

## Annexure 4

Name of the corporate Debtor: Nirmal Lifestyle (Kalyan) Private Limited

Date of Commencement of CIRP: 16th June, 2022

List of creditors as on: 9th January, 2023

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

(Amount in INR)

Sr. No.	Name of Creditor	Details of claim received		Details of claim admitted					Amount of contingent claims	Amount of any mutual dues, that may be set-off	Amount of claims not admitted	Amount of claims 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	HDFC Limited (Assignee - Assets Care and Reconstruction Enterprise Limited)	01-07-2022	8,67,55,60,314	8,67,55,60,314	Construction Finance Facility	-	No	82.31%	-	-	-	-	
			53,52,80,217	53,52,80,217	Inter-corporate Deposit	-			-	-			
			31,63,05,231	-	Loan to Individual Buyer	-			-	31,63,05,231	Claims to be filed by home buyers		
			<b>9,52,71,45,762</b>	<b>9,21,08,40,531</b>						<b>31,63,05,231</b>			
<b>Total</b>			<b>9,52,71,45,762</b>	<b>9,21,08,40,531</b>		-		<b>82.31%</b>	-	-	<b>31,63,05,231</b>		

**Note 1 : HDFC Limited (Assignee - Assets Care and Reconstruction Enterprise Limited)**

Initially HDFC submitted its claim. As per the intimation received on 10th September 2022, HDFC assigned its debt to Assets Care and Reconstruction Enterprises Limited [ACRES]. The Assignment agreement is not registered. Further, the Assignee has not created charge on the MCA portal as secured creditor. Also as mentioned in Regulation 28, the IRP has considered the claim of the Assignee as unsecured financial creditor.

The Assignee has submitted its claim, as such the claim of HDFC is not considered but the claim that of Assignee, ACRES is considered as unsecured financial creditors

**Following Securities were created by assignor but the same is not registered by Assignee in their favor till date :**

- Mortgage of all those pieces or parcels of freehold land and ground, hereditaments and premises admeasuring in the aggregate 88.78 acres (more particularly described in the table below) together with all rights, benefits and interests and all present and future structures thereon and all present and future plant and machinery attached to the earth or permanently fastened to anything attached to the earth situate at village Vadawali & Mohane, and Atali Taluka Kalyan, District Thane
- An exclusive charge on the scheduled receivables under the documents entered into with the customers of the funded project by the Borrower, and all insurance proceeds, both present and future.  
Scheduled Receivables: Receivable / cash flows / revenues including booking amounts arising out of the projects.
- Personal Guarantee of Mr. Dharmesh Jain
- Any / or other security of similar / higher value acceptable to HDFC.