

Name of the corporate debtor: Earthcon Universal Infratech Private Limited (In CIRP)

Date of commencement of CIRP: 08.01.2020

List of creditors as on: 23.11.2021

(Issued on 23.11.2021)

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

| Sl. No. | Name of creditor | Identification No. | Details of claim received | | Details of claim admitted | | | | | Amount of contingent claim | Amount of any mutual dues, that may be setoff | Amount of claim not admitted (INR) | Amount of claim under verification | Remarks, if any |
|------------------|--|--------------------|---------------------------|-----------------------|--------------------------------|-----------------|-----------------------------|------------------------|--------------------------|----------------------------|---|------------------------------------|------------------------------------|--|
| | | | Date of receipt | Amount claimed (INR) | Amount of claim admitted (INR) | Nature of claim | Amount covered by guarantee | Whether related party? | % of voting share in CoC | | | | | |
| 1 | Nisus Finance & Investment Managers LLP & Beacon Trusteeship Limited | SFC-01 | 22-01-2020 | 72,59,20,489 | - | Financial debt | Yes | No | 0.00% | - | Nil | Nil | Nil | Calculation of claim/ voting ratio of Nisus after excluding 205 flats from CD is given below |
| 2 | Punjab & Sindh Bank, Corporate Banking Branch | SFC-02 | 21-01-2020 | 51,45,57,717 | 51,45,57,717 | Financial debt | Yes | No | 11.15% | | Nil | Nil | Nil | |
| Total (A) | | | | 1,24,04,78,206 | 51,45,57,717 | | | | 11.15% | - | Nil | Nil | Nil | |

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

| Sl. No. | Name of creditor | Identification No. | Details of claim received | | Details of claim admitted | | | | | Amount of contingent claim | Amount of any mutual dues, that may be setoff | Amount of claim not admitted (INR) | Amount of claim under verification | Remarks, if any |
|------------------|--|--------------------|---------------------------|-----------------------|--------------------------------|---------------------------------|-----------------------------|------------------------|--------------------------|----------------------------|---|------------------------------------|------------------------------------|--|
| | | | Date of receipt | Amount claimed (INR) | Amount of claim admitted (INR) | Nature of claim | Amount covered by guarantee | Whether related party? | % of voting share in CoC | | | | | |
| 1 | Greater Noida Industrial Development Authority | UFC-01 | 17-02-2020 | 1,02,75,18,105 | 43,95,81,181 | Financial debt Lease premium | No | No | 9.53% | Nil | Nil | 10,94,46,937 | Nil | (a) Rs. 43.95 crores towards lease premium, (b) Rs. 10.94 crores not collated being future debt (c) Rs. 47.85 crore collated as other debt |
| Total (B) | | | | 1,02,75,18,105 | 43,95,81,181 | | | | 9.53% | | | 10,94,46,937 | | |

Grand total (A) + (B)

2,26,79,96,311

95,41,38,898

20.68%

-

10,94,46,937

Calculation of claim/ voting ratio of Nisus after excluding 205 flats from CD

| Particulars | Amount (Rs.) |
|--|---------------------|
| -Value of 125 flats excluded from inventory of CD (not including 5 flats having area 12,875 Sq. ft.) | 84,07,79,153 |
| - Receivable from 75 individual allottees/ debtors excluded form the CD | 4,02,57,452 |
| Total assets excluded from CD | 88,10,36,605 |
| Less : Claim of Beacon & Nisus collated after compliance of Hon'ble NCLT order dated 28.10.2021 | 72,59,20,489 |
| Financial debts remains in CD after excluding the aforesaid assets | Nil |
| Voting Ratio | Nil |
| Amount receivable by the CD | 15,51,16,116 |

Working note:1

| Particulars | As per charge form available with MCA21 | | | |
|--|--|---------------------------------|------------------------------------|---|
| | No. of units | Area mortgaged (Sq. ft.) | Evaluated rate (Rs.)/ Sq ft | Total Evaluated Price of Flats (Rs.) |
| <u>Charge Form-I</u> | | | | |
| Casa Royale | 94 | 1,59,310 | 3,052 | 48,61,34,764 |
| Sanskriti | 57 | 81,555 | 3,052 | 24,88,65,236 |
| Total of Charge Form-I | 151 | 2,40,865 | 3,052 | 73,50,00,000 |
| <u>Charge Form-II</u> | | | | |
| Casa Royale | 54 | 1,36,250 | 3,083 | 42,00,00,000 |
| Total of Charge Form-II | 54 | 1,36,250 | 3,083 | 42,00,00,000 |
| Grant total of area mentioned in both charge forms | 205 | 3,77,115 | 3,063 | 1,15,50,00,000 |
| Less : Area of 5 flats mentioned 2 times in Charge form - II (Flat no. J-101, J-102, J-103, J-104 & J-201 of Casa Royale) | 5 | 12,875 | 3,083 | 3,96,88,073 |
| Add: Increase in area of 12 units of Casa Royale [Refer note - 2 below] | | 16,085 | 3,063 | 4,92,63,951 |

| | | | | | |
|--|------------|------------|-----------------|-------|-----------------------|
| Total | (A) | 200 | 3,80,325 | | 1,16,45,75,878 |
| Less: 75 Flats sold before the ICD out of aforesaid 200 flats | | | | | |
| - flats mentioned in Charge Form-I | | 71 | 97,120 | 3,052 | 29,63,61,862 |
| - flats mentioned in Charge Form-II | | 4 | 8,900 | 3,083 | 2,74,34,862 |
| | (B) | 75 | 1,06,020 | | 32,37,96,725 |
| Value of 125 flats excluded from CD (A)-(B) | | | | | |
| | | 125 | | | 84,07,79,153 |

Working note:2

| S No. | Project | Unit No | Area Sq. Ft. as provided by CRM team | Area Sq. Ft. as mortgage deed | Increase / Decrease (Sq. ft.) |
|-------|------------------------------|---------|--------------------------------------|-------------------------------|-------------------------------|
| 1 | Casa Royale | D-1701 | 4245 | 2,225 | 2,020 |
| 2 | Casa Royale | D-1702 | 4245 | 2,225 | 2,020 |
| 3 | Casa Royale | D-1703 | 4245 | 2,225 | 2,020 |
| 4 | Casa Royale | I-001 | 1120 | 1,175 | -55 |
| 5 | Casa Royale | I-003 | 1120 | 1,175 | -55 |
| 6 | Casa Royale | I-004 | 1120 | 1,175 | -55 |
| 7 | Casa Royale | I-1101 | 1120 | 1,175 | -55 |
| 8 | Casa Royale | I-1103 | 1120 | 1,175 | -55 |
| 9 | Casa Royale | J-1701 | 5150 | 2,575 | 2,575 |
| 10 | Casa Royale | J-1702 | 5150 | 2,575 | 2,575 |
| 11 | Casa Royale | J-1703 | 5150 | 2,575 | 2,575 |
| 12 | Casa Royale | J-1704 | 5150 | 2,575 | 2,575 |
| | Total area in sq. ft. | | | | 16,085 |

Note : Area 16,085 sq ft shall subject to the proposed surveyor's report