

Ariisto Developers Private Limited

Financial Creditors claim details

Claim No.	Name of the Claimant	Amount claimed					Amount admitted				
		Principal Amount	Interest Amount	Default Interest	Others (TDS not deposited etc)	Total amount	Principal Amount	Interest Amount	Default Interest	Others (TDS not deposited etc)	Total amount
1	Ashok Commercial Enterprises	1,785,626,090	1,204,802,918	-	-	2,990,429,008	1,033,500,000	1,506,363,917	-	-	2,539,863,917
2	Ashok Commercial Enterprises	1,100,000,000	672,115,068	-	-	1,772,115,068	-	-	-	-	-
3	Thakur Fininvest Private Limited	200,000,000	154,081,265	-	-	354,081,265	200,000,000	154,081,265	-	-	354,081,265
4	Dipco Private Limited	121,000,000	48,203,874	-	1,672,037	170,875,911	121,000,000	48,203,874	-	1,672,037	170,875,911
5	Rajendra G. Parekh	8,500,000	-	-	-	8,500,000	8,500,000	-	-	-	8,500,000
6	Jaimini Rajendra Parikh	10,000,000	-	-	-	10,000,000	10,000,000	-	-	-	10,000,000
7	Arti Parikh	5,000,000	-	-	-	5,000,000	5,000,000	-	-	-	5,000,000
8	Neel Rajendra Parikh	12,500,000	-	-	-	12,500,000	12,500,000	-	-	-	12,500,000
9	Sanjiv G. Parikh	16,000,000	-	-	-	16,000,000	16,000,000	-	-	-	16,000,000
10	Bhavesh Gangar	53,000,000	9,090,090	-	-	62,090,090	53,000,000	9,090,090	-	-	62,090,090
11	Abdulanwar Hajiabdul Gani	15,000,000	3,692,466	-	-	18,692,466	15,000,000	3,692,466	-	-	18,692,466
12	Indo Saigon Agency	60,000,000	77,519,444	-	-	137,519,444	60,000,000	76,457,534	-	-	136,457,534
13	Ratan Gobind Daryanani	20,000,000	25,804,167	-	-	45,804,167	20,000,000	25,450,685	-	-	45,450,685
14	Santosh Ratan Daryanani	5,000,000	6,473,958	-	-	11,473,958	5,000,000	6,385,274	-	-	11,385,274
15	Rajni Daryanani	140,000,000	181,270,833	-	-	321,270,833	140,000,000	178,787,671	-	-	318,787,671
16	Poonam K. Lalchand	5,000,000	6,473,958	-	-	11,473,958	5,000,000	6,385,274	-	-	11,385,274
17	Ram Daryanani	50,000,000	64,739,583	-	-	114,739,583	50,000,000	63,852,740	-	-	113,852,740
18	Gautam Daryanani	10,000,000	12,764,583	-	-	22,764,583	10,000,000	12,589,726	-	-	22,589,726
19	Tech Engg Projects Services & Equipments	-	65,295,183	-	-	65,295,183	-	10,000,000	-	-	10,000,000
20	Shringar Vanijya Private Limited	8,500,000	9,708,936	-	-	18,208,936	8,500,000	3,624,423	-	-	12,124,423
21	Organ Tei-up Private Limited	5,000,000	5,711,139	-	-	10,711,139	5,000,000	2,132,014	-	-	7,132,014
22	Maple Vinimay Private Limited	9,000,000	10,280,050	-	-	19,280,050	9,000,000	3,837,625	-	-	12,837,625
23	Abhirup Commercial Private Limited	7,500,000	8,566,708	-	-	16,066,708	7,500,000	3,198,021	-	-	10,698,021
24	Kekin Kunverji Chheda	50,000,000	45,769,676	-	-	95,769,676	50,000,000	30,921,575	-	-	80,921,575
25	Mahendra Ravji Chheda	50,000,000	45,769,676	-	-	95,769,676	50,000,000	30,921,575	-	-	80,921,575
26	Ramesh Ravji Chheda	50,000,000	45,769,676	-	-	95,769,676	50,000,000	30,921,575	-	-	80,921,575
27	Rasik Kunverji Chheda	50,000,000	45,769,676	-	-	95,769,676	50,000,000	30,921,575	-	-	80,921,575
28	Jignesh Vinodchandra Vora	-	194,667	-	-	194,667	-	-	-	-	-
29	Vistra ITCL (India) Limited	249,386,914	500,263,086	348,784,466	-	1,098,434,466	249,386,914	500,263,086	348,784,466	-	1,098,434,466
30	Vistra ITCL (India) Limited	149,632,148	299,287,852	208,865,901	-	657,785,901	149,632,148	299,287,852	208,865,901	-	657,785,901
31	Vistra ITCL (India) Limited	2,000,000,000	2,148,571,429	725,968,597	-	4,874,540,026	2,000,000,000	2,148,571,429	725,968,597	-	4,874,540,026
32	Aasan Corporate Solutions Private Limited	60,000,000	3,166,027	15,419,433	-	78,585,460	60,000,000	3,166,027	15,419,433	-	78,585,460
33	Aasan Corporate Solutions Private Limited	150,000,000	8,950,685	38,801,386	-	197,752,071	150,000,000	8,950,685	38,801,386	-	197,752,071
34	Aasan Corporate Solutions Private Limited	200,000,000	2,934,247	49,538,196	-	252,472,442	200,000,000	2,934,247	49,538,196	-	252,472,442
35	Aasan Corporate Solutions Private Limited	500,000,000	57,945,205	136,199,775	-	694,144,980	500,000,000	57,945,205	136,199,775	-	694,144,980
36	IIFL Trustee Limited	1,500,000,000	1,611,428,571	544,476,448	-	3,655,905,019	1,500,000,000	1,611,428,571	544,476,448	-	3,655,905,019
37	Ramesh Jogani	43,000,000	27,461,918	-	-	70,461,918	43,000,000	22,873,151	-	-	65,873,151

Claim No.	Name of the Claimant	Amount claimed					Amount admitted				
		Principal Amount	Interest Amount	Default Interest	Others (TDS not deposited etc)	Total amount	Principal Amount	Interest Amount	Default Interest	Others (TDS not deposited etc)	Total amount
38	HDFC Ltd.	3,688,436,769	498,010,624	500,030,391	-	4,686,477,784	3,661,240,933	498,010,624	500,030,391	-	4,659,281,948
39	Nirmal Associates	70,000,000	61,254,299	-	-	131,254,299	70,000,000	45,178,192	-	-	115,178,192
40	Shree Arihant Traders	90,000,000	83,997,161	-	-	173,997,161	90,000,000	58,115,836	-	-	148,115,836
41	Blacksoil Capital Pvt Ltd	-	-	-	7,957,086	7,957,086	-	-	-	7,957,086	7,957,086
42	Blacksoil Realty Investment Advisors LLP	595,150,685	93,519,082	-	-	688,669,767	570,000,000	118,669,767	-	-	688,669,767
43	Abishek Anil Agarwal	-	97,333	-	-	97,333	-	-	-	-	-
44	Ashok Dhanraj Jain	-	109,500	-	-	109,500	-	-	-	-	-
45	Bikram Singh Dehal	-	121,667	-	-	121,667	-	-	-	-	-
46	Binal Jignesh Shah	-	121,667	-	-	121,667	-	-	-	-	-
47	Champaklal B. Parikh (HUF)	-	121,667	-	-	121,667	-	-	-	-	-
48	Chetan Arvind Vora	-	243,333	-	-	243,333	-	-	-	-	-
49	Dhaval Bharat Siriya	-	121,667	-	-	121,667	-	-	-	-	-
50	Dhirajlal Babulal Vora	-	73,000	-	-	73,000	-	-	-	-	-
51	Dinesh Enterprises	-	121,667	-	-	121,667	-	-	-	-	-
52	Gulabchand Dhanraj Jain	-	340,667	-	-	340,667	-	-	-	-	-
53	Himmatlal M. Jain (HUF)	-	73,000	-	-	73,000	-	-	-	-	-
54	Jasumati Pratap Ghatilia	-	243,333	-	-	243,333	-	-	-	-	-
55	Jayesh Babulal Vora	-	121,667	-	-	121,667	-	-	-	-	-
56	J M Financial Capital Limited	62,000,000	15,185,753	-	-	77,185,753	62,000,000	15,185,753	-	-	77,185,753
57	Kirankumar K. Sheth (HUF)	-	438,000	-	-	438,000	-	-	-	-	-
58	Madhavi Dilip Parekh	-	1,550,787	-	-	1,550,787	-	-	-	-	-
59	Manju Dinesh Shah	-	121,667	-	-	121,667	-	-	-	-	-
60	Mehul Dinesh Shah	-	121,667	-	-	121,667	-	-	-	-	-
61	Modi Bhupendrakumar Fojalal & Co. (Prop. Bhupendrakumar C. Modi)	-	121,667	-	-	121,667	-	-	-	-	-
62	Namrata B. Dehal	-	182,500	-	-	182,500	-	-	-	-	-
63	Neha Jinesh Sanghavi	-	121,667	-	-	121,667	-	-	-	-	-
64	Nitesh Sevantilal Parikh	-	243,333	-	-	243,333	-	-	-	-	-
65	Padmaben S Siriya	-	121,667	-	-	121,667	-	-	-	-	-
66	Rahul Dinesh Shah	-	121,667	-	-	121,667	-	-	-	-	-
67	Rajendra M Shah (HUF)	-	243,333	-	-	243,333	-	-	-	-	-
68	Rajnikant D. Parikh	-	121,667	-	-	121,667	-	-	-	-	-
69	Sakerben S. Gosar	-	243,333	-	-	243,333	-	-	-	-	-
70	Samkit T. Shah	-	146,000	-	-	146,000	-	-	-	-	-
71	Sanyukta Agarwal	-	121,667	-	-	121,667	-	-	-	-	-
72	Usha Gulabchand Jain	-	316,333	-	-	316,333	-	-	-	-	-
73	Vipul Dhirajlal Vora (HUF)	-	73,000	-	-	73,000	-	-	-	-	-
74	Vivek Sharma	-	121,667	-	-	121,667	-	-	-	-	-
75	Surrender Singh Mokha	20,000,000	18,400,000	-	-	38,400,000	20,000,000	18,187,397	-	-	38,187,397
76	Madhubala J Vyas	1,300,000	378,300	-	-	1,678,300	1,300,000	-	-	-	1,300,000
77	Saroj Joshi	2,000,000	679,562	-	-	2,679,562	2,000,000	-	-	-	2,000,000

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		Principal Amount	Interest Amount	Default Interest	Others (TDS not deposited etc)	Total amount	Principal Amount	Interest Amount	Default Interest	Others (TDS not deposited etc)	Total amount
78	Amrutben Gangar	300,000	112,500	-	-	412,500	300,000	-	-	-	300,000
79	Laxmichand Gangar	700,000	262,500	-	-	962,500	700,000	-	-	-	700,000
80	Kanubhai H. Shah	3,500,000	1,551,667	-	-	5,051,667	3,500,000	-	-	-	3,500,000
81	Milan Champaklalji Jain	300,000	87,300	-	-	387,300	300,000	-	-	-	300,000
82	Dartex Sythetics	1,000,000	291,000	-	-	1,291,000	1,000,000	-	-	-	1,000,000
83	Nitesh Dayalal Jain (HUF)	1,000,000	291,000	-	-	1,291,000	1,000,000	-	-	-	1,000,000
84	Sarla L. Kabra	1,000,000	291,000	-	-	1,291,000	1,000,000	-	-	-	1,000,000
85	Lalitkumar Shriniwas kabra	500,000	145,500	-	-	645,500	500,000	-	-	-	500,000
86	Parasmal Juharmal Jain (HUF)	500,000	267,666	-	-	767,666	500,000	-	-	-	500,000
87	Vijay Laxmi	750,000	218,250	-	-	968,250	750,000	-	-	-	750,000
88	Vinit Kabra	1,000,000	291,000	-	-	1,291,000	1,000,000	-	-	-	1,000,000
89	Manisha H. Jain	1,000,000	291,000	-	-	1,291,000	1,000,000	-	-	-	1,000,000
90	National Jewellers	2,500,000	727,500	-	-	3,227,500	2,500,000	-	-	-	2,500,000
91	Damyanti N. Shah	500,000	145,500	-	-	645,500	500,000	-	-	-	500,000
92	Shreepal Champaklalji Jain	1,700,000	494,700	-	-	2,194,700	1,700,000	-	-	-	1,700,000
93	Piyush Suresh Jain	1,000,000	291,000	-	-	1,291,000	1,000,000	-	-	-	1,000,000
94	Charul Nitesh Jain	1,000,000	291,000	-	-	1,291,000	1,000,000	-	-	-	1,000,000
95	Mahendrakumar Kundanmal (HUF)	500,000	145,500	-	-	645,500	500,000	-	-	-	500,000
96	Margaret Almeida	19,300,000	6,129,468	-	-	25,429,468	19,300,000	-	-	-	19,300,000
97	Shaakun Styles Private Limited	-	998,630	-	-	998,630	-	-	-	-	-
98	Skyway RMC Plants Private Limited	87,961,700	175,305,921	-	-	263,267,621	-	-	-	-	-
99	Jitesh J. Sanghrajka (HUF)	-	315,123	-	-	315,123	-	-	-	-	-
100	Bela J. Sanghrajka	-	315,123	-	-	315,123	-	-	-	-	-
101	Sachin Morakhia	-	1,557,863	-	-	1,557,863	-	-	-	-	-
102	Atul Nathalal Patel	5,263,150	5,240,800	-	-	10,503,950	5,263,150	-	-	-	5,263,150
103	Vikas Oberoi	10,647,192	8,114,343	-	-	18,761,535	10,647,192	-	-	-	10,647,192
104	India Bulls Housing Finance Limited	545,712,254	-	-	-	545,712,254	399,381,251	-	-	-	399,381,251
	Total	13,915,166,902	8,391,916,039	2,568,084,593	9,629,123	24,884,796,657	11,776,401,588	7,646,586,722	2,568,084,593	9,629,123	22,000,702,026

Security Interest:-**1 HDFC Limited – For Serial No. 38**

Mortgage of all that piece and parcel of land or ground admeasuring 7250 square metres or thereabouts and bearing CTS No. 19/6 (part) corresponding to Survey No. 252, Hissa No. 2 (part), and Survey No. 244, Hissa Nos. 1A (part) of Village Mulund, Taluka Kurla, District Mumbai Suburban within the Registration District of Mumbai Suburban and forming a part within and ALONG WITH all structures and amenities constructed under construction and to be constructed in future along with the other facilities (along with the Project referred to as ARIISTO SIESTA) being constructed thereon EXCLUDING sold units in the Project Ariisto Siesta more particularly mentioned in the Unilateral Indenture of Mortgage dated 10th May, 2014.

Mortgage of land and construction thereon being on all that piece and parcel of land bearing CTS No. 19/1 to 19/13 admeasuring approximately 132383.20 square meters (excluding slum portion) of Village Mulund, Taluka Kurla, in the Registration District and Sub-District of Mumbai City and Mumbai Suburban (excluding 2882 square meters (CTS No. 19/5 (part) of land portion together with free sale units admeasuring together in aggregate 5,00,000 square feet (saleable area in Sector II - Bellanza) & excluding 7,250 square meters (CTS No. 19/6 (part) of land portion together with free sale units admeasuring in aggregate 7,94,500 square feet (saleable area in Sector V - Siesta)).

2 Aasan Corporate Solutions Private Limited – For Serial No. 33 & 34

All that piece and parcel of admeasuring 33399.30 square meters forming part of Sector 11, bearing CTS 19/5 admeasuring 36281.30 square meters of Village Mulund, Taluka Kurla, District Mumbai Suburban within the Registration District of Mumbai Suburban excluding an area admeasuring 2822 square meters together with sale units admeasuring in the aggregate 5,00,000 lac sq.ft. in Wing B to be constructed on the aforesaid Sector II Land within the Registration District of Mumbai Suburban along with all rights, title, interest, including development and construction right with respect to above land and buildings/structures to be constructed thereon. (Popular known as project Bellanza at Ariisto Heaven)

3 Blacksoil Realty Investment Advisors LLP – For Serial No. 42

Mortgage leasehold plot of land situated at Juhu and forming part of Survey No. 70 of Juhu in the Sub-District of Mumbai City and Suburban being Plot No. 12 and forming part of C.T.S. No. 808 and containing by admeasurement about 1208 sq. mtrs (1204.90 as per the Property Register Card) or thereabouts and the building / structure standing thereon owned by Mrs. Heena Narendra Patel.

4 Vistra ITCL (India) Limited – For Serial No. 29 & 30

First charge over all the rights, title and interest of Ariisto Developers arising from and relating to the Mulund Property and Mulund free sale units and all cash flows and receivables (present and future) and FSI to the extent of 5,00,000 square feet saleable area in relation to the Mulund free sale units.

Vistra ITCL (India) Limited – For Serial No. 31

Subservient Charge over the leasehold rights in the Mulund Sector V Property and Mulund Sector V Units and all cash flows and receivables (present and future) and FSI to the extent of 41,275.27 sq. mtrs (equivalent to saleable area of 7,94,500 square feet) in relation to the Mulund Sector V Units subject only to the charge existing in favor of HDFC Limited to the extent of the HDFC Loan.

5 IIFL Trustee Limited – For Serial No. 36:

Subservient Charge over the leasehold rights in the Mulund Sector V Property and Mulund Sector V Units and all cash flows and receivables (present and future) and FSI to the extent of 41,275.27 sq. mtrs (equivalent to saleable area of 7,94,500 square feet) in relation to the Mulund Sector V Units subject only to the charge existing in favor of HDFC Limited to the extent of the HDFC Loan

6 J M Financial Capital Limited – For Serial No. 56

Mortgage leasehold plot of land situated at Juhu and forming part of Survey No. 70 of Juhu in the Sub-District of Mumbai City and Suburban being Plot No. 12 and forming part of C.T.S. No. 808 and containing by admeasurement about 1208 sq. mtrs (1204.90 as per the Property Register Card) or thereabouts and the building / structure standing thereon owned by Mrs. Heena Narendra Patel.

General Notes:-

Note 1:-

Claims from certain financial creditors have presently not been admitted due to lack of adequate information and / or supporting documentation. As per communication with each of the respective financial creditors, these amounts may be admitted at a later date subject to additional information being provided by the respective financial creditors.

The claims admitted are subject to further substantiation / modification on the basis of additional evidence or clarifications.

Amount has been admitted based on system records as available with the Corporate Debtor.

Note 2 :-

The security Interest reflected above is on the basis of Form C and supporting documents submitted by the financial creditors.

The security interest reflected above in favour of the financial creditors is subject to further review.

The security interest reflected above is subject to further substantiation/ modification on the basis of additional evidence or clarification.