

RADIUS ESTATE PROJECTS PVT. LTD. (CIN U45201MH2014PTC258381) (Formerly known as Vishwaroop Realtors Private Limited)									
UNDER CORPORATE INSOLVENCY RESOLUTION PROCESS (Since 06-09-2021)									
CLAIMS POSITION AS ON - 22nd July 2024									
(Filing under clause (ca) of sub-regulation (2) of regulation 13 the IBBI (Insolvency Resolution Process for Corporate Persons) Regulations, 2016.									
Sl.No.	Category of Creditor	Summary of Claims Received		Summary of Claims Admitted			Amount of Contingent Claims	Amount of Claim Not Admitted	Amount of Claims under Verification
		No. of Claims	Amount	No. of Claims	Amount of claims admitted	% Share in Total Amount of Claims Admitted			
1	Secured financial creditors belonging to any class of creditors	-	-	-	-	-	-	-	-
2	Unsecured financial creditors belonging to any class of creditors	70	10,72,88,29,550	14	1,06,37,29,622	2.96	-	9,81,00,36,900	-
3	Secured financial creditors (other than financial creditors belonging to any class of creditors)	4	25,17,61,63,199	2	16,02,24,88,859	44.58	-	9,15,36,74,340	-
4	Unsecured financial creditors (other than financial creditors belonging to any class of creditors)	86	25,58,25,15,273	5	12,93,87,47,066	36.00	-	12,64,42,10,964	-
5	Operational creditors (Workmen)	-	-	-	-	-	-	-	-
6	Operational creditors (Employees)	63	8,55,96,619	53	5,90,58,392	0.16	-	2,69,98,760	-
7	Operational creditors (Government Dues)	1	7,68,46,567	1	7,68,46,567	0.21	-	-	-
8	Operational creditors (other than Workmen and Employees and Government Dues)	5	95,40,89,878	1	90,757	0.00	-	95,39,99,121	-
9	Other creditors, if any, (other than financial creditors and operational creditors)	4	6,74,99,61,250	3	5,78,19,03,422	16.09	-	96,80,57,828	-
	Total	233	69,35,40,02,335	79	35,94,28,64,685	100.00	-	33,55,69,77,912	-

Vithal M. Dahake

Interim Resolution Professional, Radius Estate Projects Pvt. Ltd.

IBBI Regn. No: IBBI/IPA-003/IP-N000117/2017-2018/11296

AFA is No: AA3/11296/02/070125/301092 valid till 07-01-2025

Annexure-1

RADIUS ESTATE PROJECTS PVT. LTD. (CIN U45201MH2014PTC258381) (Formerly known as Vishwaroop Realtors Private Limited)

UNDER CORPORATE INSOLVENCY RESOLUTION PROCESS (Since 06-09-2021)

CLAIMS POSITION AS ON - 22nd July 2024

Secured financial creditors belonging to any class of creditors

Sl.No.	Name of the Creditor	Date of claim Received	Amount of claims received	Amount of claims admitted	Nature of Claim	Amount covered by Security Interest	Amount covered by Guarantee	Whether related party?	% Voting Share	Amount of Contingent Claims	Amount of Claim Not Admitted	Amount of Claims under Verification
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NIL

Annexure-2												
RADIUS ESTATE PROJECTS PVT. LTD. (CIN U45201MH2014PTC258381) (Formerly known as Vishwaroop Realtors Private Limited)												
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CLAIMS POSITION AS ON - 22nd July 2024												
Unsecured financial creditors belonging to any class of creditors												
Sl.No	Name of the Creditor	Date of claim Received	Amount of claims received	Amount of claims admitted	Nature of Claim	Amount covered by Security Interest	Amount covered by Guarantee	Whether related party?	% Voting Share	Amount of Contingent Claims	Amount of Claim Not Admitted	Amount of Claims under Verification
1	M/S Tapasya Enterprises - Shyam Gupta	27-09-2021	3,00,00,000	3,38,52,390	Allottee under a real estate project	-	-	NO	0.11	-	-	-
2	M/S Indus Valley Enterprises Private Limited - IVEPL	27-09-2021	63,06,09,643	36,48,24,015	Allottee under a real estate project	-	-	NO	1.22	-	26,57,85,628	-
3	Mr. Kan Hassomal Lakhani	27-09-2021	9,39,59,426	10,61,71,578	Allottee under a real estate project	-	-	NO	0.35	-	-	-
4	Mr. Raj Kan Lakhani	27-09-2021	9,39,59,426	10,61,71,578	Allottee under a real estate project	-	-	NO	0.35	-	-	-
5	Mrs. Suman Sultania & Deepak Sultania	27-09-2021	1,51,37,615	-	Allottee under a real estate project	-	-	NO	-	-	1,51,37,615	-
6	Mrs. Suman Sultania & Deepak Sultania	27-09-2021	1,51,37,615	-	Allottee under a real estate project	-	-	NO	-	-	1,51,37,615	-
7	Mr. Dharmesh Jayantibal Patel & Uma Dharmesh Patel	27-09-2021	18,26,000	-	Allottee under a real estate project	-	-	NO	-	-	18,26,000	-
8	Mr. Kamal Kumar Johari & Mrs. Kamini Kamal Johari	27-09-2021	8,74,67,235	-	Allottee under a real estate project	-	-	NO	-	-	8,74,67,235	-
9	Mrs. Kamolika Peres	27-09-2021	2,41,05,000	-	Allottee under a real estate project	-	-	NO	-	-	2,41,05,000	-
10	Mr. Manamar Singh Bedi	27-09-2021	11,00,000	-	Allottee under a real estate project	-	-	NO	-	-	11,00,000	-
11	Mrs. Shilpa Manju Gupta (Claim in form C)	27-09-2021	3,06,33,000	-	Allottee under a real estate project	-	-	NO	-	-	3,06,33,000	-
12	Mr. Oswald Alfonso & Mrs. Sunita Alfonso	27-09-2021	2,00,00,000	-	Allottee under a real estate project	-	-	NO	-	-	2,00,00,000	-
13	Mrs. Bhavna Mukesh Makwana	27-09-2021	20,00,000	-	Allottee under a real estate project	-	-	NO	-	-	20,00,000	-
14	Mr. Sanjeev Muchhala	27-09-2021	1,03,21,850	-	Allottee under a real estate project	-	-	NO	-	-	1,03,21,850	-
15	Madan Jain & Sonia Jain	27-09-2021	2,97,79,046	-	Allottee under a real estate project	-	-	NO	-	-	2,97,79,046	-
16	Mr. Manish Raju Gangwani & Sarita Raju Gangwani	28-09-2021	6,50,00,000	-	Allottee under a real estate project	-	-	NO	-	-	6,50,00,000	-
17	Ms. Meera Ravi Punjabi Mr. Sagar Ravi Punjabi Mr. Ravi S. Punjabi	28-09-2021	18,00,00,000	-	Allottee under a real estate project	-	-	NO	-	-	18,00,00,000	-
18	Mr. Mohammed Aslam	28-09-2021	1,12,00,000	-	Allottee under a real estate project	-	-	NO	-	-	1,12,00,000	-
19	Mr. Nadim Mohammed Iqbal	28-09-2021	1,12,00,000	-	Allottee under a real estate project	-	-	NO	-	-	1,12,00,000	-
20	Mrs. Pooja Narendra Nichani	28-09-2021	2,85,00,000	-	Allottee under a real estate project	-	-	NO	-	-	2,85,00,000	-
21	Mr. Paresh Liladhar Parekh Mrs. Mita Paresh Parekh	28-09-2021	45,75,287	-	Allottee under a real estate project	-	-	NO	-	-	45,75,287	-
22	Mr. Kalpesh Has Mukh Shah & Neha Shah	30-09-2021	13,62,29,851	-	Allottee under a real estate project	-	-	NO	-	-	13,62,29,851	-
23	Mr. Rupen K. Bhatt & Priti Bhatt	02-10-2021	7,69,05,987	-	Allottee under a real estate project	-	-	NO	-	-	7,69,05,987	-
24	Mrs Rekha R Shah and Mr Rajesh P Shah	06-10-2021	6,91,55,872	4,40,85,849	Allottee under a real estate project	-	-	NO	0.15	-	2,50,70,023	-
25	Ashish Balaram Singh & Swati Saraiya	07-10-2021	1,70,72,500	15,49,042	Allottee under a real estate project	-	-	NO	0.01	-	1,60,72,500	-
26	A2I2 Associates	11-10-2021	56,00,000	64,49,864	Allottee under a real estate project	-	-	NO	0.02	-	-	-
27	1. Rajesh H. Gandhi 2. Harishchandra D. Gandhi 3. Rekha H. Gandhi 4. Neelam R. Gandhi	11-10-2021	5,06,22,797	-	Allottee under a real estate project	-	-	NO	-	-	5,06,22,797	-
28	The Bombay Catholic Co-operative Housing Soc. Ltd.	13-10-2021	7,84,52,67,464	-	Allottee under a real estate project	-	-	NO	-	-	7,84,52,67,464	-
29	Solitaire Leasing & Infotech Private Limited	08-10-2021	2,01,20,000	12,76,639	Allottee under a real estate project	-	-	NO	0.00	-	1,88,43,361	-
30	Thavrani Family Private Trust	08-10-2021	3,73,21,500	25,59,788	Allottee under a real estate project	-	-	NO	0.01	-	3,47,61,712	-
31	Wily Leasing & Infotech Ltd	08-10-2021	2,06,20,000	12,77,507	Allottee under a real estate project	-	-	NO	0.00	-	1,93,42,493	-
32	Jennette Phillips	05-10-2021	3,60,00,000	-	Allottee under a real estate project	-	-	NO	-	-	3,60,00,000	-
33	Goodsarve Trexim Pvt. Ltd.	03-11-2021	15,50,00,000	22,11,06,302	Allottee under a real estate project	-	-	NO	0.74	-	-	-
34	Sachin Lulla	17-11-2021	1,70,64,464	-	Allottee under a real estate project	-	-	NO	-	-	1,70,64,464	-
35	Royal Diam	22-03-2022	3,89,93,674	-	Allottee under a real estate project	-	-	NO	-	-	3,89,93,674	-

Annexure-3

RADIUS ESTATE PROJECTS PVT. LTD. (CIN U45201MH2014PTC258381) (Formerly known as Vishwaroop Realtors Private Limited)

UNDER CORPORATE INSOLVENCY RESOLUTION PROCESS (Since 06-09-2021)

CLAIMS POSITION AS ON - 22nd July 2024

Secured financial creditors (other than financial creditors belonging to any class of creditors)

Sl.No.	Name of Creditor/ Home Buyer	Date of claim Received	Amount of claims received	Amount of claims admitted	Nature of Claim	Amount covered by Security Interest	Amount covered by Guarantee	Whether related party?	% Voting Share	Amount of Contingent Claims	Amount of Claim Not Admitted	Amount of Claims under Verification
1	SBICAP Trustee Company Limited (Acting on behalf of debenture Holder)	24-09-2021	33,97,42,726	28,91,39,327	Sec	1,75,68,814	27,15,70,513	NO	0.96	-	5,06,03,399	-
2	Omkara Asset Reconstruction Pvt. Ltd. (Debt assigned by Piramal Capital & Housing Finance Limited)	25-09-2021	15,73,33,49,532	15,73,33,49,532	Sec	15,73,33,49,532	-	NO	52.40	-	-	-
3	Vistra ITCL (India) Limited	02-12-2021	8,74,03,27,404	-	Sec	-	-	NO	-	-	8,74,03,27,404	-
4	Krishna Enterprise	12-01-2021	36,27,43,537	-	Sec	-	-	NO	-	-	36,27,43,537	-
	TOTAL		25,17,61,63,199	16,02,24,88,859		15,75,09,18,346	27,15,70,513		53.36	-	9,15,36,74,340	-

Notes:

- 1) Yes Bank (Now JCF ARC) have filed an IA No. 1367 of 2022 before the Hon'ble NCLT Mumbai to consider the claim of Omkara Asset Reconstruction Pvt. Ltd. (Debt assigned by Piramal Capital & Housing Finance Limited) "Piramal (Now Omkara ARC)" as unsecured.
- 2) Vistra ITCL (India) Limited: Claim of Rs.874.03 Crore submitted as financial creditor has been rejected and advised to submit their claim in Form F as any other creditor. Also, Vistra ITC has challenged the decision and filed IA No. 2680 of 2023 before the Hon'ble NCLT Mumbai.

Security Details:**1) SBICAP Trustee Company Limited (Acting on behalf of debenture Holder)**

7 number of identified flats in Tower III of 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, Mumbai Suburban District in the Registration Sub District of (Bandra) as specified under Annexure '9' of Debenture Trust Deed.

2) Omkara Asset Reconstruction Pvt. Ltd. (Debt assigned by Piramal Capital & Housing Finance Limited)

- (a) Exclusive charge by way of registered mortgage of land admeasuring 21,774.10 sq mts (Plot 1) 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, 4,046.90 sq mts bearing CTS No. H/395, H/396, H/397 and H/398 respectively aggregating to 4,325.30 sq mts (Plot 2) alongwith Project Avenue 54 constructed thereon, situated at Village Bandra, Santacruz W, Mumbai 400 054, Registration Sub-District of Bandra, Mumbai Suburban District along with present and future constructions thereon. Corporate debtor is holding a conveyance of 50% of the said undivided land and the mortgage for the corporate debtor is to the extent of that only.
- (b) All of the Hypothecator' present and future book debts, outstanding monies, receivables, claims rights in respect of sold and unsold Units/Flats in Project Avenue 54 constructed/to be constructed on Property being land admeasuring 21,774.10 sq mts (Plot 1) 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, 4,046.90 sq mts bearing CTS No. H/395, H/396, H/397 and H/398 respectively aggregating to 4325.30 Sq mts (Plot 2) situated at Village Bandra, Santacruz W, Mumbai 400054, Registration Sub-District of Bandra, Mumbai Suburban District along with present & future unsold construction thereon, which are now due, owing or payable or belonging to the Borrower which are at any time hereafter during the continuance of this security become due, owing, payable or belonging to the Hypothecators in the course of its business as and by way of sale or lease or license of the Units/Flats etc. in the said project and the Escrow Account of the Hypothecators in respect of the said project and all other Receivables including the insurance claims and/or refunds of the deposits paid for the said project.

3) Yes Bank (Now JCF ARC) is holding a mortgage of asset as mentioned in serial no. 2 above and the charge of Omkara Asset Reconstruction Pvt. Ltd. is disputed by Yes Bank (Now JCF ARC).

4) Vistra ITCL (India) Limited holds mortgage of 3 identified units admeasuring in aggregate 7758 sq. ft of RERA carpet as security for the loan granted to group entity of the Corporate Debtor.

The security mentioned above is of entire project which includes the property/asset of corporate debtor.

Annexure-4

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UNDER CORPORATE INSOLVENCY RESOLUTION PROCESS (Since 06-09-2021)

CLAIMS POSITION AS ON - 22nd July 2024

Unsecured financial creditors (other than financial creditors belonging to any class of creditors)

Sl.No.	Name of Creditor/ Home Buyer	Date of claim Received	Amount of claims received	Amount of claims admitted	Nature of Claim	Amount covered by Security Interest	Amount covered by Guarantee	Whether related party?	% Voting Share	Amount of Contingent Claims	Amount of Claim Not Admitted	Amount of Claims under Verification
1	Omkara Asset Reconstruction Pvt. Ltd. (Debt assigned by Piramal Capital & Housing Finance Limited)	25-09-2021	7,69,57,49,951	7,69,57,49,951	Unsec	-	-	NO	25.63	-	-	-
2	Christopher J Dsouza	04-10-2021	3,60,00,000	-	Unsec	-	-	NO	-	-	3,60,00,000	-
3	Hubert Francis D'Silva	04-10-2021	3,60,00,000	-	Unsec	-	-	NO	-	-	3,60,00,000	-
4	Bernard Anthony Dcosta	04-10-2021	3,60,00,000	-	Unsec	-	-	NO	-	-	3,60,00,000	-
5	Frances Rebello & David B Phillips	04-10-2021	3,60,00,000	-	Unsec	-	-	NO	-	-	3,60,00,000	-
6	Sybil D. Drego	05-10-2021	3,60,00,000	-	Unsec	-	-	NO	-	-	3,60,00,000	-
7	Sebastian Mendes	05-10-2021	3,60,00,000	-	Unsec	-	-	NO	-	-	3,60,00,000	-
8	SAVIO CLIFFORD SEQUEIRA	05-10-2021	3,60,00,000	-	Unsec	-	-	NO	-	-	3,60,00,000	-
9	Hilary Aguiar	06-10-2021	3,60,00,000	-	Unsec	-	-	NO	-	-	3,60,00,000	-
10	Nobel Vaz	06-10-2021	3,60,00,000	-	Unsec	-	-	NO	-	-	3,60,00,000	-
11	Newton Dias	06-10-2021	3,60,00,000	-	Unsec	-	-	NO	-	-	3,60,00,000	-
12	Savio Cotta	06-10-2021	3,60,00,000	-	Unsec	-	-	NO	-	-	3,60,00,000	-
13	Marie Celine Dsouza	06-10-2021	3,60,00,000	-	Unsec	-	-	NO	-	-	3,60,00,000	-
14	Cyril Joseph Francis Ribeiro	07-10-2021	3,60,00,000	-	Unsec	-	-	NO	-	-	3,60,00,000	-
15	Reginald A Fernandes	07-10-2021	3,60,00,000	-	Unsec	-	-	NO	-	-	3,60,00,000	-
16	Mr. Joscelyn Dias	07-10-2021	3,60,00,000	-	Unsec	-	-	NO	-	-	3,60,00,000	-
17	Simon Darole	07-10-2021	3,60,00,000	-	Unsec	-	-	NO	-	-	3,60,00,000	-
18	Gloria C. L. Fialho	07-10-2021	3,60,00,000	-	Unsec	-	-	NO	-	-	3,60,00,000	-
19	Nicolette Athaide	07-10-2021	3,60,00,000	-	Unsec	-	-	NO	-	-	3,60,00,000	-
20	Cecilia Soares	07-10-2021	3,60,00,000	-	Unsec	-	-	NO	-	-	3,60,00,000	-
21	SEBASTIAN MATHEWS	07-10-2021	3,60,00,000	-	Unsec	-	-	NO	-	-	3,60,00,000	-
22	Vincent George Fernandez	07-10-2021	3,60,00,000	-	Unsec	-	-	NO	-	-	3,60,00,000	-
23	Conal Joseph Lobo	08-10-2021	3,60,00,000	-	Unsec	-	-	NO	-	-	3,60,00,000	-
24	Maura Crasto	08-10-2021	3,60,00,000	-	Unsec	-	-	NO	-	-	3,60,00,000	-
25	Denise Lisa Braganza	08-10-2021	3,60,00,000	-	Unsec	-	-	NO	-	-	3,60,00,000	-
26	MS.Mercy Paulose,	08-10-2021	3,60,00,000	-	Unsec	-	-	NO	-	-	3,60,00,000	-
27	Peter Mario John D'souza	08-10-2021	3,60,00,000	-	Unsec	-	-	NO	-	-	3,60,00,000	-
28	Rita Gonsalves	08-10-2021	3,60,00,000	-	Unsec	-	-	NO	-	-	3,60,00,000	-
29	Susan Martin	08-10-2021	3,60,00,000	-	Unsec	-	-	NO	-	-	3,60,00,000	-

Annexure-4

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CLAIMS POSITION AS ON - 22nd July 2024

Unsecured financial creditors (other than financial creditors belonging to any class of creditors)

Sl.No.	Name of Creditor/ Home Buyer	Date of claim Received	Amount of claims received	Amount of claims admitted	Nature of Claim	Amount covered by Security Interest	Amount covered by Guarantee	Whether related party?	% Voting Share	Amount of Contingent Claims	Amount of Claim Not Admitted	Amount of Claims under Verification
30	Indira Mascarenhas	09-10-2021	3,60,00,000	-	Unsec	-	-	NO	-	-	3,60,00,000	-
31	Enid Almeida	10-10-2021	3,60,00,000	-	Unsec	-	-	NO	-	-	3,60,00,000	-
32	Jacinta Lucy Ferrao	10-10-2021	3,60,00,000	-	Unsec	-	-	NO	-	-	3,60,00,000	-
33	Ms. Joyce Remedios	10-10-2021	3,60,00,000	-	Unsec	-	-	NO	-	-	3,60,00,000	-
34	Lawrence A. D'Souza and Denis A. D'Souza	10-10-2021	4,59,65,000	-	Unsec	-	-	NO	-	-	4,59,65,000	-
35	Marie Rita Fernandes	10-10-2021	4,59,65,000	-	Unsec	-	-	NO	-	-	4,59,65,000	-
36	Regina D'souza	10-10-2021	3,60,00,000	-	Unsec	-	-	NO	-	-	3,60,00,000	-
37	Michael Franklin Joseph Pais	10-10-2021	4,59,65,000	-	Unsec	-	-	NO	-	-	4,59,65,000	-
38	Rodney Foulds	10-10-2021	4,59,65,000	-	Unsec	-	-	NO	-	-	4,59,65,000	-
39	Mr. Anthony Fernandes	10-10-2021	4,59,65,000	-	Unsec	-	-	NO	-	-	4,59,65,000	-
40	Mrs. Cheryl Nayak D/o late Mrs. Marjorie Mathias	11-10-2021	4,59,65,000	-	Unsec	-	-	NO	-	-	4,59,65,000	-
41	Joseph Sodder	11-10-2021	3,60,00,000	-	Unsec	-	-	NO	-	-	3,60,00,000	-
42	Stanislaus F. Gomes	11-10-2021	4,59,65,000	-	Unsec	-	-	NO	-	-	4,59,65,000	-
43	Corwin Aniceto Coutinho	12-10-2021	-	-	Unsec	-	-	NO	-	-	-	-
44	Roselyn Rodrigues	12-10-2021	3,60,00,000	-	Unsec	-	-	NO	-	-	3,60,00,000	-
45	Peter M. Fernandes.	12-10-2021	3,60,00,000	-	Unsec	-	-	NO	-	-	3,60,00,000	-
46	Irene A. Fernandes.	12-10-2021	3,60,00,000	-	Unsec	-	-	NO	-	-	3,60,00,000	-
47	Kennedy Fernandes	12-10-2021	4,59,65,000	-	Unsec	-	-	NO	-	-	4,59,65,000	-
48	Shirley Sequeira	12-10-2021	3,60,00,000	-	Unsec	-	-	NO	-	-	3,60,00,000	-
49	Russell Foulds	12-10-2021	4,59,65,000	-	Unsec	-	-	NO	-	-	4,59,65,000	-
50	Alvito Vaz	12-10-2021	4,59,65,000	-	Unsec	-	-	NO	-	-	4,59,65,000	-
51	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)	13-10-2021	4,59,65,000	-	Unsec	-	-	NO	-	-	4,59,65,000	-
52	Bernard L. Menezes	13-10-2021	4,59,65,000	-	Unsec	-	-	NO	-	-	4,59,65,000	-
53	Angela Gracias	13-10-2021	4,59,65,000	-	Unsec	-	-	NO	-	-	4,59,65,000	-
54	SAVIO SEQUEIRA	14-10-2021	3,60,00,000	-	Unsec	-	-	NO	-	-	3,60,00,000	-
55	JOYCE MENEZES	14-10-2021	4,59,65,000	-	Unsec	-	-	NO	-	-	4,59,65,000	-
56	Victor Fernandes	14-10-2021	4,59,65,000	-	Unsec	-	-	NO	-	-	4,59,65,000	-
57	Abbas Fakhruddin	14-10-2021	7,00,000	-	Unsec	-	-	NO	-	-	7,00,000	-
58	Francis George Mascarenhas	14-10-2021	3,60,00,000	-	Unsec	-	-	NO	-	-	3,60,00,000	-
59	Mr. Hector W. S. Noronha	14-10-2021	4,59,65,000	-	Unsec	-	-	NO	-	-	4,59,65,000	-
60	FLORY PAES	14-10-2021	4,59,65,000	-	Unsec	-	-	NO	-	-	4,59,65,000	-

Annexure-4

RADIUS ESTATE PROJECTS PVT. LTD. (CIN U45201MH2014PTC258381) (Formerly known as Vishwaroop Realtors Private Limited)

UNDER CORPORATE INSOLVENCY RESOLUTION PROCESS (Since 06-09-2021)

CLAIMS POSITION AS ON - 22nd July 2024

Unsecured financial creditors (other than financial creditors belonging to any class of creditors)

Sl.No.	Name of Creditor/ Home Buyer	Date of claim Received	Amount of claims received	Amount of claims admitted	Nature of Claim	Amount covered by Security Interest	Amount covered by Guarantee	Whether related party?	% Voting Share	Amount of Contingent Claims	Amount of Claim Not Admitted	Amount of Claims under Verification
61	1. Clyde felix Lobo 2. Niloufer carolyn Anne lobo 3. Christabel Barbara Gonsalvez 4. Joan Alzira D'souza	14-10-2021	3,60,00,000	-	Unsec	-	-	NO	-	-	3,60,00,000	-
62	Gertrude Luis Fernandes	14-10-2021	3,60,00,000	-	Unsec	-	-	NO	-	-	3,60,00,000	-
63	Nirmala Fernandes	14-10-2021	3,60,00,000	-	Unsec	-	-	NO	-	-	3,60,00,000	-
64	Anselm D'Costa	24-10-2021	4,59,65,000	-	Unsec	-	-	NO	-	-	4,59,65,000	-
65	Fransis Lobo	20-10-2021	4,59,65,000	-	Unsec	-	-	NO	-	-	4,59,65,000	-
66	Nirmala Fernandes	24-10-2021	3,60,00,000	-	Unsec	-	-	NO	-	-	3,60,00,000	-
67	Sampda D'silva	24-10-2021	3,60,00,000	-	Unsec	-	-	NO	-	-	3,60,00,000	-
68	Mrs. Fatima Lobo	24-10-2021	3,60,00,000	-	Unsec	-	-	NO	-	-	3,60,00,000	-
69	Mrs. Moira Almeida	25-10-2021	4,59,65,000	-	Unsec	-	-	NO	-	-	4,59,65,000	-
70	Ashley Fernandes	28-10-2021	3,60,00,000	-	Unsec	-	-	NO	-	-	3,60,00,000	-
71	Suraksha Realty Limited	28-10-2021	4,30,08,00,000	1,02,05,26,027	Unsec	-	-	NO	3.40	-	3,28,02,73,973	-
72	Anita Pascoal Gonsalves	31-10-2021	4,59,65,000	-	Unsec	-	-	NO	-	-	4,59,65,000	-
73	Natasha Erika Maben	03-11-2021	3,60,00,000	-	Unsec	-	-	NO	-	-	3,60,00,000	-
74	Una Anne Angelo & Hector Angelo	12-11-2021	4,59,65,000	-	Unsec	-	-	NO	-	-	4,59,65,000	-
75	Yes Bank (Since assigned to J. C. Flower Asset Reconstruction Private Limited ("JCF ARC")	12-11-2021	1,84,35,46,857	62,52,24,398	Unsec.	-	-	NO	2.08	-	1,21,83,22,459	-
76	Chandru Panjabi	22-11-2021	26,73,86,400	-	Unsec	-	-	NO	-	-	26,73,86,400	-
77	Jennifer Vaz	22-11-2021	4,59,65,000	-	Unsec	-	-	NO	-	-	4,59,65,000	-
78	Huseini Mamoowala	22-11-2021	1,66,00,000	-	Unsec	-	-	NO	-	-	1,66,00,000	-
79	Harsh Punjabee	22-11-2021	24,59,00,000	-	Unsec	-	-	NO	-	-	24,59,00,000	-
80	Deepti Punjabee	22-11-2021	15,86,50,088	-	Unsec	-	-	NO	-	-	15,86,50,088	-
81	Geetanjali Shah	22-11-2021	15,86,50,088	-	Unsec	-	-	NO	-	-	15,86,50,088	-
82	Indo Borax & Chemicals Limited	27-10-2021	5,14,10,325	5,18,53,082	Unsec	-	-	NO	0.17	-	-	-
83	Elias Lancy Pinto	03-12-2021	3,60,00,000	-	Unsec	-	-	NO	-	-	3,60,00,000	-
84	Martin A Pinto	08-12-2021	3,30,00,000	-	Unsec	-	-	NO	-	-	3,30,00,000	-
85	Super Cassettes Industries Pvt. Ltd.	31-12-2021	51,58,273	51,58,273	Unsec	-	-	NO	0.02	-	-	-
86	Indiabulls Housing Finance Limited	18-01-2024	7,98,37,68,291	3,54,02,35,335	Unsec	-	-	NO	11.79	-	4,44,35,32,956	-
	TOTAL		25,58,25,15,273	12,93,87,47,066		-	-		43.09	-	12,64,42,10,964	-

Notes:

- 1) The claim of Omkara Asset Reconstruction Pvt. Ltd. (Debt assigned by Piramal Capital & Housing Finance Limited), admitted at sl. no. 1, includes corporate guarantee for an amount of Rs. 6,18,65,15,436/-.
- 2) The claim of Yes Bank (Since assigned to J. C. Flower Asset Reconstruction Private Limited "JCF ARC"), admitted at sl. no. 75, includes corporate guarantee for an amount of Rs. 62,52,24,398/-.
- 3) Yes Bank has been advised to file its claim of Rs. 121.83 Crore as Other Secured financial creditor. Yes bank has challenged above decision by filing IA no. 1157 of 2022.

Annexure-5

RADIUS ESTATE PROJECTS PVT. LTD. (CIN U45201MH2014PTC258381) (Formerly known as Vishwaroop Realtors Private Limited)

UNDER CORPORATE INSOLVENCY RESOLUTION PROCESS (Since 06-09-2021)

CLAIMS POSITION AS ON - 22nd July 2024

Operational creditors (Workmen)

Sl.No.	Name of Creditor/ Home Buyer	Date of claim Received	Amount of claims received	Amount of claims admitted	Nature of Claim	Amount covered by Security Interest	Amount covered by Guarantee	Whether related party?	% Voting Share	Amount of Contingent Claims	Amount of Claim Not Admitted	Amount of Claims under Verification
NIL												

Annexure-6

RADIUS ESTATE PROJECTS PVT. LTD. (CIN U45201MH2014PTC258381) (Formerly known as Vishwaroop Realtors Private Limited)

UNDER CORPORATE INSOLVENCY RESOLUTION PROCESS (Since 06-09-2021)

CLAIMS POSITION AS ON - 22nd July 2024

Operational creditors (Employees)

Sl.No.	Name of the Creditor	Date of claim Received	Amount of claims received	Amount of claims admitted	Nature of Claim	Amount covered by Security Interest	Amount covered by Guarantee	Whether related party?	% Voting Share	Amount of Contingent Claims	Amount of Claim Not Admitted	Amount of Claims under Verification
1	Berinder Sahni	27-09-2021	28,47,734	27,52,850	Employee	-	-	NO		-	94,884	-
2	Mithun Jagdish Devkar	30-09-2021	9,16,000	10,77,164	Employee	-	-	NO		-	-	-
3	Rupesh Kadam	04-10-2021	14,02,636	9,87,892	Employee	-	-	NO		-	4,14,744	-
4	Sandeep Intwala	16-10-2021	9,33,769	-	Employee	-	-	NO		-	9,33,769	-
5	Goma Joshi	18-10-2021	10,95,857	13,94,026	Employee	-	-	NO		-	-	-
6	Hetalkumar B. Joshi	30-10-2021	2,99,73,318	2,99,74,518	Employee	-	-	NO		-	-	-
7	Dharmendra Shukla	05-03-2023	12,70,824	3,12,169	Employee	-	-	NO		-	9,58,655	-
8	Mohit Devendra OZA	05-04-2023	41,18,250	16,17,988	Employee	-	-	NO		-	25,00,262	-
9	Latika Sone	10-04-2023	2,52,882	-	Employee	-	-	NO		-	2,52,882	-
10	Sameer Kotkar	11-04-2023	20,58,113	-	Employee	-	-	NO		-	20,58,113	-
11	Manmeet Singh Saluja	10-05-2023	8,67,431	7,01,846	Employee	-	-	NO		-	1,65,585	-
12	Deepak Tulsidas Bajaj	27-05-2023	25,28,800	11,98,895	Employee	-	-	NO		-	13,29,905	-
13	Hakim Ujjainwala	11-10-2021	20,00,000	-	Employee	-	-	NO		-	20,00,000	-
14	Brijesh Jani	08-08-2023	4,25,316	3,56,764	Employee	-	-	NO		-	68,552	-
15	Avinash Sahay	16-09-2023	7,13,548	7,13,548	Employee	-	-	NO		-	-	-
16	Kunal Prasad	16-09-2023	28,211	28,211	Employee	-	-	NO		-	-	-
17	Monali Ayeer	16-09-2023	2,25,831	2,25,831	Employee	-	-	NO		-	-	-
18	Arjun Chalana	16-09-2023	4,43,559	4,43,559	Employee	-	-	NO		-	-	-
19	Ashwin sarang	16-09-2023	58,020	58,020	Employee	-	-	NO		-	-	-
20	Nikki Chhabria	16-09-2023	3,56,985	3,56,985	Employee	-	-	NO		-	-	-
21	Srinithi Srinivasan	16-09-2023	2,02,039	2,02,039	Employee	-	-	NO		-	-	-
22	Karan Villaitramani	16-09-2023	1,73,829	1,73,829	Employee	-	-	NO		-	-	-
23	Sharad Tayade	16-09-2023	2,91,681	2,91,681	Employee	-	-	NO		-	-	-
24	Abhiraj Lokhande	16-09-2023	63,444	63,444	Employee	-	-	NO		-	-	-
25	Prasanna Adhikari	16-09-2023	2,96,788	2,96,788	Employee	-	-	NO		-	-	-

Annexure-6

RADIUS ESTATE PROJECTS PVT. LTD. (CIN U45201MH2014PTC258381) (Formerly known as Vishwaroop Realtors Private Limited)

UNDER CORPORATE INSOLVENCY RESOLUTION PROCESS (Since 06-09-2021)

CLAIMS POSITION AS ON - 22nd July 2024

Operational creditors (Employees)

Sl.No.	Name of the Creditor	Date of claim Received	Amount of claims received	Amount of claims admitted	Nature of Claim	Amount covered by Security Interest	Amount covered by Guarantee	Whether related party?	% Voting Share	Amount of Contingent Claims	Amount of Claim Not Admitted	Amount of Claims under Verification
26	Kruti Khandelwal	16-09-2023	5,19,128	5,19,128	Employee	-	-	NO		-	-	-
27	Tarun Srivastava	16-09-2023	82,551	82,551	Employee	-	-	NO		-	-	-
28	Yeshwant Shankar Jadhav	16-09-2023	-	-	Employee	-	-	NO		-	-	-
29	Gopal Vaishnav	16-09-2023	1,31,031	1,31,031	Employee	-	-	NO		-	-	-
30	Ravi Shamsunder Sharma	16-09-2023	18,08,406	18,08,406	Employee	-	-	NO		-	-	-
31	Abhijeet Jamadade	16-09-2023	2,77,255	2,77,255	Employee	-	-	NO		-	-	-
32	Yashu Patel	16-09-2023	58,639	58,639	Employee	-	-	NO		-	-	-
33	Gurunath Bhikaji Okate	16-09-2023	2,03,478	2,03,478	Employee	-	-	NO		-	-	-
34	Shidheshwar Ramchandra Ka	16-09-2023	73,353	73,353	Employee	-	-	NO		-	-	-
35	Suhas Dumbre	16-09-2023	41,85,175	-	Professional Consultant	-	-	NO		-	41,85,175	-
36	Vishal A.Goswami	16-09-2023	3,32,925	3,32,925	Employee	-	-	NO		-	-	-
37	Jimesh Shah	16-09-2023	-	-	Employee	-	-	NO		-	-	-
38	Prakash G Devrukhkar	16-09-2023	12,58,037	12,58,037	Employee	-	-	NO		-	-	-
39	Apurva Khambaswadkar	16-09-2023	1,68,510	1,68,510	Employee	-	-	NO		-	-	-
40	Hemangi Chavan	16-09-2023	2,02,253	2,02,253	Employee	-	-	NO		-	-	-
41	Heeral Turakhia	16-09-2023	11,58,835	11,58,835	Employee	-	-	NO		-	-	-
42	Subash Chandra Gond	16-09-2023	1,78,990	1,78,990	Employee	-	-	NO		-	-	-
43	Saurabh Pathodia	16-09-2023	9,42,281	9,42,281	Employee	-	-	NO		-	-	-
44	Neha Rambhia	16-09-2023	2,03,851	1,18,701	Employee	-	-	NO		-	85,150	-
45	Chirag Thummar	16-09-2023	-	-	Employee	-	-	NO		-	-	-
46	Unmesh Sudhakar Desai	16-09-2023	15,63,382	15,63,382	Employee	-	-	NO		-	-	-
47	Naina Nagarkatte	16-09-2023	1,36,210	1,36,210	Employee	-	-	NO		-	-	-
48	Dinesh Boricha	16-09-2023	3,94,752	3,94,752	Employee	-	-	NO		-	-	-
49	Minakshi Monde	16-09-2023	3,51,510	3,43,911	Employee	-	-	NO		-	7,599	-
50	Aakash Ladhe	16-09-2023	75,753	57,773	Employee	-	-	NO		-	17,980	-
51	Ruchika Mungekar	16-09-2023	69,050	57,487	Employee	-	-	NO		-	11,563	-
52	Rahul Khurana	16-09-2023	1,12,053	70,892	Employee	-	-	NO		-	41,161	-
53	Anushka Kumar	16-09-2023	1,08,818	39,946	Employee	-	-	NO		-	68,872	-

Annexure-6

RADIUS ESTATE PROJECTS PVT. LTD. (CIN U45201MH2014PTC258381) (Formerly known as Vishwaroop Realtors Private Limited)

UNDER CORPORATE INSOLVENCY RESOLUTION PROCESS (Since 06-09-2021)

CLAIMS POSITION AS ON - 22nd July 2024

Operational creditors (Employees)

Sl.No.	Name of the Creditor	Date of claim Received	Amount of claims received	Amount of claims admitted	Nature of Claim	Amount covered by Security Interest	Amount covered by Guarantee	Whether related party?	% Voting Share	Amount of Contingent Claims	Amount of Claim Not Admitted	Amount of Claims under Verification
54	Pooja Bhor	16-09-2023	1,72,299	43,855	Employee	-	-	NO		-	1,28,444	-
55	Abhishek Sawant	16-09-2023	5,21,564	1,72,024	Employee	-	-	NO		-	3,49,540	-
56	Ganesh Medhekar	16-09-2023	9,04,639	2,58,188	Employee	-	-	NO		-	6,46,451	-
57	Santosh Kumar Singh	16-09-2023	9,45,272	2,09,054	Employee	-	-	NO		-	7,36,218	-
58	Bipin Mehta	16-09-2023	1,06,89,389	40,66,885	Employee	-	-	NO		-	66,22,504	-
59	Firdos Mirajkar	16-09-2023	6,44,984	1,31,327	Employee	-	-	NO		-	5,13,657	-
60	Ashitosh Gupta	16-09-2023	64,430	2,300	Employee	-	-	NO		-	62,130	-
61	Henal Shah	16-09-2023	1,13,401	-	Employee	-	-	NO		-	1,13,401	-
62	Esha Saini	16-09-2023	11,60,937	7,67,986	Employee	-	-	NO		-	3,92,951	-
63	Sonal Kalamkar	16-09-2023	22,38,613	-	Professional Consultant	-	-	NO		-	22,38,613	-
TOTAL			8,55,96,619	5,90,58,392		-	-			-	2,69,98,760	-

Notes:

- 1) The claimants from serial no. 15 to 55 have resigned from the company and their claim was submitted in Form-E by, the Authorised Representative, Mr. Bipin Mehta.
- 2) The claimants from serial no. 56 to 63 are currently active employees within the company and their claim was submitted in Form-E, by the Authorised Representative, Mr. Bipin Mehta.

Annexure-7

RADIUS ESTATE PROJECTS PVT. LTD. (CIN U45201MH2014PTC258381) (Formerly known as Vishwaroop Realtors Private Limited)

UNDER CORPORATE INSOLVENCY RESOLUTION PROCESS (Since 06-09-2021)

CLAIMS POSITION AS ON - 22nd July 2024

Operational creditors (Government Dues)

Sl.No.	Name of the Creditor	Date of claim Received	Amount of claims received	Amount of claims admitted	Nature of Claim	Amount covered by Security Interest	Amount covered by Guarantee	Whether related party?	% Voting Share	Amount of Contingent Claims	Amount of Claim Not Admitted	Amount of Claims under Verification
1	GOI Income Tax Department	05-09-2022	7,68,46,567	7,68,46,567	TDS Payable	-	-	NO		-	-	-
	TOTAL		7,68,46,567	7,68,46,567	-	-	-		-	-	-	-

Annexure-8

RADIUS ESTATE PROJECTS PVT. LTD. (CIN U45201MH2014PTC258381) (Formerly known as Vishwaroop Realtors Private Limited)

UNDER CORPORATE INSOLVENCY RESOLUTION PROCESS (Since 06-09-2021)

CLAIMS POSITION AS ON - 22nd July 2024

Operational creditors (other than Workmen and Employees and Government Dues)

Sl.No	Name of the Creditor	Date of claim Received	Amount of claims received	Amount of claims admitted	Nature of Claim	Amount covered by Security Interest	Amount covered by Guarantee	Whether related party?	% Voting Share	Amount of Contingent Claims	Amount of Claim Not Admitted	Amount of Claims under Verification
1	SBICAP Trustee Company Limited	24-09-2021	90,757	90,757	Supply of goods/services	-	-	NO	-	-	-	-
2	Pareshmohan & Associates (CA Paresh Mohan Verma)	27-09-2021	31,00,000	-	Supply of goods/services	-	-	NO	-	-	31,00,000	-
3	Deepee Consultancy (CA paresh Mohan Verma)	05-10-2021	9,00,000	-	Supply of goods/services	-	-	NO	-	-	9,00,000	-
4	Reliance Industries Limited	27-12-2021	94,77,60,508	-	Supply of goods/services	-	-	NO	-	-	94,77,60,508	-
5	Sonal Kalamkar	08-04-2024	22,38,613	-	Professional Consultant	-	-	NO	-	-	22,38,613	-
	TOTAL		95,40,89,878	90,757					-	-	95,39,99,121	-

Annuxure-9

RADIUS ESTATE PROJECTS PVT. LTD. (CIN U45201MH2014PTC258381) (Formerly known as Vishwaroop Realtors Private Limited)

UNDER CORPORATE INSOLVENCY RESOLUTION PROCESS (Since 06-09-2021)

CLAIMS POSITION AS ON - 22nd July 2024

Creditors (Other than Financial creditors and operational Creditors)

Sl.No.	Name of the Creditor	Date of claim Received	Amount of claims received	Amount of claims admitted	Nature of Claim	Amount covered by Security Interest	Amount covered by Guarantee	Whether related party?	% Voting Share	Amount of Contingent Claims	Amount of Claim Not Admitted	Amount of Claims under Verification
1	Mahananda Securities Limited	28-09-2021	50,00,000	50,00,000	Others	-	-	NO		-	-	-
2	Radius Estate & Developers Pvt. Ltd	16-06-2022	5,77,24,03,422	5,77,24,03,422	Others	-	-	YES		-	-	-
3	Mr. Hitesh V Shah	27-09-2021	2,47,97,320	45,00,000	Others	-	-	NO		-	2,02,97,320	-
4	Reliance Industries Limited	23-12-2021	94,77,60,508	-	Others	-	-	NO		-	94,77,60,508	-
	TOTAL		6,74,99,61,250	5,78,19,03,422		-	-			-	96,80,57,828	-

Note 1:

The claim at sl. no. 2 to 4 was received as financial creditor, but on verification of the documents the claim stands admitted as other creditors.