

Name of the Corporate Debtor: Digmaber Buildcon Private Limited

Date of commencement of CIRP: November 27, 2018

List of creditors updated as at February 22,2024

Filing under clause (ca) of sub-regulation (2) of regulation 13 the IBBI (Insolvency Resolution Process for Corporate Persons) Regulations, 2016

(Amount in ₹)

Sl. No.	Category of Creditors	Summary of claims received		Summary of claims admitted		Amount of contingent claims	Amount of claims not admitted	Amount of claims under verification	Details in Annexure	Remarks, if any
		No. of claims	Amount	No. of claims	Amount of claims admitted					
1	Secured financial creditors belonging to any class of creditors	-	-	-	-	-	-	-	1	
2	Unsecured financial creditors belonging to any class of creditors	4	1,41,82,614.00	-	-	-	1,41,82,614.00	-	2	
3	Secured financial creditors (other than financial creditors belonging to any class of creditors)	2	11,94,09,35,022.00	1	7,37,66,81,569.00	-	4,56,42,53,453.00	-	3	
4	Unsecured financial creditors (other than financial creditors belonging to any class of creditors)	1	6,59,47,397.00	1	6,59,47,397.00	-	-	-	4	
5	Operational creditors (Workmen)	-	-	-	-	-	-	-	5	
6	Operational creditors (Employees)	-	-	-	-	-	-	-	6	
7	Operational creditors (Government Dues)	-	-	-	-	-	-	-	7	
8	Operational creditors (other than Workmen and Employees and Government Dues)	1	65,550.00	-	-	-	65,550.00	-	8	
9	Other creditors, if any, (other than financial creditors and operational creditors)	-	-	-	-	-	-	-	9	
	Total	8	12,02,11,30,583.00		7,44,26,28,966.00	-	4,57,85,01,617.00	-		

Notes:	
1	The claims received has been verified as on Insolvency Commencement Date of Digamber Buildcon Private Limited i.e. November 27, 2018. The List of creditors is updated as on February 22, 2024 for any additional claim/information warranting any change/updation in the list thereto.
2	As per Regulation 13 (2) of the Insolvency and Bankruptcy Board of India (Insolvency Resolution Process of Corporate Person) Regulations, 2016 (“CIRP Regulations”), (a) available for inspection by the persons who submitted proofs of claim; (b) available for inspection by members, partners, directors and guarantors of the corporate debtor or their authorised representatives; (c) displayed on the website, if any, of the corporate debtor; (ca) filed on the electronic platform of the Board for dissemination on its website; (d) shall be filed with the Adjudicating Authority;
3	All the claims submitted has been verified and admitted on the basis of information provided by the creditors and information to the extent available with the IRP/RP, on the basis of our best estimate in-accordance with Regulation 14 of CIRP Regulations.
4	As per Regulation 14 of CIRP Regulations, the Interim Resolution Professional or the resolution professional, as the case may be, shall revise the amounts of claims admitted, including the estimates of claims made, as soon as may be practicable, when he comes across additional information warranting such revision.
5	Edelweiss Asset Reconstruction Company Limited one of the financial creditors of the Corporate Debtor holding 97.68% voting share in the CoC informed the Resolution Professional vide email dated 20.02.2024 that ECL Finance Limited, applicant under section 7 application and one of the other financial creditor of the Corporate Debtor constituting 1.42% voting share in the CoC has assigned its rights, title and interests in financial assistances granted to Corporate Debtor in favour of EARC vide Assignment Agreement executed on 29.12.2023. Pursuant to which, EARC has become the secured lender and all the rights, title and interests of ECL have been assigned by it to EARC specifically in respect of the above financial assistance. The List of Creditors has been updated accordingly.
RESOLUTION PROFESSIONAL In the matter of Digamber Buildcon Private Limited Udayraj Patwardhan Registration Number: IBBI/IPA-001/IP-P00024/2016-17/10057	

Name of the Corporate Debtor: Digmaber Buildcon Private Limited
Date of commencement of CIRP: November 27, 2018
List of creditors updated as at February 22, 2024

List of unsecured financial creditors belonging to any class of creditors - No claims received under this category

(Amount in ₹)

Sl. No.	Name of creditor	Details of claim received		Details of claim admitted					Amount of contingent claim	Amount of any mutual dues, that may be set-off	Amount of claim not admitted	Amount of claim under verification	Remarks, if any
		Date of receipt	Amount claimed	Amount of claim admitted	Nature of claim	Amount covered by guarantee	Whether related party?	% of voting share in CoC					
1	Gurdeep Ahuja	20.12.2018	42,68,064.00	0	0	0	0	0	0	0	42,68,064.00	0	Pertaining to Adel Landmarks and admitted in Adel Landmarks Ltd
2	Sukhjot Singh	19.12.2018	28,11,827.00	0	0	0	0	0	0	0	28,11,827.00	0	
3	Rajesh Kumar Khanna	19.12.2018	35,51,060.00	0	0	0	0	0	0	0	35,51,060.00	0	
4	Ravi Hadke	20.12.2018	35,51,663.00	0	0	0	0	0	0	0	35,51,663.00	0	
	Total		1,41,82,614.00								1,41,82,614.00		

Name of the Corporate Debtor: Digmaber Buildcon Private Limited

Date of commencement of CIRP: November 27, 2018

List of creditors updated as at February 22,2024

List of secured financial creditors (other than financial creditors belonging to any class of creditors)

(Amount in ₹)

Sl. No.	Name of creditor	Details of claim received		Details of claim admitted						Amount of claim not admitted	Amount of claim under verification	Remarks, if any		
		Date of Receipt	Amount claimed	Amount of claim admitted	Nature of Claim	Amount covered by security interest	Amount covered by guarantee	Whether related party?	% voting share in CoC				Amount of any mutual dues, that may be set-off	
1	Edelweiss Asset Reconstruction Company Limited	04-12-2018	7,37,66,81,569.00	7,37,66,81,569.00	Secured	7,37,66,81,569.00	7,27,19,30,412.00	No	99.10%	0	0	0	-	Edelweiss Asset Reconstruction Company Limited one of the financial creditors of the Corporate Debtor holding 97.68% voting share in the CoC informed the Resolution Professional vide email dated 20.02.2024 that ECL Finance Limited, applicant under section 7 application and one of the other financial creditor of the Corporate Debtor constituting 1.42% voting share in the CoC has assigned its rights, title and interests in financial assistances granted to Corporate Debtor in favour of EARC vide Assignment Agreement executed on 29.12.2023. Pursuant to which, EARC has become the secured lender and all the rights, title and interests of ECL have been assigned by it to EARC specifically in respect of the above financial assistance. The List of Creditors has been updated accordingly.
2	IL&FS Financial Services Ltd	09.01.2019	4,56,42,53,453.00	-	-	-	-	-	-	-	-	4,56,42,53,453.00	-	
Total			11,94,09,35,022.00	7,37,66,81,569.00		7,37,66,81,569.00	7,27,19,30,412.00		99.10%	-	-	-	-	

Name of the Corporate Debtor: Digmaber Buildcon Private Limited

List of unsecured financial creditors (other than financial creditors belonging to any class of creditors)

Sl. No.	Name of creditor	Details of claim received		Details of claim admitted				Amount of contingent claim	Amount of any mutual dues, that may beset-off	Amount of claim not admitted	Amount of claim under verification	Remarks, if any
		Date of	Amount claimed	Amount of claim	Nature of	Amount covered	Whether					
1	Styrax Commodities Limited	04.12.2018	6,59,47,397.00	6,59,47,397.00	Unsecured	-	Yes	0.90%	-	-	-	
	TOTAL		6,59,47,397.00	6,59,47,397.00				0.90%		-	-	

(Amount in ₹)

Name of the Corporate Debtor: Digmaber Buildcon Private Limited
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List of Operational creditors (other than workmen and employees and government dues)

(Amount in ₹)

SI. No	Name of Creditor	Details of claim received		Details of	Amount of claim not admitted	Amount of claim under verification	Remarks, if any
		Date of receipt	Amount claimed	Amount of claim admitted			
1	Sandeep Ramnivas Gupta & Co.	16.07.2019	65,550	0	65,550	0	Supporting/substantiating documents not provided along with Proof of Claim.
	Total		65,550.00	-	65,550.00	-	

Annexure I						
Digamber Buildcon Private Limited						
Sl. No.	SECURITY INTEREST- ECL Finance Limited *					
Details of security Interest						
I	Mortgage of land owned by Digamber Buildcon Private Limited by way of first pari-passu charge basis over 1/3 rd share on 50:50 sharing basis between ILFS & ECL Finance Ltd as per table below:-					
	MUS TATI L NO./ REC T. NO.		Area		SITUATED AT	
		KILA NO.	KANAL	MARLA		Remarks
		133	21	8	0	Village Badhahpur , Tehsil, Gurgaon, District Gurgaon, Haryana.
		137	5	7	16	
		138	1	7	16	
	Total		23	12		Value Rs. 14.53 Cr. approx
II	Mortgage of land owned by Rational Buildcon Private Limited by way of first pari-passu charge					
	MUS TATI L NO./ REC T. NO.		Area		SITUATED AT	
		KILA NO.	KANAL	MARLA		Remarks
	133	19/2	0	4	Village Badhahpur , Tehsil, Gurgaon, District Gurgaon, Haryana.	Together with all buildings and structures constructed/to be constructed thereon and anything attached to the earth or permanently fastened to anything attached to the earth , fixtures and fittings erected/installed or to be erected/installed and every part thereof.
		22	7	16		
		2	7	16		
		3	7	16		
	138	4/3	2	4		
		5	7	16		
		6	8	0		
		7	8	0		
		8	8	0		
	Total		57	12		Value Rs. 106.41 Cr. approx
III	Mortgage of land owned by Rational Buildcon Private Limited by way of first pari-passu charge					
	MUS TATI L NO./ REC T. NO.		Area		SITUATED AT	
		KILA NO.	KANAL	MARLA		Remarks
	133	21	8	0	Village Badhahpur , Tehsil, Gurgaon, District Gurgaon, Haryana.	Together with all buildings and structures constructed/to be constructed thereon and anything attached to the earth or permanently
	137	5	7	16		
	138	1	7	16		
	Total		23	12		Value Rs. 29.06 Cr. approx
IV	Personal Guarantee Mr Hem Singh Bharana for securing entire dues of Digamber Buildcon Private Limited					

*The Security Interest of ECL Finance Limited has been assigned to Edelweiss Asset Reconstruction Company Limited

Annexure II						
Digamber Buildcon Private Limited						
SECURITY INTEREST- Edelweiss Asset Reconstruction Company Limited						
Details of security Interest for Debt I (on 50:50 sharing basis between ILFS & ECL Finance Ltd)						
Sl. No.	MUSTATIL NO./RECT. NO.	Area			SITUATED AT	Remarks
		KILA NO.	KANAL	MARLA		
	133	21	8	0	Village Badhahpur , Tehsil, Gurgaon, District Gurgaon, Haryana.	Together with all buildings and structures constructed/to be constructed thereon and anything attached to the earth or permanently fastened to anything attached to the earth, fixtures and fittings erected/installed or to be erected/installed and every part thereof.
	137	5	7	16		
	138	1	7	16		
Total			23	12	Value Rs. 14.53 Cr. approx	

b Second charge over land owned by Rational Buildcon Private Limited as per table below:-									
	Khewat/Khatuni No.	MUSTATIL NO./RECT. NO.	Area		Area in share	Area Mortgaged		Remarks	
			KILA NO.	MARLA		KANAL	MARLA		
	1184MIN/1374	182	27/2	4	7	2/5	1	15	Together with all buildings and structures constructed/to be constructed thereon and anything attached to the earth or permanently fastened to anything attached to the earth, fixtures and fittings erected/installed or to be erected/installed and every part thereof.
	1153/1340	157	22/2	4	12	1/5 of 9K4M	1	17	
		181	2/1	4	12				
	1184/1374	157	17	8	0	64/601 share of 30K 1M	3	4	
		158	20/4	2	0				
		182	21/1	2	17				
		182	1/1	4	4				
		6	4/2	2	0				
		7	5/2	5	0				
		8	4/1	6	0				
		19/3	0	6					
	157	22/1	3	1	FULL	11	17		
		5/2	6	13					
		7/1/1	0	12					
		7/2/2	0	10					
	155	6/1	0	15	267/511 SHARE OF 25 K 11M	13	7		
		4/1	2	6					
		4/2	1	3					
		4/4	0	8					
		4/5	4	0					
	156	5	8	0					
	151	1/1	4	7	25/578 SHARE OF 28K 18M	1	5		
	1118/1305	11/1	4	3					
		2/2	3	1					
	1119/1306	10/1	5	3					
		11/2	3	17					
	1120/1307	9	7	13					
	1121/1308	11/1	5	1					
	1255/1448	1	8	0	64/864 SHARE OF 43K4M	3	4		
		4	8	0					
		5/2	4	2					
		7/1	4	5					
		10/2	2	17					
	157	21	8	0					
		20	8	0					
	1238/1431	5/2	4	7	FULL	11	10		
		6	7	3					
	1298/1509	20/2	1	17	10/107 SHARE OF 5K7M	0	10		
		20/3	3	10					
		183	7/1	1				12	
	1154/1341	156	24/2	0	9	59/103 SHARE OF 5K3M	2	19	
		150	21/3	2	3				
		151	25/2	3	0				

c	Whole of movable properties including receivables of corporate debtor and security provider for the projects/mortgaged properties including receivables whether present or future						
d	All approvals project documents rights,title, claims, insurance, demands, of borrower/security whether present or future in respect of properties mortgaged.						
e	No Lien specific bank accounts to be opened/opened joint or in the names of borrower or security provider for the purpose of projects in which receivables for projects/ land mortgaged of borrower or security provider are deposited.						
Details of security Interest for Debt II and III							
a	Mortgage of land owned by Digamber Buildcon Private Limited by way of first pari-passu charge basis over 1/3 rd share on 50:50 sharing basis between ILFS & ECL Finance Ltd as per table below:-						
	MUSTATIL NO./RECT. NO.	Area			SITUATED AT		Remarks
		KILA NO.	KANAL	MARLA			
	133	21	8	0	Village Badhahpur , Tehsil, Gurgaon, District Gurgaon, Haryana.		Together with all buildings and structures constructed/to be constructed thereon and anything attached to the earth or
	137	5	7	16			
	138	1	7	16			
Total			23	12	Value Rs. 14.53 Cr. approx		
c	Whole of movable properties including receivables of corporate debtor and security provider for the projects/mortgaged properties including receivables whether present or future						
d	All approvals project documents rights,title, claims, insurance, demands, of borrower/security whether present or future in respect of properties mortgaged.						
e	No Lien specific bank accounts to be opened/opened joint or in the names of borrower or security provider for the purpose of projects in which receivables for projects/ land mortgaged of borrower or security provider are deposited.						