

**Simm Samm Hotels Private Limited (Under Corporate Insolvency Resolution Process)**  
**List of Creditors as on April 12, 2023 updated upto October 23, 2023**

Rs.

Sr. No.	Category of Creditors	Amounts Claimed	Claims Admitted	Claims Rejected	Claims Under Verification	Security Interest	Details of Claims
1	Financial Creditors	4,85,76,22,605.05	3,17,44,18,188.28	1,68,32,04,416.77	-	Appendix 1 and 2	List A
2	Operational Creditors (Other than Workmen & Employees)	-	-	-	-	-	List B
3	Operational Creditors (Only Workmen & Employees)	-	-	-	-	-	List C
4	Other Creditors (Other than Financial Creditors & Operational Creditors)	-	-	-	-	-	List D
<b>Total</b>		<b>4,85,76,22,605.05</b>	<b>3,17,44,18,188.28</b>	<b>1,68,32,04,416.77</b>	-		

Note: List of Creditors can be further revised subject to further verification of the supporting documents and records substantiating the claim.

**Simm Samm Hotels Private Limited (Under Corporate Insolvency Resolution Process)**  
**List A - List of Financial Creditors as on April 12, 2023 updated upto October 23, 2023**

Rs.

Sr. No.	Name of Financial Creditor	Nature of Debt	Amounts Claimed	Claims Admitted	Claims Rejected	Claims Under Verification	Security Interest	Voting Share (%)
1	IDBI Bank Limited	Secured	1,79,74,96,590.67	1,78,97,82,678.30	77,13,912.37	-	Appendix 1 & 2	56.38%
2	Union Bank of India	Secured	1,38,51,55,172.38	1,38,46,35,509.98	5,19,662.40	-	Appendix 1	43.62%
3	Shamree Salaria	Unsecured	41,11,10,116.00	-	41,11,10,116.00	-	-	-
4	Swaran Salaria	Unsecured	1,01,00,34,451.00	-	1,01,00,34,451.00	-	-	-
5	Santosh Salaria	Unsecured	24,16,66,275.00	-	24,16,66,275.00	-	-	-
6	Richa Salaria	Unsecured	1,21,60,000.00	-	1,21,60,000.00	-	-	-
<b>Total</b>			<b>4,85,76,22,605.05</b>	<b>3,17,44,18,188.28</b>	<b>1,68,32,04,416.77</b>	-		<b>100.00%</b>

Notes:

- 1 Review of the claim form submitted by the respective financial creditors has resulted in certain claims in parts to be classified as "Claim Rejected". Such rejection of amounts have been communicated to the respective financial creditors.
- 2 Non-fund based facilities forming part of the claims filed by Financial Creditors have been admitted subject to crystallization of the liabilities. Claims or part thereof, from certain financial creditors have presently not been admitted due to lack of adequate information and / or supporting documentation. As per
- 3 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.
- 4 The claims admitted are subject to further substantiation / modification on the basis of additional evidence or clarifications.

**List B - Operational Creditors (Other than Workmen and Employees) as on April 12, 2023 updated upto October 23, 2023**

**Rs.**

<b>Sr. No.</b>	<b>Name of Operational Creditor</b>	<b>Nature of Debt</b>	<b>Amounts Claimed</b>	<b>Claims Admitted</b>	<b>Claims Rejected</b>	<b>Claims Under Verification</b>
<b>Total</b>			-	-	-	-

Note:

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

**List C - Operational Creditors (Workmen and Employees) as on April 12, 2023 updated upto October 23, 2023**

**Rs.**

<b>Sr. No.</b>	<b>Name of Workmen and Employees</b>	<b>Nature of Debt</b>	<b>Amounts Claimed</b>	<b>Claims Admitted</b>	<b>Claims Rejected</b>	<b>Claims Under Verification</b>
<b>Total</b>			-	-	-	-

Note:

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

**Simm Samm Hotels Private Limited (Under Corporate Insolvency Resolution Process)**

**List D - Other Creditors (Other than Financial Creditors and Operational Creditors) as on April 12, 2023 updated upto October 23, 2023**

**Rs.**

<b>Sr. No.</b>	<b>Name of Other Creditors (Other than Financial Creditors and Operational Creditors)</b>	<b>Nature of Debt</b>	<b>Amounts Claimed</b>	<b>Claims Admitted</b>	<b>Claims Rejected</b>	<b>Claims Under Verification</b>
<b>Total</b>			-	-	-	-

Note:

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

**Simm Samm Hotels Private Limited (Under Corporate Insolvency Resolution Process)  
Security Interest**

**Appendix 1 - Consortium Facility for the Project located at Andheri (E), Mumbai**

Name of the Creditors	Agreements / Documents	Security Description
IDBI Bank Limited & Union Bank of India	Consortium Loan Agreement dated 20.02.2017, Interse Agreement dated 20.02.2017 Deed of Hypothecation dated 20.02.2017, Mortgage Deed dated 18.02.2017, executed by Mr. Swaran Salaria and Mrs. Santosh Swaran Salaria, Pledge Agreement dated 20.02.2017, executed by Mr. Shamsee Swaran Salaria and Mrs. Santosh Swaran Salaria and Guarantee Agreement dated 28.02.2017, executed by Mr. Swaran Salaria, Mrs. Santosh Swaran Salaria and Mr. Shamsee Swaran Salaria	<b>Hypothecated Assets</b> - All the movable properties of the borrower including its movable plant and machinery, machinery spares, tools and accessories and movables, both present and future whether installed or not and whether now lying loose or in case or which are now lying or stored in or about or shall hereafter from time to time during the continuance of the security of these presents be brought into or upon or be stored or be in or about all the Borrower's offices, premises, factories, and godowns or wherever else the same may be or be held by any party to the order or disposition of the Borrower or in the course of transit or on high seas or on order or delivery, howsoever and where so ever in the possession of the Borrower and either by way of substitution or addition. For the movable assets located at Mumbai.
		<b>Mortgaged Assets</b> - All that piece and parcel of land bearing. A) City Survey No. 145/2 admeasuring about 450 Sq Yards equivalent to 376.257 Sq Mtrs carved out of City Survey No. 145/81 by order dated 21.12.1981 corresponding Survey No. 22, Hissa No. 14 [Part], 16 [Part], 13 [Part] In The Village Sahar, Taluka-Andheri, Dist Mumbai within limits Of Mumbai Municipal Corporation. B) City Survey No. 145/2 admeasuring about 3180 Sq Yards equivalent to 2658.88 Sq Mtrs bearing old Survey No. 22 Hissa No. 13 [Part], 14 [Part], carved out of City Survey No. 145/81 by order of CTS Officer dated 21.12.1981 corresponding Survey No. 93, Hissa No. 8 [Part], 10 [Part], 11 [Part], 16 [Part], In The Village Sahar Taluka-Andheri, Dist Mumbai Within Limits Of Mumbai Municipal Corporation. Owned by Shri Swaran Salaria and Smt Santosh Swaran Salaria and which is bounded as follows: On the East by: Open plot of Airport Authority of India On the West by: Sahar Road & Garware Hi tech Films Limited On the South by: Sahar Road On the North by: Prathmesh Co-Operative Housing Society, together with all and singular the structures and erections thereon, both present and future.
		<b>Pledge of Shares:</b> As per the Pledge Agreement dated 20.02.2017 executed by Shri Shamsee Swaran Salaria and Smt Santosh Swaran Salaria, they have pledged 30% equity share of Simm Samm Hotels Private Limited, in favour of the consortium lenders: 1. Shri Shamsee Swaran Salaria (Pledgor) - 14,44,200 No. of Shares 2. Smt Santosh Swaran Salaria (Pledgor) - 14,44,200 No. of Shares
		<b>Perosnal Guarantee:</b> For the Rupee Term Loans and NFB Limits, the promoters, Shri Swaran Salaria, Smt Santosh Swaran Salaria and Shri Shamsee Swaran Salaria have given personal guarantee vide deed of guarantee dated 28.02.2017 in favour of consortium lenders <b>Name of Guarnators</b> 1. Shri Swaran Salaria 2. Smt Santosh Swaran Salaria 3. Shri Shamsee Swaran Salaria <b>Address:</b> Sandora Bungalow, A. B. Nair Road, Near Juhu Post Office, JVPD Scheme, Juhu, Mumbai - 400 049
IDBI Bank Limited (Exclusive)	Undertaking for Negative Lien by Mr. Swarn Salaria and Mrs. Santosh Salaria on Katra Property dated 16.08.2017	<b>Negative Lien</b> on Katra, Jammu Property 1. Khasra No 11, Khewat No 108/Min Khata No 481 min measuring 17 kanals situated Village Kundororian, Tehsil Reasi, District Udhampur outside the limits of notified area committee Katra. 2. Khasra No 11, Khewat No 108/Min Khata No 481 min measuring 19 kanals situated Village Kundororian, Tehsil Reasi, District Udhampur outside the limits of notified area committee Katra. 3. Khasra No 11, Khewat No 108/111 min, Khata No 484/64 min measuring 6 kanals situated Village Kundororian, Tehsil Reasi, District Udhampur outside the limits of notified area committee Katra.

**Appendix 2 - Bilateral Facility as LAP**

Name of the Creditors	Agreements / Documents	Security Description
IDBI Bank Limited (Exclusive)	Loan Agreement dated 30.07.2010, Power of Attonrey dated 30.07.2010, Deed of Hypothecation dated 31.07.2010, Memorandum of Deposit for Creation of Charge in Immovable Property	All the movable properties of the Borrower situated at Katra, Resai Road, Katra, J&K including its movable plant and machinery, machinery spares, tools and accessories and movables, both present and future whether installed or not and whether now lying loose or in case or which are now lying or stored in or about or shall hereafter from time to time during the continuance of the security of these presents be brought into or upon or be stored or be in or about all the Borrower's offices, premises, factories, and godowns or wherever else the same may be or be held by any party to the order or disposition of the Borrower or in the course of transit or on high seas or on order or delivery, howsoever and where so ever in the possession of the Borrower and either by way of substitution or addition. Mortgage by Deposit of original title deeds of original documents