

Annexure-1

Name of the corporate debtor: IBD UNIVERSAL PRIVATE LIMITED; Date of commencement of CIRP: 30.01.2023; List of creditors as on: 26.04.2023

List of secured financial creditors belonging to any class of creditors

(Amount in ₹)

Sl. 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 security interest	Amount covered by guarantee	Whether related party?	% of voting share in CoC					
1.	Bank of Baroda	13.02.2023	769592317.35	768920362.62	Secured	**	No	No	46.86%	0.00	0.00	671954.73	0.00	
2.	Canara Bank	10.02.2023	109247650.00	109247650.00	Secured	**	No	No	6.66%	0.00	0.00	0.00	0.00	
3.	Union Bank	13.02.2023	246749479.00	246749479.00	Secured	**	No	No	15.04%	0.00	0.00	0.00	0.00	
4.	Alchemist Asset Reconstruction Company Limited	13.02.2023	95187428.00	94687428.00	Secured	**	No	No	5.77%	0.00	0.00	500000	0.00	
	Total		1220776874.35	1219604920.62					74.33%			1171954.73		

**Details of Security:

Bank of Baroda	First charge over all the assets of the corporate debtor as they have provided corporate guarantee to the loan facilities availed by M/s NIIL Infrastructure Pvt Ltd and the charge is registered in ROC
Canara Bank	Mortgage of Land and semi-finished real estate project "Kings Park-Pearl & Onyx" located at E-8 extn., adjoining world way International School, Bawadiya Kalan, Bhopal (M.P.). Land is in the name of Mrs. Omvati Patidar. She has entered into joint venture with IBD Universal Pvt Ltd for the development of project & also holding more than 33.53% of Equity shares of IBD Universal Pvt Ltd.. Also charge is registered with ROC in favour of Canara Bank.
Union Bank	1. EM-Total Land and Building at Mahabadiya Village Ph no 31 Tehsil Huzur Kolar Road Bhopal at land measuring 4.52 acres. Project name IBD hallmark citii phase 4 & Hypothecation of present and future receivables from sold/booked units of the project on 29.08.2014 was estimated valued at Rs. 25.74 crores. Present Valuation as per report dated 12.10.2021 of Land and Building of Rs. 7.38 crores. 2. Collateral EM of house no. E-1/192 Arera Colony Bhopal dated 22.10.2014 of Rs. 10.38 crores. Present Valuation as per report dated 07.10.2021 of Rs. 7.06

crores.

3. Hypothecation of current assets and book debts.

Alchemist Asset
Reconstruction
Company Limited

Mortgage of part of land at Real estate project "IBD Glory Citi" located at village Bhauri, Patwari Circle No. 34 Tehsil Huzur, District Bhopal.



Sajjan Kumar Dokania
Resolution Professional