

ANNEXURE – I

**List of Unsecured financial creditors (other than financial creditors belonging to any class of creditors)
Name of the Corporate Debtor: Nellai Realtors Private Limited; Date of Commencement of CIRP: 31st March 2023; List of Creditors as on:24th April 2023**

Amount in INR

SI. 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?						% voting share in CoC
1	Piramal Capital & Housing Finance Limited	17.04.2023	82,26,11,662/-	82,26,11,662/-	Unsecured	82,26,11,662/-	No	100%	Nil	Nil	Nil	Nil	Refer Note
	Total		82,26,11,662/-	82,26,11,662/-		82,26,11,662/-		0	0	0	0	0.00	

Note:

1. The charge has not been registered with the Registrar as per Section 77 read with Section 78 of the Companies Act, 2013.
2. Loan Agreement executed on 26.09.2014 by the Corporate Debtor along with the other Borrowers jointly.
3. Personal Guarantee deed executed on 26.09.2014 by the directors of all the borrowers including the Corporate Debtor, namely: Mr. T. Johnson, Mr. J. Samuel Jeffson, Mrs. Anny Johnson, Mr. A.D. Selvakumar Samvel, Mr. G. Ponraj, Mr. G. Selvaraj, Mr. K. Ilango, Mr. N. Palanikumar, Mr. N. Thivagaran in favour of the Financial Creditor, and thereby guaranteed the performance of the entire obligations of the Borrowers in accordance with the loan agreement.
4. Memorandum of Deposit of Title Deed executed on 29.09.2014 and confirming the creation of equitable mortgage of the property admeasuring 670.75 acres, wherein the security interest provided by the Nellai Realtors Private Limited is as follows: all that piece and parcel below mentioned, dry land situated at Aniyabaranallur village, Tuticorin Taluk situated with Sub-Registrar District of Perunkulam and Registration district of Tuticorin:


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Company Name	Survey Number	Extent	Village	Taluk
Nellai Realtors Private Limited	1073/2A	0.150	Aniyabaranallur	Srivaikundam
	1074/1A	0.220		
	1073/2B	1.570		
	1074/1B	1.160		
	1080/2	0.720		
	1049	0.420		
	1073/1B	0.780		
	1309/1	0.860		
	1089	2.070		
	1337	0.770		
	1281/1	0.870		
	1287	1.010		
	1282	2.220		
	1288/1	0.530		
	1284	1.890		
	1043	3.920		
	1050/2	1.020		
	1166	2.080		
	1237/1	0.695		
	1238	1.200		
	1411/2	2.100		
	1408/2	1.790		
	1144/2	2.100		
	1144/3	1.820		
	1415/1	1.940		
	1433/2	1.320		
	1433/3	0.440		
	1138/2	1.910		
	1438&1439	0.670		
	1094	0.700		
	1095	1.140		
	1299/1	0.480		
	1299/2	0.950		


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