

D.S. Kulkarni Developers Limited**Statement of claim by Financial Creditors as on 26.12.2019**

Sr. No	Name of Claimant	Claim Amount	Claim Admitted	Claim Admitted for Voting	Voting Share	Security
1	Home Buyers - AR Girish Juneja	2,195,190,847	2,195,190,847	2,195,190,847	14.4520%	-
2	State Bank of India	2,169,966,254	2,169,966,254	2,169,966,254	14.2859%	<p>1. 1st Charge in form of Registered Mortgage of Land situated at Gat No 527, 528 & 530 Pirangut, Dist Pune (Area 5.56 acres approx) and proposed construction thereon in the name of DSKDL.</p> <p>2. 1st Charge pari passu charge in form of Registered Mortgage of Land situated at Gat No 4,33, and 45 at Pune-Solapur National Highway Village Phursungi, Tal Haveli, Dist Pune (Area 15.08 acres approx) and proposed construction thereon in the name of DSKDL.</p> <p>3. 1st Charge pari passu charge in form of Registered Mortgage of Land situated at Gat No 47,48,49,54 and 50 at Pune-Solapur National Highway Village Phursungi, Tal Haveli, Dist Pune (Area 40 acres approx) and proposed construction thereon in the name of DSKDL</p>
3	Catalyst Trusteeship Limited	1,610,115,881	1,610,115,881	1,567,553,881	10.3199%	The exclusive charge by way of mortgage of 32 pieces of land situated at Phursungi, Pune by execution of Debenture Trust cum Mortgage Deed Dated 8th September 2014
4	ICICI Home Finance Company Limited	1,343,426,060	1,343,426,060	1,343,426,060	8.8444%	<p>1. All the piece and parcel of property bearing Gat No 186 of Village Kirkitwadi, Pune admeasuring approx 10000 sq mt including all the structures thereon both present and future along-with the development rights in connection thereof</p> <p>2. All the piece and parcel of property bearing Gat No 187 of Village Kirkitwadi, Pune admeasuring approx 9500 sq mt including all the structures thereon both present and future</p> <p>3. All the piece and parcel of property bearing Gat No 188 of Village Kirkitwadi, Pune admeasuring approx 8000 sq mt including all the structures thereon both present and future</p> <p>4. All the piece and parcel of property bearing Gat No 87,88,89 of Mouje Kirkitwadi, Pune admeasuring approx 42200 sq mt including all the structures thereon both present and future</p> <p>5. Project unsold row houses in row houses No R1 to R21 in project 'Meghmalhar Phase I' admesuring about 39165 sq mt</p> <p>6. All the piece and parcel of property bearing Gat No 196 of Village Kirkitwadi, Pune admeasuring approx 15400 sq mt including all the structures thereon both present and future</p> <p>7. Scheduled receivables from residential project DSK Annadghan having saleable area approx 732256 sq ft being developed on the property of point 1, 2 and 3</p> <p>8. Scheduled receivables from residential project DSK Meghmalhar Phase II having saleable area approx 380411 sq ft being developed on the property of point 4</p>
5	Bank of Maharashtra	1,249,212,746	1,249,212,746	1,249,212,746	8.2241%	<p>1. Hyp of current assets comprising stock and book debts etc of other projects or otherwise but not charged to any other bank</p> <p>2. Exclusive equitable mortgage of land at</p> <p>a) S. No. 245, Hissa No 3, admeasuring 28697 sq ft</p> <p>b) S. No. 245, Hissa No 6, admeasuring 70859 sq ft</p> <p>c) S. No. 245, Hissa No 7, admeasuring 43057 sq ft</p> <p>d) S. No. 245, Hissa No 7, admeasuring 36597 sq ft</p> <p>at Village Bavdhan, Budruk, Mulshi, Pune</p> <p>3. Registered Mortgage of Hospital Building at Amenity space no 3, S. No. 125, H. No. 124+8/56, Dhayari, Tal Haveli, Dist Pune</p>
6	Central Bank of India	1,182,641,577	1,182,641,577	1,182,641,577	7.7859%	<p>1. 20 acres of project land and structures thereon. Land located as S.No 53 to 56 village FURSUNGI taluka Haveli</p> <p>2. Open land at BALEWADI S.No.44 Hissa no 1A, Adm.H.01=21.25 ares, Hissa No 3B, Adm H.00=60 ares & Hissa No 10B, Adm H.00=05.5 ares Haveli dist Pune</p>
7	Syndicate Bank	1,079,221,798	1,079,221,798	1,079,221,798	7.1050%	<p>1. Registered Mortgage of Land situated at Gat No 4,33, and 45 at Pune-Solapur National Highway Village Phursungi, Tal Haveli, Dist Pune (Area 15.08 acres approx) and proposed construction thereon in the name of DSKDL</p> <p>2. Mortgage of Land Owned by company situated at S. No. 153/A, 154A/2, 154/B/1, 154/B/2, 155/1/1, 155/1/2, and 155/2, Plot No B, Baner, Tal Haveli, Dist Pune</p>

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8	Indiabulls Asset Reconstruction Company Limited	1,047,875,270	1,047,875,270	1,047,875,270	6.8986%	1. Registered Mortgage of plot at Village Dhayari, Tal Haveli, Dist Pune Project known as DSK Wishwa, together with building and structure thereon present & future 2. Registered Mortgage of plot at Safedpool, Saki Naka, Andheri (E), Mumbai Project known as Madhukosh, together with building and structure thereon present & future 3. Hypothecation of receivables from sales/lease/transfer of mortgaged properties and escrow of such receivables with POA in favour of lender
9	Union Bank of India	825,950,338	825,950,338	825,950,338	5.4376%	1. First pari passu charge on the fixed assets of DSK Dreamcity - Waterfall Residency Project proposed construction thereon 1. 1st Charge pari passu charge on land parcel at Village Phursungi
10	IDBI Bank	646,988,927	646,988,927	646,988,927	4.2594%	1. 1st Charge in form of Registered Mortgage of Land situated at Gat No 4,33, and 45 at Pune-Solapur National Highway Village Phursungi, Tal Haveli, Dist Pune (Area 15.08 acres approx) 2. 1st Charge pari passu charge on current assets of the project including receivables by way of hypothecation 3. 1st Charge pari passu charge in form of Registered Mortgage of various land situated at Pune-Solapur National Highway Village Phursungi, Tal Haveli, Dist Pune (Area 52 acres approx)
11	ICICI Bank	370,107,118	370,107,118	370,107,118	2.4366%	1. Exclusive charge on all the piece & parcel of land located at S. No. 172/2A (Part), 174/2C (Part), 174/3A (Part), 174/3B (Part), 175/1/3A and 175/1/3B Hadapsar, Pune admeasuring approx 9178 sq mt. including all the structures thereon both present and future 2. First Charge on pari passu basis with ICICI home finance company ltd. Part A - all the piece and parcel of property bearing Gat No 186 of Village Kirkitwadi, Pune admeasuring approx 10000 sq mt including all the structures thereon both present and future along-with the development rights in connection thereof Part B - all the piece and parcel of property bearing Gat No 187 of Village Kirkitwadi, Pune admeasuring approx 9500 sq mt including all the structures thereon both present and future Part C - all the piece and parcel of property bearing Gat No 188 of Village Kirkitwadi, Pune admeasuring approx 8000 sq mt including all the structures thereon both present and future 3. First Charge on Pari Passu basis with ICICI home finance company limited all the piece and parcel of property bearing Gat No 196 of Village Kirkitwadi, Pune admeasuring approx 15400 sq mt including all the structures thereon both present and future 4. Exclusive charge on S. No. 207, admeasuring 11300 sq mt Hadapsar, Pune including all the structures thereon both present and future 5. First Charge on Pari Passu basis with ICICI home finance company limited on the receivables/cash flows/revenues (including booking amounts and all insurance proceeds both present and future) arising out of or in connection with or relating to Project Vedanta (Project I) being developed by DSKDL 6. First Charge on Pari Passu basis with ICICI home finance company limited on Escrow Account of Project I and DSK Account opened by DSKDL with ICICI Bank including all monies credited / deposited therein 7. First Charge on Pari Passu basis with ICICI home finance company limited on the rights, title, interest, claims, benefits, demands under Project I documents both present and future 8. Exclusive charge on all the piece and parcel of land situated at S. No. 207, Hadapsar, Pune including all the structures thereon both present and future admesuring 11300 sq mt owned by Mr Dilip Tupe
12	STCI FINANCE LIMITED	308,518,602	308,518,602	308,518,602	2.0311%	The facility was secured by the following properties owned by/belonging to DSK Southern projects private Limited as per Registered Indenture of Mortgage dated 27/06/2019 bearing serial number BNG (U) SHR 1036/2016-17BK: 14 unsold units having unit nos. 201, 501, 801, 1101, 1202, 1401, 2402, 2601, 2702, 2901, 3002, 3102, 3201 and 3302 having built-up area of 3595 sq. ft. each, aggregating to 50330 sq. ft. in the project DSK Pinnacle situated at Cave Temple Road, off Bannerghatta Road, Hulimavu, Bengaluru-560076, Karnataka, together with an undivided share of land, Project amenities and relevant car parking and other amenities. However, vide order dated 05/08/2019, the Adjudicating Authority has confirmed the provisional attachment order dated 14/02/2019 and consequently, the Enforcement Directorate has taken physical possession of the above listed units.

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13	Encore Asset Reconstruction Company Private Limited	271,234,998	271,234,998	271,234,998	1.7857%	1. all piece and parcel of land owned by DS Kulkarni & Associates admeasuring 854.7 sq mts situated at CTS No 1187/60, Plot No 550/60 out of final plot no 547, in village Bhamburda, Tal Haveli, Dist Pune and Units 3, 4, 5, 6, 9, 7, 10, 11, 8 and 1
14	Vijaya Bank	213,462,128	213,462,128	213,462,128	1.4053%	1. First pari passu charge on the fixed assets of DSK Dreamcity - Waterfall Residency Project proposed construction thereon 2. 1st Charge pari passu charge on land parcel
15	Tata Capital Housing Finance Limited	152,132,926	152,132,926	152,132,926	1.0016%	1. all piece and parcel of property owned by DSK Worldman Projects Ltd DSK Sadaphuli, S. No. 7, Hissa No 1/2/2 Village Varale, Tal Maval, Dist Pune including all the structures thereon both present and future 2. all piece and parcel of property owned by DSK & Co. DSK Sadaphuli, S. No. 7, Hissa No 1/2/2 Village Varale, Tal Maval, Dist Pune - 410507 including all the structures thereon both present and future 3. all piece and parcel of property owned by DSKDL Special Township Project R4 at S. No. 43, Village Kadamwak Vasti, Village Phursungi, Tal Haveli, Dist Pune - 412308 including all the structures thereon both present and future 4. All the monies accruing or arising out of the project constructed on the above properties, without limitation the amounts which are either presently payable or payable in future in respect of purchase price of the flats
16	Phoenix ARC Private Limited (acting in capacity as the trustee of Phoenix Trust FY 18-1 Scheme E)	150,640,653	150,640,653	150,640,653	0.9917%	1. Flat No 501, 5th Floor, DSK Nupuri, Near Barista Restaurant, Shivaji Park, Veer Savarkar Marg, Dadar (West), Mumbai - 400028 2. Flat No 101, 1st Floor, DSK Nupuri, Near Barista Restaurant, Shivaji Park, Veer Savarkar Marg, Dadar (West), Mumbai - 400028
17	Aditya Birla Finance Limited	116,398,689	116,398,689	116,398,689	0.7663%	1. 30 Retained Units & 52 car parkings in self developed completed project DSK Vishwa Meghmalhar Phase II, Gat No 87 to 99 Sr. No. 122/1 to 126/16 (P) at village Kirkitwadi, Dhayari, Pune 2. Hypothecation from the present & future cash flow from the above properties being mortgage
18	Seksaria Industries Private Limited	53,922,653	53,922,653	53,922,653	0.3550%	-
19	Fixed Deposit Holders - AR Rajendra Agrawal	46,009,393	46,009,393	46,009,393	0.3029%	-
20	Patodia Forging & Gears Limited	42,941,133	42,941,133	42,941,133	0.2827%	-
21	Patodia Glass Industries Limited	41,934,700	41,934,700	41,934,700	0.2761%	-

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22	India Ener-Gen Private Limited	30,288,911	30,288,911	30,288,911	0.1994%	
23	Citric India Limited	25,817,055	25,817,055	25,817,055	0.1700%	
24	Shashi Dhawal hydraulics Private Limited	13,215,211	13,215,211	13,215,211	0.0870%	-
25	Seksaria Behta Sugar Factory Private Limited	11,428,419	11,428,419	11,428,419	0.0752%	-
26	Shashi Rag Agencies Private Limited	10,996,400	10,996,400	10,996,400	0.0724%	-
27	Iresco Electricals Pvt Ltd	10,026,997	10,026,997	10,026,997	0.0660%	
28	Seksaria Biswan Sugar Factory Private Limited	5,244,132	5,244,132	5,244,132	0.0345%	-
29	Bhavnagar Oil Mills Private Limited	2,622,066	2,622,066	2,622,066	0.0173%	-
30	The Shri Krishna Rice and Oil Mill Private Limited	2,116,106	2,116,106	2,116,106	0.0139%	-
31	Seksaria Real Estates and Farms Private Limited (Seksaria Optical Private Limited)	1,759,001	1,759,001	1,759,001	0.0116%	-
32	Ruia Fabrics Pvt Ltd	435,550	435,550	435,550	0.0029%	-
33	Bombay Mercantile & Leasing Company Limited	290,885	290,885	290,885	0.0019%	-
	TOTAL	15,232,133,423	15,232,133,423	15,189,571,423		
Note:						
1. Above claims are provisionally admitted and subject to change after the verification of records of the Corporate Debtors. The records of the Corporate Debtor are in the possession of the Enforcement Directorate.						
2. The claim amount of Rs. 42,562,000 of Catalyst Trusteeship Limited (Debenture Holder - Related Party) is admitted but not to be considered for Voting purpose.						