

United States Bankruptcy Court for the:  
Southern District of New York

Case number (if known): \_\_\_\_\_ Chapter 11

Check if this is an amended filing

Official Form 201

Voluntary Petition for Non-Individuals Filing for Bankruptcy

06/24

If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and the case number (if known). For more information, a separate document, *Instructions for Bankruptcy Forms for Non-Individuals*, is available.

1. Debtor's name 138 Greene Retail, LLC

2. All other names debtor used in the last 8 years  
Include any assumed names, trade names, and doing business as names

3. Debtor's federal Employer Identification Number (EIN) 47-5594469

4. Debtor's address

<p><b>Principal place of business</b></p> <p><u>c/o Ascot Properties NYC, LLC</u></p> <p>Number Street</p> <p><u>1000 S. Pointe Drive, # 1001</u></p> <p><u>Miami Beach</u> <u>FL</u> <u>33139</u></p> <p>City State ZIP Code</p> <p><u>Miami-Dade County</u></p> <p>County</p>	<p><b>Mailing address, if different from principal place of business</b></p> <p>Number Street</p> <p>P.O. Box</p> <p>City State ZIP Code</p> <p><b>Location of principal assets, if different from principal place of business</b></p> <p><u>138 Greene St</u></p> <p>Number Street</p> <p><u>New York</u> <u>NY</u> <u>10006</u></p> <p>City State ZIP Code</p>
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5. Debtor's website (URL) \_\_\_\_\_

6. Type of debtor  
 Corporation (including Limited Liability Company (LLC) and Limited Liability Partnership (LLP))  
 Partnership (excluding LLP)  
 Other. Specify: \_\_\_\_\_

Debtor 138 Greene Retail, LLC  
Name

Case number (if known)

7. Describe debtor's business

A. Check one:

- Health Care Business (as defined in 11 U.S.C. § 101(27A))
- Single Asset Real Estate (as defined in 11 U.S.C. § 101(51B))
- Railroad (as defined in 11 U.S.C. § 101(44))
- Stockbroker (as defined in 11 U.S.C. § 101(53A))
- Commodity Broker (as defined in 11 U.S.C. § 101(6))
- Clearing Bank (as defined in 11 U.S.C. § 781(3))
- None of the above

B. Check all that apply:

- Tax-exempt entity (as described in 26 U.S.C. § 501)
- Investment company, including hedge fund or pooled investment vehicle (as defined in 15 U.S.C. § 80a-3)
- Investment advisor (as defined in 15 U.S.C. § 80b-2(a)(11))

C. NAICS (North American Industry Classification System) 4-digit code that best describes debtor.

See <http://www.naics.com/search/> .  
531120

8. Under which chapter of the Bankruptcy Code is the debtor filing?

Check one:

- Chapter 7
- Chapter 9
- Chapter 11. Check all that apply:

A debtor who is a "small business debtor" must check the first sub-box. A debtor as defined in § 1182(1) who elects to proceed under subchapter V of chapter 11 (whether or not the debtor is a "small business debtor") must check the second sub-box.

- Debtor's aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$3,024,725 (amount subject to adjustment on 4/01/25 and every 3 years after that).
- The debtor is a small business debtor as defined in 11 U.S.C. § 101(51D). If the debtor is a small business debtor, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return or if all of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).
- The debtor is a small business debtor as defined in 11 U.S.C. § 101(51D), and it chooses to proceed under Subchapter V of Chapter 11.
- A plan is being filed with this petition.
- Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b).
- The debtor is required to file periodic reports (for example, 10K and 10Q) with the Securities and Exchange Commission according to § 13 or 15(d) of the Securities Exchange Act of 1934. File the *Attachment to Voluntary Petition for Non-Individuals Filing for Bankruptcy under Chapter 11* (Official Form 201A) with this form.
- The debtor is a shell company as defined in the Securities Exchange Act of 1934 Rule 12b-2.

Chapter 12

9. Were prior bankruptcy cases filed by or against the debtor within the last 8 years?

- No
- Yes. District \_\_\_\_\_ When \_\_\_\_\_ Case number \_\_\_\_\_  
MM / DD / YYYY
- District \_\_\_\_\_ When \_\_\_\_\_ Case number \_\_\_\_\_  
MM / DD / YYYY

If more than 2 cases, attach a separate list.

10. Are any bankruptcy cases pending or being filed by a business partner or an affiliate of the debtor?

- No
- Yes. Debtor \_\_\_\_\_ Relationship \_\_\_\_\_  
District \_\_\_\_\_ When \_\_\_\_\_  
MM / DD / YYYY
- Case number, if known \_\_\_\_\_

List all cases. If more than 1, attach a separate list.

Debtor 138 Greene Retail, LLC  
Name

Case number (if known) \_\_\_\_\_

11. Why is the case filed in this district?

Check all that apply:

- Debtor has had its domicile, principal place of business, or principal assets in this district for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other district.
- A bankruptcy case concerning debtor's affiliate, general partner, or partnership is pending in this district.

12. Does the debtor own or have possession of any real property or personal property that needs immediate attention?

- No
- Yes. Answer below for each property that needs immediate attention. Attach additional sheets if needed.

Why does the property need immediate attention? (Check all that apply.)

- It poses or is alleged to pose a threat of imminent and identifiable hazard to public health or safety.  
What is the hazard? \_\_\_\_\_
- It needs to be physically secured or protected from the weather.
- It includes perishable goods or assets that could quickly deteriorate or lose value without attention (for example, livestock, seasonal goods, meat, dairy, produce, or securities-related assets or other options).
- Other \_\_\_\_\_

Where is the property?

Number \_\_\_\_\_ Street \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ ZIP Code \_\_\_\_\_

Is the property insured?

- No
- Yes. Insurance agency \_\_\_\_\_  
Contact name \_\_\_\_\_  
Phone \_\_\_\_\_

Statistical and administrative information

13. Debtor's estimation of available funds

Check one:

- Funds will be available for distribution to unsecured creditors.
- After any administrative expenses are paid, no funds will be available for distribution to unsecured creditors.

14. Estimated number of creditors

- 1-49
- 50-99
- 100-199
- 200-999
- 1,000-5,000
- 5,001-10,000
- 10,001-25,000
- 25,001-50,000
- 50,001-100,000
- More than 100,000

15. Estimated assets

- \$0-\$50,000
- \$50,001-\$100,000
- \$100,001-\$500,000
- \$500,001-\$1 million
- \$1,000,001-\$10 million
- \$10,000,001-\$50 million
- \$50,000,001-\$100 million
- \$100,000,001-\$500 million
- \$500,000,001-\$1 billion
- \$1,000,000,001-\$10 billion
- \$10,000,000,001-\$50 billion
- More than \$50 billion

Debtor 138 Greene Retail, LLC  
Name

Case number (if known) \_\_\_\_\_

16. Estimated liabilities

- \$0-\$50,000
- \$50,001-\$100,000
- \$100,001-\$500,000
- \$500,001-\$1 million
- \$1,000,001-\$10 million
- \$10,000,001-\$50 million
- \$50,000,001-\$100 million
- \$100,000,001-\$500 million
- \$500,000,001-\$1 billion
- \$1,000,000,001-\$10 billion
- \$10,000,000,001-\$50 billion
- More than \$50 billion

**Request for Relief, Declaration, and Signatures**

**WARNING --** Bankruptcy fraud is a serious crime. Making a false statement in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

17. Declaration and signature of authorized representative of debtor

The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.

I have been authorized to file this petition on behalf of the debtor.

I have examined the information in this petition and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on 01/27/2025  
MM / DD / YYYY

**X** /s/ Amarjit S. Bhalla  
Signature of authorized representative of debtor

Amarjit S. Bhalla  
Printed name

Title Authorized Signatory

18. Signature of attorney

**X** /s/ Mark Frankel  
Signature of attorney for debtor

Date 01/27/2025  
MM / DD / YYYY

Mark Frankel  
Printed name

Backenroth Frankel & Krinsky, LLP  
Firm name

488 Madison Avenue FL 23

NEW YORK NY 10022-7658  
City State ZIP Code

212-593-1100 mfrankel@bfklaw.com  
Contact phone Email address

3010238 NY  
Bar number State

UNITED STATES BANKRUPTCY COURT  
SOUTHERN DISTRICT OF NEW YORK

-----x

In re

138 Greene Retail, LLC,

Debtor.

Chapter 11

Case no. 24-\_\_\_\_\_

-----x

**STATEMENT REGARDING AUTHORITY TO SIGN AND FILE PETITION**

I, Amarjit S. Bhalla, as Authorized Signatory of 138 Greene Retail, LLC, declare that the following is a true and correct copy of the resolutions adopted a special meeting duly called and held on the twenty seventh day of January, 2025.

"Whereas, it is in the best interest of this LLC to file a voluntary petition in the United States Bankruptcy Court pursuant to Chapter 11 of Title 11 of the United States Code;

Be It Therefore Resolved, that Amarjit S. Bhalla, as Authorized Signatory is authorized and directed to execute and deliver all documents necessary to perfect the filing of a chapter 11 voluntary bankruptcy; and

Be It Further Resolved, that Amarjit S. Bhalla, as Authorized Signatory is authorized and directed to appear in all bankruptcy proceedings, and to otherwise do and perform all acts and deeds and to execute and deliver all necessary documents in connection with such bankruptcy case, and

Be It Further Resolved, that Amarjit S. Bhalla, as Authorized Signatory, is authorized and directed to employ the law firm of Backenroth Frankel & Krinsky, LLP in such bankruptcy case."

Date January 27, 2025

/s/ Amarjit S. Bhalla, as Authorized Signatory

**RESOLUTION**

Whereas, it is in the best interest of this LLC to file a voluntary petition in the the United States Bankruptcy Court pursuant to Chapter 11 of Title 11 of the United States Code;

Be It Therefore Resolved, that Amarjit S. Bhalla, as Authorized Signatory is authorized and directed to execute and deliver all documents necessary to perfect the filing of a chapter 11 voluntary bankruptcy; and

Be It Further Resolved, that Amarjit S. Bhalla, as Authorized Signatory, is authorized and directed to appear in all bankruptcy proceedings on, and to otherwise do and perform all acts and deeds and to execute and deliver all necessary documents with such bankruptcy case, and

Be It Further Resolved, that Amarjit S. Bhalla, as Authorized Signatory, is authorized and directed to employ the law firm of Backenroth Frankel & Krinsky, LLP in such bankruptcy case.

Ascot Properties NYC, LLC  
1200 Brickell Avenue, Suite 1101  
Miami, FL 33131

NYC Water Board  
POB 11863  
Newark, NJ 07101

City of New York  
c/o New York City Law Dept  
100 Church St  
New York, NY 10007

NYS Attorney General  
28 Liberty St.  
New York, NY 10005

Coritsidis & Lambros, LLC  
46 Trinity Place, 4th Floor  
New York, NY 10006

Office of United States Trustee  
One Bowling Green  
New York, NY 10007

Greene Street Holding Corp.  
c/o EBMG, LLC  
369 Willis Avenue  
Mineola, NY 11501

SIG CRE 2023 Venture, LLC  
c/o Rialto Capital Advisors, LLC  
200 South Biscayne Blvd., Suite 3550  
Miami, FL 33131

Internal Revenue Service  
POB 7346  
Philadelphia, PA 19101

U.S. Small Business Administration  
POB 3918  
Portland, OR 97208-3918

LB Retail LLC  
46 Trinity PL  
New York  
NY 10006

United States Attorney  
1 Saint Andrews Plaza  
New York, NY 10007

New York State Dept Finance  
Bankruptcy Unit  
POB 5300  
Albany, NY 12205

United States SEC  
Attn: Bankruptcy  
200 Vesey St. Suite 400

NYC Dept Bldgs  
280 Broadway  
New York, NY 10007

NYC Dept Env. Prot.  
59-17 Junction Blvd Fl 13  
Elmhurst, NY 11373

NYC Dept. Finance  
375 Pearl Street 30th Fl  
Attn: Legal Affairs  
Brooklyn, NY 11201

NYC Housing Pres. Dev.  
100 Gold St  
New York, NY 10038

United States Bankruptcy Court  
Southern District of New York

In re: 138 Greene Retail, LLC

Case No.

Debtor(s)

Chapter 11

**Verification of Creditor Matrix**

The above-named Debtor(s) hereby verify that the attached list of creditors is true and correct to the best of their knowledge.

Date: 01/27/2025

/s/ Amarjit S. Bhalla

Signature of Individual signing on behalf of debtor

Authorized Signatory

Position or relationship to debtor