

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	1,78,56,26,090	1,20,48,02,918	-	-	2,99,04,29,008	1,03,35,00,000	1,50,63,63,917	-	-	2,53,98,63,917
2	Ashok Commercial Enterprises	1,10,00,00,000	67,21,15,068	-	-	1,77,21,15,068	-	-	-	-	-
3	Thakur Fininvest Private Limited	20,00,00,000	15,40,81,265	-	-	35,40,81,265	20,00,00,000	15,40,81,265	-	-	35,40,81,265
4	Dipco Private Limited	12,10,00,000	4,82,03,874	-	16,72,037	17,08,75,911	12,10,00,000	4,82,03,874	-	16,72,037	17,08,75,911
5	Rajendra G. Parekh	85,00,000	-	-	-	85,00,000	85,00,000	-	-	-	85,00,000
6	Jaimini Rajendra Parikh	1,00,00,000	-	-	-	1,00,00,000	1,00,00,000	-	-	-	1,00,00,000
7	Arti Parikh	50,00,000	-	-	-	50,00,000	50,00,000	-	-	-	50,00,000
8	Neel Rajendra Parikh	1,25,00,000	-	-	-	1,25,00,000	1,25,00,000	-	-	-	1,25,00,000
9	Sanjiv G. Parikh	1,60,00,000	-	-	-	1,60,00,000	1,60,00,000	-	-	-	1,60,00,000
10	Bhavesht Gangar	5,30,00,000	90,90,090	-	-	6,20,90,090	5,30,00,000	90,90,090	-	-	6,20,90,090
11	Abdulanwar Hajiabdul Gani	1,50,00,000	36,92,466	-	-	1,86,92,466	1,50,00,000	36,92,466	-	-	1,86,92,466
12	Indo Saigon Agency	6,00,00,000	7,75,19,444	-	-	13,75,19,444	6,00,00,000	7,64,57,534	-	-	13,64,57,534
13	Ratan Gobind Daryanani	2,00,00,000	2,58,04,167	-	-	4,58,04,167	2,00,00,000	2,54,50,685	-	-	4,54,50,685
14	Santosh Ratan Daryanani	50,00,000	64,73,958	-	-	1,14,73,958	50,00,000	63,85,274	-	-	1,13,85,274
15	Rajni Daryanani	14,00,00,000	18,12,70,833	-	-	32,12,70,833	14,00,00,000	17,87,87,671	-	-	31,87,87,671
16	Poonam K. Lalchand	50,00,000	64,73,958	-	-	1,14,73,958	50,00,000	63,85,274	-	-	1,13,85,274
17	Ram Daryanani	5,00,00,000	6,47,39,583	-	-	11,47,39,583	5,00,00,000	6,38,52,740	-	-	11,38,52,740
18	Gautam Daryanani	1,00,00,000	1,27,64,583	-	-	2,27,64,583	1,00,00,000	1,25,89,726	-	-	2,25,89,726
19	Tech Engg Projects Services & Equipments Pvt. Ltd.	-	6,52,95,183	-	-	6,52,95,183	-	1,00,00,000	-	-	1,00,00,000
20	Shringar Vanijya Private Limited	85,00,000	97,08,936	-	-	1,82,08,936	85,00,000	36,24,423	-	-	1,21,24,423
21	Organ Tei-up Private Limited	50,00,000	57,11,139	-	-	1,07,11,139	50,00,000	21,32,014	-	-	71,32,014
22	Maple Vinimay Private Limited	90,00,000	1,02,80,050	-	-	1,92,80,050	90,00,000	38,37,625	-	-	1,28,37,625
23	Abhirup Commercial Private Limited	75,00,000	85,66,708	-	-	1,60,66,708	75,00,000	31,98,021	-	-	1,06,98,021
24	Kekin Kunverji Chheda	5,00,00,000	4,57,69,676	-	-	9,57,69,676	5,00,00,000	3,09,21,575	-	-	8,09,21,575
25	Mahendra Ravji Chheda	5,00,00,000	4,57,69,676	-	-	9,57,69,676	5,00,00,000	3,09,21,575	-	-	8,09,21,575
26	Ramesh Ravji Chheda	5,00,00,000	4,57,69,676	-	-	9,57,69,676	5,00,00,000	3,09,21,575	-	-	8,09,21,575
27	Rasik Kunverji Chheda	5,00,00,000	4,57,69,676	-	-	9,57,69,676	5,00,00,000	3,09,21,575	-	-	8,09,21,575
28	Jignesh Vinodchandra Vora	-	1,94,667	-	-	1,94,667	-	-	-	-	-
29	Vistra ITCL (India) Limited	24,93,86,914	50,02,63,086	34,87,84,466	-	1,09,84,34,466	24,93,86,914	50,02,63,086	34,87,84,466	-	1,09,84,34,466
30	Vistra ITCL (India) Limited	14,96,32,148	29,92,87,852	20,88,65,901	-	65,77,85,901	14,96,32,148	29,92,87,852	20,88,65,901	-	65,77,85,901
31	Vistra ITCL (India) Limited	2,00,00,00,000	2,14,85,71,429	72,59,68,597	-	4,87,45,40,026	2,00,00,00,000	2,14,85,71,429	72,59,68,597	-	4,87,45,40,026
32	Aasan Corporate Solutions Private Limited	6,00,00,000	31,66,027	1,54,19,433	-	7,85,85,460	6,00,00,000	31,66,027	1,54,19,433	-	7,85,85,460
33	Aasan Corporate Solutions Private Limited	15,00,00,000	89,50,685	3,88,01,386	-	19,77,52,071	15,00,00,000	89,50,685	3,88,01,386	-	19,77,52,071
34	Aasan Corporate Solutions Private Limited	20,00,00,000	29,34,247	4,95,38,196	-	25,24,72,442	20,00,00,000	29,34,247	4,95,38,196	-	25,24,72,442
35	Aasan Corporate Solutions Private Limited	50,00,00,000	5,79,45,205	13,61,99,775	-	69,41,44,980	50,00,00,000	5,79,45,205	13,61,99,775	-	69,41,44,980

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
36	IIFL Trustee Limited	1,50,00,00,000	1,61,14,28,571	54,44,76,448	-	3,65,59,05,019	1,50,00,00,000	1,61,14,28,571	54,44,76,448	-	3,65,59,05,019
37	Ramesh Jogani	4,30,00,000	2,74,61,918	-	-	7,04,61,918	4,30,00,000	2,28,73,151	-	-	6,58,73,151
38	HDFC Ltd.	3,68,84,36,769	49,80,10,624	50,00,30,391	-	4,68,64,77,784	3,66,12,40,933	49,80,10,624	50,00,30,391	-	4,65,92,81,948
39	Nirmal Associates	7,00,00,000	6,12,54,299	-	-	13,12,54,299	7,00,00,000	4,51,78,192	-	-	11,51,78,192
40	Shree Arihant Traders	9,00,00,000	8,39,97,161	-	-	17,39,97,161	9,00,00,000	5,81,15,836	-	-	14,81,15,836
41	Blacksoil Capital Pvt Ltd	-	-	-	79,57,086	79,57,086	-	-	-	79,57,086	79,57,086
42	Blacksoil Realty Investment Advisors LLP	59,51,50,685	9,35,19,082	-	-	68,86,69,767	57,00,00,000	11,86,69,767	-	-	68,86,69,767
43	Abishek Anil Agarwal	-	97,333	-	-	97,333	-	-	-	-	-
44	Ashok Dhanraj Jain	-	1,09,500	-	-	1,09,500	-	-	-	-	-
45	Bikram Singh Dehal	-	1,21,667	-	-	1,21,667	-	-	-	-	-
46	Binal Jignesh Shah	-	1,21,667	-	-	1,21,667	-	-	-	-	-
47	Champaklal B. Parikh (HUF)	-	1,21,667	-	-	1,21,667	-	-	-	-	-
48	Chetan Arvind Vora	-	2,43,333	-	-	2,43,333	-	-	-	-	-
49	Dhaval Bharat Siriya	-	1,21,667	-	-	1,21,667	-	-	-	-	-
50	Dhirajlal Babulal Vora	-	73,000	-	-	73,000	-	-	-	-	-
51	Dinesh Enterprises	-	1,21,667	-	-	1,21,667	-	-	-	-	-
52	Gulabchand Dhanraj Jain	-	3,40,667	-	-	3,40,667	-	-	-	-	-
53	Himmatlal M. Jain (HUF)	-	73,000	-	-	73,000	-	-	-	-	-
54	Jasumati Pratap Ghatilia	-	2,43,333	-	-	2,43,333	-	-	-	-	-
55	Jayesh Babulal Vora	-	1,21,667	-	-	1,21,667	-	-	-	-	-
56	J M Financial Capital Limited	6,20,00,000	1,51,85,753	-	-	7,71,85,753	6,20,00,000	1,51,85,753	-	-	7,71,85,753
57	Kirankumar K. Sheth (HUF)	-	4,38,000	-	-	4,38,000	-	-	-	-	-
58	Madhavi Dilip Parekh	-	15,50,787	-	-	15,50,787	-	-	-	-	-
59	Manju Dinesh Shah	-	1,21,667	-	-	1,21,667	-	-	-	-	-
60	Mehul Dinesh Shah	-	1,21,667	-	-	1,21,667	-	-	-	-	-
61	Modi Bhupendrakumar Fojalal & Co. (Prop. Bhupendrakumar C. Modi)	-	1,21,667	-	-	1,21,667	-	-	-	-	-
62	Namrata B. Dehal	-	1,82,500	-	-	1,82,500	-	-	-	-	-
63	Neha Jinesh Sanghavi	-	1,21,667	-	-	1,21,667	-	-	-	-	-
64	Nitesh Sevantilal Parikh	-	2,43,333	-	-	2,43,333	-	-	-	-	-
65	Padmaben S Siriya	-	1,21,667	-	-	1,21,667	-	-	-	-	-
66	Rahul Dinesh Shah	-	1,21,667	-	-	1,21,667	-	-	-	-	-
67	Rajendra M Shah (HUF)	-	2,43,333	-	-	2,43,333	-	-	-	-	-
68	Rajnikant D. Parikh	-	1,21,667	-	-	1,21,667	-	-	-	-	-
69	Sakerben S. Gosar	-	2,43,333	-	-	2,43,333	-	-	-	-	-
70	Samkit T. Shah	-	1,46,000	-	-	1,46,000	-	-	-	-	-
71	Sanyukta Agarwal	-	1,21,667	-	-	1,21,667	-	-	-	-	-
72	Usha Gulabchand Jain	-	3,16,333	-	-	3,16,333	-	-	-	-	-
73	Vipul Dhirajlal Vora (HUF)	-	73,000	-	-	73,000	-	-	-	-	-
74	Vivek Sharma	-	1,21,667	-	-	1,21,667	-	-	-	-	-

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75	Surrender Singh Mokha	2,00,00,000	1,84,00,000	-	-	3,84,00,000	2,00,00,000	1,81,87,397	-	-	3,81,87,397
76	Madhubala J Vyas	13,00,000	3,78,300	-	-	16,78,300	13,00,000	-	-	13,00,000	
77	Saroj Joshi	20,00,000	6,79,562	-	-	26,79,562	20,00,000	-	-	20,00,000	
78	Amrutben Gangar	3,00,000	1,12,500	-	-	4,12,500	3,00,000	-	-	3,00,000	
79	Laxmichand Gangar	7,00,000	2,62,500	-	-	9,62,500	7,00,000	-	-	7,00,000	
80	Kanubhai H. Shah	35,00,000	15,51,667	-	-	50,51,667	35,00,000	-	-	35,00,000	
81	Milan Champaklalji Jain	3,00,000	87,300	-	-	3,87,300	3,00,000	-	-	3,00,000	
82	Dartex Sythetics	10,00,000	2,91,000	-	-	12,91,000	10,00,000	-	-	10,00,000	
83	Nitesh Dayalal Jain (HUF)	10,00,000	2,91,000	-	-	12,91,000	10,00,000	-	-	10,00,000	
84	Sarla L. Kabra	10,00,000	2,91,000	-	-	12,91,000	10,00,000	-	-	10,00,000	
85	Lalitkumar Shrinivas kabra	5,00,000	1,45,500	-	-	6,45,500	5,00,000	-	-	5,00,000	
86	Parasmal Juharmal Jain (HUF)	5,00,000	2,67,666	-	-	7,67,666	5,00,000	-	-	5,00,000	
87	Vijay Laxmi	7,50,000	2,18,250	-	-	9,68,250	7,50,000	-	-	7,50,000	
88	Vinit Kabra	10,00,000	2,91,000	-	-	12,91,000	10,00,000	-	-	10,00,000	
89	Manisha H. Jain	10,00,000	2,91,000	-	-	12,91,000	10,00,000	-	-	10,00,000	
90	National Jewellers	25,00,000	7,27,500	-	-	32,27,500	25,00,000	-	-	25,00,000	
91	Damyanti N. Shah	5,00,000	1,45,500	-	-	6,45,500	5,00,000	-	-	5,00,000	
92	Shreepal Champaklalji Jain	17,00,000	4,94,700	-	-	21,94,700	17,00,000	-	-	17,00,000	
93	Piyush Suresh Jain	10,00,000	2,91,000	-	-	12,91,000	10,00,000	-	-	10,00,000	
94	Charul Nitesh Jain	10,00,000	2,91,000	-	-	12,91,000	10,00,000	-	-	10,00,000	
95	Mahendrakumar Kundanmal (HUF)	5,00,000	1,45,500	-	-	6,45,500	5,00,000	-	-	5,00,000	
96	Margaret Almeida	1,93,00,000	61,29,468	-	-	2,54,29,468	1,93,00,000	-	-	1,93,00,000	
97	Shaakun Styles Private Limited	-	9,98,630	-	-	9,98,630	-	-	-	-	
98	Skyway RMC Plants Private Limited	8,79,61,700	17,53,05,921	-	-	26,32,67,621	-	-	-	-	
99	Jitesh J. Sanghrajka (HUF)	-	3,15,123	-	-	3,15,123	-	-	-	-	
100	Bela J. Sanghrajka	-	3,15,123	-	-	3,15,123	-	-	-	-	
101	Sachin Morakhia	-	15,57,863	-	-	15,57,863	-	-	-	-	
102	Atul Nathalal Patel	52,63,150	52,40,800	-	-	1,05,03,950	52,63,150	-	-	52,63,150	
103	Vikas Oberoi	1,06,47,192	81,14,343	-	-	1,87,61,535	1,06,47,192	-	-	1,06,47,192	
104	India Bulls Housing Finance Limited	54,57,12,254	-	-	-	54,57,12,254	15,71,23,970	-	-	15,71,23,970	
	Total	13,91,51,66,902	8,39,19,16,039	2,56,80,84,593	96,29,123	24,88,47,96,657	11,53,41,44,307	7,64,65,86,722	2,56,80,84,593	96,29,123	21,75,84,44,745

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.