

Annexure – 3

Name of the corporate debtor: City Mall Developers Private Limited; Date of commencement of CIRP: 08/03/2022; List of creditors as on: 06/05/2022

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

Sl. No.	Name of creditor	Identification No.	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 & revised	Amount of claim admitted	Nature of claim	Amount covered by security interest	Amount covered by guarantee	Whether related party?	% Voting share in CoC					
1	Indian Bank	Pan No-AAACI1607G	22.03.2022	1,16,44,30,645.93	1,16,44,30,645.93	SECURED	**	1,16,44,30,645.93	NO	22.47	0	0	0	0	NIL
2	Omkaara Assets Reconstruction Private Limited (City Mall developers Pvt Ltd. Is the corporate guarantor of the term loan facility availed by Krish Raipur Hotels Pvt. Ltd.)	CIN: U67100TZ2014PTC020363	31.03.2022	2,39,78,07,154.97	2,36,70,56,194.14	SECURED	**	2,36,70,56,194.14	NO	45.68	0	0	3,07,50,960.83	0	The loan has been assigned to Omkaara ARC by JM Financial ARC on 17.03.2022 which is post the CIRP commencement date. The claim from Omkaara ARC was received on 22.03.2022 which was rejected on the ground that the debt was not assigned to them as on 08.03.2022 (CIRP commencement date). Further a fresh claim was received from JM Financial ARC was received on 31.03.2022 along with an intimation that the debt has been assigned to Omkaara ARC. After scrutiny the, difference in number of days on which interest was charged was found and hence the difference in claim received and admitted.
TOTAL				3,56,22,37,800.90	3,53,14,86,840.07			3,53,14,86,840.07		68.15			3,07,50,960.83		

**** Valuation of Security Interest is under process. However, details of securities are as under:**

Details of Security Interest of Secured Financial Creditors

S. N.	Secured Creditor	Securities where pari pasu charge with another lender	Collateral Security / Primary Securities where mortgage has been created and having exclusive security interest	Security Interest Value.
1.	Indian Bank 1)Term Loan of Rs. 50.00 Crore. Total Claim: Rs. 1,16,44,30,645.93	NA	PRIMARY SECURITY: Lease Rentals for 99 months, however no lease rentals are being deposited. COLLATERAL SECURITY: All that piece and parcel of Land and Building of Multiplex-cum-shopping mall built on it, with the name of CITY MALL-36 situated at Khasra No. 434, 435,436/1 and 436/2. PH No. 113 at Mauza- New Purena, Opp. Hotel Ambrosia, NH-6, Raipur, Chhattisgarh with total land area 1.70 hectare (17000 sq. mt) and aggregate built up area of 1,72,922.84 sq.ft. (excluding built up area 46903.16 sq.ft. on ground floor, first floor and second floors and exclusive rights of the car parking space of 125 cars, under an agreement for sale with M/s Avenue Supermarts Limited). PERSONAL GUARNTORS: 1. Mr. Sanjay Kumar Gupta 2. Smt. Neelam Gupta 3. Smt. Pinki Gupta	Valuation is yet to be done
2.	Omkara Assets Reconstruction Private Limited 1)Term Loan of Rs. 100.00 Crore of the Principal Borrower M/s Krish Raipur Hotels Pvt Ltd in which Corporate Debtor has given Corporate Guarantee Total Claim: Rs. 2,39,78,07,154.97	NA	a. Second ranking security interest over the mall property (CMDPL Property) together with all the buildings, erections, godowns, heriditaments and structures thereon, fixtures, fittings and all plant and machinery, attached to earth or permanently fastened to anything attached to the earth, both present and future, belonging to City Mall Developers Private Limited.	Valuation is yet to be done



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