

**TIRUPATI INKS LIMITED**  
**LIST OF CREDITORS**  
**AS ON NOVEMBER 02, 2017**

Sr. No.	Name of Creditors	Address	Amount Claimed by the Creditors (Amount in Rs.)	Amount Admitted (Amount in Rs.)	Security interest, if any, in respect of such claim
<b>Financial Creditors</b>					
1	Bank of Baroda	9th Floor, 16, Parliament Street, Connaught Place, New Delhi-110001	437,721,672.00	437,721,672.00	Enclosure-1
2	IDBI Bank	1st Floor, Videocon Tower, E-1, Jhandewalan Extension, New Delhi-110055	422,121,068.84	422,121,068.84	Enclosure-2
3	Punjab National Bank	372, Patparganj Industrial Area, Delhi-110092	418,209,149.43	418,209,149.43	Enclosure-3
4	Oriental Bank of Commerce	Resolution Recovery & Law Cluster, 8/1, Abdul Azez Road, WEA, Karol Bagh, New Delhi-110005	414,467,071.64	414,467,071.64	Enclosure-4
5	ICICI Bank	ICICI Bank Tower, Regional Office, NBCC Place, Bhisma Pitamah Marg, Prgati Vihar, Lodhi Road, New Delhi-110003	334,775,571.43	334,775,571.43	Enclosure-5
6	Syndicate Bank	Mayapuri Branch, A 8, Satguru Ram Singh Marg, Block A, Mayapuri Industrial Area Phase-I, Mayapuri, New Delhi-110064	124,064,862.56	124,064,862.56	Enclosure-6

Note : The claim admitted are provisional, based on the information/documents received from the Financial Creditors.

The Claim are subject to further clarifications/documents sought from the respective creditors.

The Security interest as per Form "C" submitted by the Financial Creditors have been considered, which may be revised subject to further clarification

**MUKESH MOHAN**  
**Interim Resolution Professional**  
**Registration No. IBBI/IPA-001/IP-00018/2016-17/10042**

**Details of Security held, the value of the Security, and the date it was given**

- First charge on the entire current assets, present and future of the company and second charge on all existing and future plant & machinery, furniture & fixture, equipment and other movable fixed assets (on both manufacturing site i.e. Greater Noida & Jammu and respective godowns)
  
- Equitable mortgage of Following properties:-

S.No.	Description of immovable property	Value*
1	Industrial Plot No. 267, situated at Lane No. 4, Phase-II, SIDCO Industrial Area, Bari Brahmana, Samba, J&K, measuring 752.89 Sq. Mtrs, together with building and other structure, fixed plant & machinery, fixtures and fittings constructed, erected / installed or to be constructed, created / installed in the name of the company	1.06. Cr
2	Industrial Plot No. D-109, D-110, D-111 and D-112, Industrial Area, GNEPIP, Site No. 5, Greater Noida, together with buildings and other structure, fixed plant & machinery, fixtures and fittings, constructed, erected / installed or installed in the name of the company	9.63 Cr
3	Plot measuring 387.25 Sq. Mtrs Situated at A-1/33, Dada nager, Kanpur together with building and other structure fixed plant & machinery, fixtures and fittings, constructed erected / installed or installed in the name of the company	0.40 Cr
4	Industrial Plot measuring 387.25 sq Mtrs, situated at A-1/29, Cooperative Industrial Estate, with building and other structure, fixed plant & machinery, fixtures and fittings, constructed, erected / installed or to be constructed, created / installed in the name of M/s Ramdeo Polyster Pvt. Ltd.	.40 Cr
5	House No. 143 measuring 160 sq. Mtrs, situated in Block Duplex-II, Swarnim Vihar, Sector-82, Noida, together with building and other structure, fixtures and fittings, constructed, erected / installed or to be constructed, created / installed in the name of Mr. Sanjiv Agarwal	1.11 Cr

Bank of Baroda has 18.47% share in the above security. The said securities were given first time on 29.09.2012 then on 27.02.2013, then extended on 06.02.2014 then 21.04.2014.

Pledge of shares dated 06.02.2014 executed by Mr. Sanjiv Agarwal & Mrs. Sangeeta Agarwal in favour of consortium of banks pledging 4078095 equity shares of the company with face value of Rs. 10/- each as a collateral security for the limit of Rs. 14.50 Crore together with interest, charge. Expenses and /or any other money for the time being due from the company to the consortium member banks.

## Enclosure-2

### ***Details of Security held, the value of the Security, and the date it was given***

Details of Security as executed under Joint Documents including Master Restructuring Agreement dated June 17, 2015:

- a) First pari passu charge on current assets of the Company as per Consortium.
- b) First charge on fixed assets of the Company on pari-passu basis with consortium banks, as per below
  - i) Factory Land and Building at no. A-1/33, Co-Operative Industrial Area, Dada Nagar, Kanpur (Commercial) Valuation dated 30.03.2017 is Rs.0.60 crore).
  - ii) Land & Building at A-1/29, Co-operative Industrial Area, Dada Nagar, Kanpur (Commercial) (Valuation dated 30.03.2017 is Rs.0.60 crore).
  - iii) Duplex House, No.143, sector-82, Noida (Residential) (Valuation dated 30.03.2017 is Rs.1.40 crore).
  - iv) Factory at D-109, 110,111,112 Industrial Area, GNEPIP, Site-5, Greater Noida (Commercial) Valuation dated 06.02.2017 is Rs.5.50 crore).
  - v) Factory at 267, Lane No.4, Phase-II, SDCO, Bari Brahmana, Samba, Jammu (Commercial) Valuation dated 24.03.2017 is Rs.0.98 crore).
  - vi) Hypothecation of all existing & future Plant & Machinery & other Fixed Assets of the Company (at all manufacturing units) (Valuation as per Audited Balance Sheet) Valuation as per Audited Balance Sheet dated 31.03.2017 is Rs. 21.28 crore)
- c) Personal guarantees of Shri Sanjiv Agarwal, Shri Satya Narain Agarwal and Smt. Sangeeta Agarwal.
- d) Corporate Guarantee of Ramdeo Polyester Pvt. Ltd.
- e) Pledge of Promoters Share Holding of Tirupati Inks Limited to the extent 16.25% held by Shri Sanjeev Agarwal and Smt. Sangeeta Agarwal  
[Note: All original documents and title deeds are with lead bank of consortium (PNB), which is being held on behalf of the lenders including IDBI Bank for securities mentioned from a to e]
- f) Additional pledge of 9.96% stake of Shyamraj Colour Chem Pvt. Ltd. in Tirupati Inks Limited with IDBI Bank on pari passu basis with other lenders.



**Details of Security held, the value of the Security, and the date it was given****For working capital limits:**

Hypothecation of Stock and Book Debts including advances to suppliers and other current assets both present and future on both the units on pari passu basis with consortium member banks.

As per ABS as on 31.03.2017

**Collateral Security**

i. Mortgage of Immovable Properties: The facilities are collaterally secured by EM of following IPs:

Security Description	Area in Sq M or Sq Ft	Ownership	Realizable value	Remarks
Industrial Land & Building at Lane No.4 Phase-II, Plot No. 267, SIDCO Bari Bari Brahma Samba Jammu-01	752.89 Sq Mtrs.	Tirupati Inks Ltd.	Rs.88.00 Lakhs	Under EM with PNB
Plot No. A-1/29 carved out of Plot No.1 in Block A&B Scheme No.1, Govind Nagar Kanpur known as Co-operative Industrial Estate Dada Nagar Kanpur	387.25 Sq Mtrs.	Ramdeo Polysters Private Limited	Rs.40.27 Lakhs	
Plot No. A-1/33 carved out of Plot No.1 in Block A&B Scheme No.1, Govind Nagar Kanpur known as Co-operative Industrial Estate Dada Nagar Kanpur	387.25 Sq Mtrs.	Tirupati Inks Ltd.	Rs.40.27 Lakhs	
Plot No. D-109, D-110, DD-111 & D-112 GNEPIP Industrial Area Surajpur Site-V Kasna Greater Noida Distt-Gautam Budh Nagar, Uttar Pradesh	3996.00 Sq Mtrs.	Tirupati Inks Ltd.	Rs.440.00 Lakhs	
		Total	Rs.608.54 Lakhs	

ii. 1st Pari-passu charge on block assets of the Company.

iii. Personal Guarantee of Sanjiv Aggarwal, R.K. Aggarwal, Rajni Maheshwari & Rajeev Maheshwari and Corporate Guarantee of Ramdeo Polyester (P) Ltd.

iv. Pledge of shares of the Company M/s Tirupati Inks Ltd. -3413217 shares in the name of Sh. Sanjiv Agarwal and 664878 shares in the name of Smt. Sangeeta Agarwal. Total 4078095

**Details of Security held, the value of the Security, and the date it was given**

1. Hypothecation of entire present/future current assets including stocks (Raw Materials, Stock-in-process, Finished Goods) at factory /unit, godowns, or goods in transit, stores & spares, inward RRs/GRs, all receivables and other current assets, on 1<sup>st</sup> Pari-Passu basis with other working Capital Lenders under the Consortium led by PNB.
2. Equitable Mortgage/Registered Mortgaged at 1<sup>st</sup> Pari-Passu charge basis available to all working Capital Lenders only:-
  - I. Factory Land and Building at no.A-1/33 Co-operative Industrial area, Dada Nagar, Kanpur of Area 387.25 sq mtr in the name of M/S Tirupati Inks Ltd – MV 30.98 Cr-Valuation report dt-06.04.2012.
  - II. Land & Building at A-1/29, co-operative industrial are Dada Nagar, Kanpur Area of 387.25 sq mtr in the name of Ramdeo Polysters (Pvt) Ltd. –MV 30.98cr-Valuation report Dt-06.04.2012
  - III. Duplex House no-143, Sector 82, Noida Area of 2300 sq ft- in the name of Sanjiv Agarwal-MV 139 cr – Valuation report dt-13.04.2012
  - IV. Factory at D-109,110,111,112 Industrial Area, GNEPIP, site-5, Greater Noida Area of 3995 sq mtr in the name of M/S Tirupati Inks Ltd. MV 909.72 Valuation report dt-20.03.2012
  - V. Factory at 267, Lane No-4 phase-II, SIDCO, Bari Brahmana, Sambe, Jammu Area of 4048 sq ft in the name of M/s Tirupati Inks Ltd MV 105 Cr -Valuation report Dt-13.01.2012
3. **Pledge** of 4078095/- shares of promoters of the Company i.e 34,13,217 shares in the name of Sh. Sanjiv Agarwal and 6,64,878 share in the name of Smt. Sangeeta Agarwal having FV of Rs. 10/- Pledged with PNB (Lead Bank) in favour of Consortium.
4. 1<sup>st</sup> Pari-Passu charge on the entire fixed assets of the company having WDV of fixed assets (incl. Capital WIP) of the company as on 31.03.2014 (excluding TL O/S of Rs. 11.27) i.e 3726.16 lacs, in favour of consortium.
5. **Immovable property exclusively charged to OBC:-**

EQM of 1<sup>st</sup> Floor, 130-A, Swaroop Nagar Kanpur jointly in the name of Sh. Sanjeev Agarwal & Sangeeta Agarwal MV 49.74 valuation Dt-28.03.2012

**Personal / Corporate Guarantee:-**

1. Mr. Sanjiv Agarwal (chairman)
2. Mr. Satya Narain Agarwal (Director)

3. Mrs. Sangeeta Agarwal (w/o of Sh. Sanjiv Agarwal)
  4. M/S Ramdeo Polyster (p) Ltd (Corporate Guarantor)
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***Details of Security held, the value of the Security, and the date it was given***

Details of Security & Contract Comfort Documents executed by Corporate Debtor:

<b>Sr. No.</b>	<b>Name of the documents executed</b>	<b>Date of Execution</b>
1.	Deed of Hypothecation	July 22, 2014
2.	Personal Guarantee of Mr. Sanjiv Agarwal, Mr. Satyanarayan Agarwal and Mrs. Sangeeta Agarwal	July 22, 2014
3.	Corporate Guarantee of M/s Ramdeo Polyester Pvt. Ltd.	July 22, 2014
4.	Supplementary Joint Deed of Hypothecation	June 17, 2015
5.	Joint Deed of Hypothecation	June 17, 2015
6.	Share Pledge Agreement	June 17, 2015
7.	Personal Guarantee of Mr. Sanjiv Agarwal, Mr. Satyanarayan Agarwal and Mrs. Sangeeta Agarwal	June 17, 2015
8.	Corporate Guarantee of M/s Ramdeo Polyester Pvt Ltd.	June 17, 2015
9.	Corporate Guarantee of M/s Shyam Raj Colour Chem Pvt. Ltd.	June 17, 2015

\*The above mentioned security and contractual comfort documents are not the exhaustive list of all the security documents

**Security Template:**

Security available for credit facilities:

<p>First pari passu charge by way of hypothecation of the company's entire current assets both present and future, in a form and manner satisfactory to the Bank. ("Current Assets")</p>
<p>First pari pasu charge by way of hypothecation on all the movable fixed assets of the company, both present and future except those financed by other financial institutions. ("Movable Fixed Assets").</p>
<p>First pari pasu charge by equitable mortgage on the properties;</p> <ul style="list-style-type: none"> <li>• Located at no. A-1/33 Co-Operative Industrial Area, Dada nagar, Kanpur("Immovable Property-I");</li> <li>• Located at A-1/29, Co-Operative Industrial Area, Dada nagar, Kanpur ("Immovable Property-II");</li> <li>• Located at Duplex House No. 143, Sector 82, Noida ("Immovable Property-III");</li> <li>• Located at the Factory at D-109,110,111,112 Industrial Area, GNEPIP, Site-5, Greater Noida ("Immovable Property-IV")</li> <li>• Located at the Factory at 267, Lane No. 4, Phase-II, SIDCO, Bari Brahmana, Samba, Jammu in the name of the company (Immovable Property-V)</li> <li>•</li> </ul>
<p>Pledge of the 26.21% of equity shares of Tirupati Inks Limited held by Mr. Sanjiv Agarwal and Mrs. Sangeeta Agarwal in favour of the JLF lenders ("Pledge of Shares")</p>



Personal Guarantee of (1) Mr. Sanjiv Agarwal, (2) Mr. Satya Narain Agarwal (3) Mrs. Snageeta Agarwal

Corporate Guarantee of M/s Ramdeo Polyster Private Limited" & M/s Shyam Raj Colour Chem Pvt. Ltd.

***Details of Security held, the value of the Security, and the date it was given*****1. IMMOVABLE ASSETS:**

<b>Particulars</b>		
<b>Security Description</b>	<b>Area in Sq M or Sq Ft</b>	<b>Ownership</b>
Factory Land & Building at A-1/33 Co-operative Industrial Area, Dada Nagar, Kanpur	387.25 Sq Mtrs.	Tirupati Inks Ltd.
Land & Building at A-1/29 Co-operative Industrial Area, Dada Nagar, Kanpur	387.25 Sq Mtrs.	Ramdeo Polysters Private Limited
Duplex House No. 143, Sector 82, Noida	2300 Sq.Ft	Sajeev Agarwal
Factory at D-109, D-110, DD-111 & D-112 Industrial Area, GNEPIP, Site-V, Greater Noida	3996 Sq Mtrs.	Tirupati Inks Ltd.
Factory at 267, Lane No.4,Phase-II, SIDCO, Bari Brahmana, Samba, Jammu	4048 Sq. Ft.	Tirupati Inks Ltd.

**2. MOVABLE ASSETS:**

- i. First Pari-passu charge with other consortium member all Current assets both present and future.
- ii. First pari passu charge with other consortium member banks over the entire fixed assets of the Company including plant and machinery.
- iii. Pledge of total shareholding of Mr. Sanjeev Agarwal and Mrs. Sangeeta Agarwal.