecured Financial Creditors (other than belonging to class of creditors)

Sl.No.	Name of Creditor/ Home Buyer	Amount of claims received	Amount of claims admitted	Amount of Claim Not Admitted	Amount of Claims under Verification
1	DHFL	7,69,57,49,951.00	7,69,57,49,951.00	-	-
2	Mahananda Securities Limited	50,00,000.00	-	-	50,00,000.00
3	Christopher J Dsouza	3,60,00,000.00	-	3,60,00,000.00	-
4	Hubert Francis D'Silva	3,60,00,000.00	-	3,60,00,000.00	-
5	Bernard Anthony Dcosta	3,60,00,000.00	-	3,60,00,000.00	-
6	Frances Rebello & David B Phillips	3,60,00,000.00	-	3,60,00,000.00	-
7	Sybil D. Drego	3,60,00,000.00	-	3,60,00,000.00	-
8	Sebastian Mendes	3,60,00,000.00	-	3,60,00,000.00	-
9	SAVIO CLIFFORD SEQUEIRA	3,60,00,000.00	-	3,60,00,000.00	-
10	Hilary Aguiar	3,60,00,000.00	-	3,60,00,000.00	-
11	Nobel Vaz	3,60,00,000.00	-	3,60,00,000.00	-
12	Newton Dias	3,60,00,000.00	-	3,60,00,000.00	-
13	Savio Cotta	3,60,00,000.00	-	3,60,00,000.00	-
14	Marie Celine Dsouza	3,60,00,000.00	-	3,60,00,000.00	-
15	Cyril Joseph Francis Ribeiro	3,60,00,000.00	-	3,60,00,000.00	-
16	Reginald A Fernandes	3,60,00,000.00	-	3,60,00,000.00	-
17	Mr. Joscelyn Dias	3,60,00,000.00	-	3,60,00,000.00	-
18	Simon Darole	3,60,00,000.00	-	3,60,00,000.00	-
19	Gloria C. L. Fialho	3,60,00,000.00	-	3,60,00,000.00	-
20	Nicolette Athaide	3,60,00,000.00	-	3,60,00,000.00	-
21	Cecilia Soares	3,60,00,000.00	-	3,60,00,000.00	-
22	SEBASTIAN MATHEWS	3,60,00,000.00	-	3,60,00,000.00	-
23	Vincent George Fernandez	3,60,00,000.00	-	3,60,00,000.00	-
24	Conal Joseph Lobo	3,60,00,000.00	-	3,60,00,000.00	-
25	Maura Crasto	3,60,00,000.00	-	3,60,00,000.00	-

List of creditors as on 28 03 2022_REPPL

26	Denise Lisa Braganza	3,60,00,000.00	-	3,60,00,000.00	-
27	MS.Mercy Paulose,	3,60,00,000.00	-	3,60,00,000.00	-
28	Peter Mario John D'souza	3,60,00,000.00	-	3,60,00,000.00	-
29	Rita Gonsalves	3,60,00,000.00	-	3,60,00,000.00	-
30	Susan Martin	3,60,00,000.00	-	3,60,00,000.00	-
31	Indira Mascarenhas	3,60,00,000.00	-	3,60,00,000.00	-
32	Enid Almeida	3,60,00,000.00	-	3,60,00,000.00	-
33	Jacinta Lucy Ferrao	3,60,00,000.00	-	3,60,00,000.00	-
34	Ms. Joyce Remedios	3,60,00,000.00	-	3,60,00,000.00	-
35	Lawrence A. D'Souza and Denis A. D'Souza	4,59,65,000.00	-	4,59,65,000.00	-
36	Marie Rita Fernandes	4,59,65,000.00	-	4,59,65,000.00	-
37	Regina D'souza	3,60,00,000.00	-	3,60,00,000.00	-
38	Michael Franklin Joseph Pais	4,59,65,000.00	-	4,59,65,000.00	-
39	Rodney Foulds	4,59,65,000.00	-	4,59,65,000.00	-
40	Mr. Anthony Fernandes	4,59,65,000.00	-	4,59,65,000.00	-
41	Mrs. Cheryl Nayak D/o late Mrs. Marjorie Mathias	4,59,65,000.00	-	4,59,65,000.00	-
42	Joseph Sodder	3,60,00,000.00	-	3,60,00,000.00	-
43	Stanislaus F. Gomes	4,59,65,000.00	-	4,59,65,000.00	-
44	Corwin Aniceto Coutinho	-	-	-	-
45	Roselyn Rodrigues	3,60,00,000.00	-	3,60,00,000.00	-
46	Peter M. Fernandes.	3,60,00,000.00	-	3,60,00,000.00	-
47	Irene A. Fernandes.	3,60,00,000.00	-	3,60,00,000.00	-
48	Kennedy Fernandes	4,59,65,000.00	-	4,59,65,000.00	-
49	Shirley Sequeira	3,60,00,000.00	-	3,60,00,000.00	-
50	Russell Foulds	4,59,65,000.00	-	4,59,65,000.00	-
51	Alvito Vaz	4,59,65,000.00	-	4,59,65,000.00	-
52	1)Lalita Correia-Afonso, 2)Priya Correia-Afonso Rau, 3)Deepa Correia-Afonso 4)Romilla Cotta Carvalho (legal heirs of late Antonio Correia-Afonso and Late Marina Correia-Afonso)	4,59,65,000.00	-	4,59,65,000.00	-
53	Bernard L. Menezes	4,59,65,000.00	-	4,59,65,000.00	-
54	Angela Gracias	4,59,65,000.00	-	4,59,65,000.00	-
55	SAVIO SEQUEIRA	3,60,00,000.00	-	3,60,00,000.00	-
56	JOYCE MENEZES	4,59,65,000.00	-	4,59,65,000.00	-

List of creditors as on 28 03 2022_REPPL

57	Victor Fernandes	4,59,65,000.00	-	4,59,65,000.00	-
58	Abbas Fakhruddin	7,00,000.00	-	7,00,000.00	-
59	Francis George Mascarenhas	3,60,00,000.00	-	3,60,00,000.00	-
60	Mr. Hector W. S. Noronha	4,59,65,000.00	-	4,59,65,000.00	-
61	FLORY PAES	4,59,65,000.00	-	4,59,65,000.00	-
62	1. Clyde felix Lobo 2. Niloufer carolyn Anne lobo 3. Christabel Barbara Gonsalvez 4. Joan Alzira D'souza	3,60,00,000.00	-	3,60,00,000.00	-
63	Gertrude Luis Fernandes	3,60,00,000.00	-	3,60,00,000.00	-
64	Nirmala Fernandes	3,60,00,000.00	-	3,60,00,000.00	-
65	Anselm D'Costa	4,59,65,000.00	-	4,59,65,000.00	-
66	Fransis Lobo	4,59,65,000.00	-	4,59,65,000.00	-
67	Nirmala Fernandes	3,60,00,000.00	-	3,60,00,000.00	-
68	Sampda D'silva	3,60,00,000.00	-	3,60,00,000.00	-
69	Mrs. Fatima Lobo	3,60,00,000.00	-	3,60,00,000.00	-
70	Mrs. Moira Almeida	4,59,65,000.00	-	4,59,65,000.00	-
71	Ashley Fernandes	3,60,00,000.00	-	3,60,00,000.00	-
72	Anita Pascoal Gonsalves	4,59,65,000.00	-	4,59,65,000.00	-
73	Natasha Erika Maben	3,60,00,000.00	-	3,60,00,000.00	-
74	Una Anne Angelo & Hector Angelo	4,59,65,000.00	-	4,59,65,000.00	-
75	Yes Bank	1,84,35,46,857.00	62,52,24,398.00	-	1,21,83,22,459.00
76	Chandru Panjabi	26,73,86,400.00	-	-	26,73,86,400.00
77	Jennnifer Vaz	4,59,65,000.00	-	4,59,65,000.00	-
78	Huseini Mamoowala	1,66,00,000.00	-	-	1,66,00,000.00
79	Harsh Punjabee	24,59,00,000.00	-	-	24,59,00,000.00
80	Deepti Punjabee	15,86,50,088.00	-	-	15,86,50,088.00
81	Geetanjali Shah	15,86,50,088.00	-	-	15,86,50,088.00
82	Indo Borax & Chemicals Limited	5,14,10,325.00	4,95,75,343.00	18,34,982.53	-
83	Elias Lancy Pinto	3,60,00,000.00	-	3,60,00,000.00	-
84	Martin A Pinto	3,30,00,000.00	-	3,30,00,000.00	-
85	Super Cassettes Industries Pvt. Ltd.	51,58,273.00	51,58,273.00	-	-
	TOTAL	13,30,29,46,982.00	8,37,57,07,965.00	2,85,67,29,982.53	2,07,05,09,035.00

Claim by DHFL (Sr no. 1) comprises Corporate Guarantee invoked by it (principal Rs. 439.51 cr) as also mortgage loan of Rs. 100.0 cr . No security has been created in respect of mortgage loan and hence same is also treated as unsecured.

Claim by Mahananda Securities Limited (Sr. no. 2) is for loan claimed to be disbursed by it without furnishing any proof or details. Hence kept for verification.

Claims by claimants at sr no. 3 to sr. no. 70 pertain to members of Coop. Housing Society who had given their plot for redevelopment to group company of the CD. Subsequently the group company entered into further agreement with the CD. Hence claim not admitted as not pertaining to CD.

C. Secured Financial Creditors belonging to any class of creditors – Secured Home Buyers- NIL.

D. Unsecured Financial Creditors belonging to any class of creditors (Unsecured Home Buyers):

Sl.No.	Name of the Creditor	Amount of claims received	Amount of claims admitted	Amount of Claim Not Admitted	Amount of Claims under Verification
1	M/S Tapasya Enterprises - Shyam Gupta	3,00,00,000	3,80,41,184	-	-
2	M/S Indus Valley Enterprises Private Limited - IVEPL	63,06,09,643	38,12,41,096	24,93,68,547	-
3	Mr. Kan Hassomal Lakhani	9,39,59,426	10,61,71,578	-	-
4	Mr. Raj Kan Lakhani	9,39,59,426	10,61,71,578	-	-
5	Mr. Hitesh V Shah	45,00,000	54,70,521	-	-
6	Mrs. Suman Sultania & Deepak Sultania	1,51,37,615	-	1,51,37,615	-
7	Mrs. Suman Sultania & Deepak Sultania	1,51,37,615	-	1,51,37,615	-
8	Mr. Dharmesh Jayantibal Patel & Uma Dharmesh Patel	18,26,000	-	18,26,000	-
9	Mr. Kamal Kumar Johari & Mrs. Kamini Kamal Johari	8,74,67,235	-	8,74,67,235	-
10	Mrs. Kamolika Peres	2,41,05,000	-	2,41,05,000	-
11	Mr. Manamar Singh Bedi	11,00,000	-	11,00,000	-
12	Mrs. Shilpa Manju Gupta (Claim in form C)	3,06,33,000	-	3,06,33,000	-
13	Mr. Oswald Alfonso & Mrs. Sunita Alfonso	2,00,00,000	-	2,00,00,000	-
14	Mrs. Bhavna Mukesh Makwana	20,00,000	-	20,00,000	-
15	Mr. Sanjeev Muchhala	1,03,21,850	-	1,03,21,850	-
16	Madan Jain & Sonia Jain	2,97,79,046	-	2,97,79,046	-
17	Mr. Manish Raju Gangwani & Sarita Raju Gangwani	6,50,00,000	-	6,50,00,000	-
18	Ms. Meera Ravi Punjabi Mr. Sagar Ravi Punjabi Mr. Ravi S. Punjabi	18,00,00,000	-	18,00,00,000	-
19	Mr. Mohammed Aslam	1,12,00,000	-	1,12,00,000	-
20	Mr. Nadim Mohammed Iqbal	1,12,00,000	-	1,12,00,000	-
21	Mrs. Pooja Narendra Nichani	2,85,00,000	-	2,85,00,000	-
22	Mr. Paresh Liladhar Parekh Mrs. Mita Paresh Parekh	45,75,287	-	45,75,287	-

23	Mr. Kalpesh Hasmukh Shah & Neha Shah	13,62,29,851	-	13,62,29,851	-
24	Mr. Rupen K. Bhatt & Priti Bhatt	7,69,05,987	-	7,69,05,987	-
25	Mrs Rekha R Shah and Mr Rajesh P Shah	6,91,55,872	4,39,31,920	2,50,23,952	2,00,000
26	Ashish Balaram Singh & Swati Saraiya	1,70,72,500	-	-	1,70,72,500
27	A2I2 Associates	56,00,000	72,23,847	-	-
28	1. Rajesh H. Gandhi 2. Harishchandra D. Gandhi 3. Rekha H. Gandhi 4. Neelam R. Gandhi	5,06,22,797	-	5,06,22,797	-
29	The Bombay Catholic Co-operative Housing Soc. Ltd.	7,84,52,67,464	-	-	7,84,52,67,464
30	Solitair Leasing & Infotech Limited	2,01,20,000	-	-	2,01,20,000
31	Thavrani Family Private Trust	3,73,21,500	-	-	3,73,21,500
32	Wily Leasing & Infotech Ltd	2,06,20,000	-	-	2,06,20,000
33	Jennette Phillips	3,60,00,000	-	3,60,00,000	-
34	Goodsarve Trexim Pvt. Ltd.	15,50,00,000	22,11,06,302	-	-
35	Sachin Gulab Lulla	1,70,64,464	-	1,70,64,464	-
36	Royal Diam	3,89,93,674	-	3,89,93,674	-
	TOTAL	9,91,69,85,252	90,93,58,026	1,16,81,91,920	7,94,06,01,464

Homebuyers are financial creditors and being not more than ten at present, cannot be treated as class of creditors (Reg. 2(1) (aa)). Hence appointment of Authorised Representative in not considered.

E. Operational Creditors – Workmen

NIL

F. Operational Creditor – Employees

Sl.No.	Name of the Creditor	Amount of claims received	Amount of claims admitted	Amount of Claim Not Admitted	Amount of Claims under Verification
1	Berinder Sahni	28,47,734.00	-	-	28,47,734.00
2	Mithun Jagdish devkar	9,16,000.00	-	-	9,16,000.00
3	Rupesh Kadam	14,02,636.00	-	-	14,02,636.00
4	Sandeep Intwala	9,33,769.00	-	-	9,33,769.00
5	Goma Joshi	10,95,857.00	-	-	10,95,857.00
6	Hetalkumar B. Joshi	2,99,73,318.00	-	-	2,99,73,318.00
	TOTAL	3,71,69,314.00	-	-	3,71,69,314.00

G. Operational Creditor –Government dues. NIL

H. Operational Creditors other than Workmen, Employees & Government dues.

Sl.No.	Name of the Creditor	Amount of claims received	Amount of claims admitted	Amount of Claim Not Admitted	Amount of Claims under Verification
1	SBICAP Trustee Company Limited	90,757.34	90,757.34	-	-

2	Pareshmohan & Associates (CA Paresh Mohan Verma)	31,00,000.00	-	31,00,000.00	-
3	Deepee Consultancy (CA Paresh Mohan Verma)	9,00,000.00	-	9,00,000.00	-
4	Reliance Industries Limited	94,77,60,508.00	-	-	94,77,60,508.00
	TOTAL	95,18,51,265.34	90,757.34	40,00,000.00	94,77,60,508.00

I. Creditors (Other than Financial creditors and operational Creditors).

Sl.No	Name of the Creditor	Amount of claims received	Amount of claims admitted	Amount of Claim Not Admitted	Amount of Claims under Verification
1	Reliance Industries Limited	94,77,60,508.00	-	94,77,60,508.00	-
	TOTAL	94,77,60,508.00	-	94,77,60,508.00	-

The claim is in respect of Group Company for which REPPL had given unregistered mortgage of flats which pertain to Group Company, hence not admitted.

- i) CIRP Commencement date is 06th September 2021
- ii) The best estimates of claims including security interest have been made based on the available information. As per regulation 14, IRP / RP shall revise the amount of claims admitted including the estimates, as soon as may be practicable on receiving additional information, Transaction Auditors Report if so warranted.

vithal
madhukar
dahake

Digitally signed by
vithal madhukar
dahake
Date: 2022.03.31
22:03:28 +05'30'

31-03-2022

X Vithal M. Dahake

Signed by: vithal madhukar dahake

Vithal M Dahake

Interim Resolution Professional

In the matter of Radius Estate Projects Private Limited (Corporate Debtor)

IBBI/IPA-003/IP-N000117/2017-2018/11296