

**Ornate Spaces Private Limited****Summary of Claims as on 30.05.2023**

Sr. No	Category of Creditor	Summary of Claims Received		Summary of Claims Admitted		Amount of Contingent Claims	Amount of Claim not Admitted	Amount of Claim under Verification	Details in Annexure	Remarks, if any
		No. of Claims	Amount	No. of Claims	Amount of Claims Admitted					
1	Secured financial creditors belonging to any class of creditors	-	-	-	-	-	-	-	1	NIL
2	Unsecured financial creditors belonging to any class of creditors	99	2,47,97,23,949	86	1,37,39,90,961	-	1,10,57,32,988	-	2	
3	Secured financial creditors (other than financial creditors belonging to any class of creditors)	4	4,88,58,04,689	4	4,88,58,04,689	-	-	-	3	
4	Unsecured financial creditors (other than financial creditors belonging to any class of creditors)	7	96,59,32,498	5	93,85,00,494	-	2,74,32,004	-	4	
5	Operational creditors (Workmen)	-	-	-	-	-	-	-	5	NIL
6	Operational creditors (Employees)	-	-	-	-	-	-	-	6	NIL
7	Operational creditors (Government Dues)	-	-	-	-	-	-	-	7	NIL
8	Operational creditors (other than Workmen and Employees and Government Dues)	5	34,22,91,543	4	14,44,30,954	-	19,78,60,589	-	8	
9	Other creditors, if any, (other than financial creditors and operational creditors)	1	2,05,79,00,000	1	Refer Annexure - 9	-	-	-	9	
<b>Total</b>		<b>116</b>	<b>10,73,16,52,678</b>	<b>100</b>	<b>7,34,27,27,097</b>	<b>-</b>	<b>1,33,10,25,581</b>	<b>-</b>		

**Jayesh Natvarlal Sanghrajka**

Resolution Professional in the matter of Ornate Spaces Private Limited

Reg. No: IBBI/IPA-001/IP-P00216/2017-2018/10416

**Process specific email ID for correspondence:** cirp.ornatespaces@gmail.com**Process Specific website page for information:** <https://jsandco.in/ornate/index.html>

## Annexure - 2

Name of the Corporate Debtor: Ornate Spaces Private Limited; Date of commencement of CIRP: 29/06/2020; List of creditors as on: 30/05/2023

## List of unsecured financial creditors belonging to any class of creditors

(Amount in ₹)

Sr. 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	Amount of Claim Admitted	Nature of Claim	Amount covered by Guarantee	Whether related party?	% of voting share in CoC					
1	Anupama P. Mahishi	AOOPM8852J	11-07-2020	50,000	-	allottee under a real estate project	-	No	-	-	-	50,000	-	-
2	Bhagwan Ahuja	AADPA7132N	11-07-2020	49,39,173	38,82,441	"	-	No	0.05	-	-	10,56,732	-	-
3	Edelweiss Investment Adviser Limited	U74140TG200PLC120334	14-07-2020	29,80,82,934	28,48,05,788	"	-	No	3.96	-	-	1,32,77,146	-	-
4	Aditi B. Sehgal	BLHPS0787D	14-07-2020	5,00,000	-	"	-	No	-	-	-	5,00,000	-	-
5	Sahebrao Dattarao Chavan	AKAPC8057B	15-07-2020	44,64,000	44,56,827	"	-	No	0.06	-	-	7,173	-	-
6	Seema Sahebrao Chavan	AKAPC8058Q	15-07-2020	42,88,800	42,77,693	"	-	No	0.06	-	-	11,107	-	-
7	Rameshkumar L Madhani HUF	AAHHM0574N	15-07-2020	66,52,500	66,15,616	"	-	No	0.09	-	-	36,884	-	-
8	Vastupal Mulchand Madhani	AAJPM6817A	15-07-2020	1,74,148	1,74,148	"	-	No	0.00	-	-	0	-	-
9	Sanjay Sohanlal Jain	AAAPJ0209Q	15-07-2020	1,00,000	-	"	-	No	-	-	-	1,00,000	-	-
10	Tejpal K. Madhani (HUF)	AAACHT1049L	15-07-2020	3,63,419	3,63,419	"	-	No	0.01	-	-	-	-	-
11	Dinesh Mangalchand Jain	AAACPJ5672R	15-07-2020	1,00,000	-	"	-	No	-	-	-	1,00,000	-	-
12	Mahesh Mafatal Shah	BYMPS2324A	15-07-2020	1,30,488	1,30,488	"	-	No	0.00	-	-	0	-	-
13	Narendra L Shah HUF	AAIHS8359A	15-07-2020	1,81,578	1,81,578	"	-	No	0.00	-	-	-	-	-
14	Rajit Vardaraj Shetty	HZTPS2030F	15-07-2020	6,99,85,104	6,76,42,934	"	-	No	0.94	-	-	23,42,170	-	-
15	Remula Vardaraj Shetty	GJOP55249Q	15-07-2020	4,44,90,876	4,30,01,912	"	-	No	0.60	-	-	14,88,964	-	-
16	Ramee Hotels Private Limited	AABCR3369M	15-07-2020	4,75,80,697	4,59,83,451	"	-	No	0.64	-	-	15,97,246	-	-
17	Arvind H Jain	AAAPJ9738Q	15-07-2020	1,81,096	1,81,096	"	-	No	0.00	-	-	0	-	-
18	Indravadan Jain	AAAPJ9737B	15-07-2020	1,30,444	-	"	-	No	-	-	-	1,30,444	-	-
19	Sudhir Kumar Tiwary	ABAPT3486G	15-07-2020	1,19,70,093	1,19,32,889	"	-	No	0.17	-	-	37,203	-	Refer note - 1
20	Dinesh B. Shah	ALTPS6269H	15-07-2020	1,81,556	1,81,556	"	-	No	0.00	-	-	-	-	-
21	Rajendra N Surana	ABAPS7795M	15-07-2020	3,80,13,474	3,80,13,474	"	-	No	0.53	-	-	0	-	Refer note - 1
22	Beena R Surana	ABEPS1626F	15-07-2020	3,35,16,520	3,35,16,060	"	-	No	0.47	-	-	460	-	Refer note - 1
23	Kusumlata N Surana	ABDPS7145N	15-07-2020	1,31,31,178	1,31,31,178	"	-	No	0.18	-	-	-	-	Refer note - 1
24	Nihalchand Surana	ANJPS0881R	15-07-2020	1,36,93,907	1,36,93,907	"	-	No	0.19	-	-	-	-	Refer note - 1
25	Manisha V Gandhi	AAKPG4853B	15-07-2020	69,99,156	69,99,156	"	-	No	0.10	-	-	-	-	Refer note - 1
26	Shailendra Nahar	AAVPN1018L	15-07-2020	26,74,455	26,74,455	"	-	No	0.04	-	-	-	-	Refer note - 1
27	Siddharth Ratna Private Limited	AAKCS8562L	15-07-2020	1,33,03,562	83,03,562	"	-	No	0.12	-	-	50,00,000	-	-
28	Siddharth Ratna Private Limited	AAKCS8562L	15-07-2020	89,16,384	89,16,384	"	-	No	0.12	-	-	-	-	-
29	Siddharth Ratna Private Limited	AAKCS8562L	15-07-2020	1,50,07,068	1,50,07,068	"	-	No	0.21	-	-	-	-	-
30	Siddharth Ratna Private Limited	AAKCS8562L	15-07-2020	1,44,35,616	1,44,35,616	"	-	No	0.20	-	-	-	-	-
31	Siddharth Ratna Private Limited	AAKCS8562L	15-07-2020	1,16,85,644	1,16,85,644	"	-	No	0.16	-	-	-	-	-
32	Siddharth Ratna Private Limited	AAKCS8562L	15-07-2020	26,83,562	26,83,562	"	-	No	0.04	-	-	-	-	-
33	Siddharth Ratna Private Limited	AAKCS8562L	15-07-2020	26,83,562	26,83,562	"	-	No	0.04	-	-	-	-	-
34	Siddharth Ratna Private Limited	AAKCS8562L	15-07-2020	26,83,014	26,83,014	"	-	No	0.04	-	-	-	-	-
35	Siddharth Ratna Private Limited	AAKCS8562L	15-07-2020	17,83,628	17,83,628	"	-	No	0.02	-	-	-	-	-
36	Siddharth Ratna Private Limited	AAKCS8562L	15-07-2020	1,27,45,480	1,27,45,480	"	-	No	0.18	-	-	-	-	-
37	Gajanan Shinde	ACPPS2823N	15-07-2020	10,00,000	10,00,000	"	-	No	0.01	-	-	-	-	-
38	Nitin Ladhani (HUF)	AAUPL0686P	15-07-2020	15,00,000	15,00,000	"	-	No	0.02	-	-	-	-	Refer note - 1
39	Jatinder Jit Singh	BCKPS1780A	15-07-2020	5,24,76,679	2,58,36,356	"	-	No	0.36	-	-	2,66,40,323	-	-
40	Sunder Ramchandani	CAOPR0386N	16-07-2020	3,73,46,290	-	"	-	No	-	-	-	3,73,46,290	-	-
41	Pritima Khandelwal	DOCPK9147B	16-07-2020	63,76,997	63,76,997	"	-	No	0.09	-	-	-	-	-
42	Shiv Pal Singh	ACQPS1931C	15-07-2020	3,14,50,000	3,14,50,000	"	-	No	0.44	-	-	-	-	-
43	Aparna Hemant Gaikwad	AHVPI9502E	16-07-2020	2,50,000	2,00,000	"	-	No	0.00	-	-	50,000	-	-
44	Sai Everest Builders & Developers	ABLFS0449M	17-07-2020	2,04,90,266	1,74,61,299	"	-	No	0.24	-	-	30,28,967	-	-
45	Sudhir Gokul Yeole	AAAPY5150B	10-07-2020	9,00,000	8,93,973	"	-	No	0.01	-	-	6,027	-	-
46	Manisha Kanawade	AHHPK2913Q	19-07-2020	88,312	-	"	-	No	-	-	-	88,312	-	-
47	Maitri Enterprises	DZGPM1170P	19-07-2020	87,995	-	"	-	No	-	-	-	87,995	-	-
48	Yash Vikas Dangayach	BRWPD9080R	21-07-2020	92,78,827	92,78,827	"	-	No	0.13	-	-	-	-	-
49	Rajesh Akar	ABHPA4123G	21-07-2020	63,71,036	63,71,036	"	-	No	0.09	-	-	-	-	-
50	Sonam Ahuja	ADHPA7957Q	15-07-2020	60,01,999	60,01,999	"	-	No	0.08	-	-	-	-	-
51	Neha Ravishankar Ahuja	ARCPA7571P	15-07-2020	39,45,854	30,10,630	"	-	No	0.04	-	-	9,35,224	-	-
52	Nikita Ravshankar Ahuja Nee Nikita Rahul Kulreja	ALHPA9271B	15-07-2020	38,91,947	29,57,301	"	-	No	0.04	-	-	9,34,646	-	-
53	Kamlesh Moryani	AFHPM7309C	15-07-2020	23,55,000	18,17,118	"	-	No	0.03	-	-	5,37,882	-	-
54	NanjiBhai Jadhavbhai Patel	AAOPP4790L	29-07-2020	3,85,22,466	3,85,22,466	"	-	No	0.54	-	-	-	-	-
55	Tushar Bankar	AFJPB9852K	29-07-2020	5,00,000	-	"	-	No	-	-	-	5,00,000	-	-
56	Bindiya V. Shah	BJEPS1968M	31-07-2020	43,70,564	43,70,564	"	-	No	0.06	-	-	-	-	-
57	Anilaben Vinodbhai Shah	AWIPS7305L	31-07-2020	39,41,227	39,41,227	"	-	No	0.05	-	-	-	-	-

Sr. 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	Amount of Claim Admitted	Nature of Claim	Amount covered by Guarantee	Whether related party?	% of voting share in CoC					
58	Shruti Kumar	ADQPK1495E	31-07-2020	15,50,000	15,00,000	"	-	No	0.02	-	-	50,000	-	-
59	KBN Corporation	AAMFK1062E	21-08-2020	1,70,77,500	1,15,67,178	"	-	No	0.16	-	-	55,10,322	-	-
60	Nimit K Parikh HUF	AAHHN7340H	21-08-2020	1,32,82,500	75,04,932	"	-	No	0.10	-	-	57,77,568	-	-
61	Nimit K Parikh	AQYPP2889E	21-08-2020	1,70,77,500	59,95,000	"	-	No	0.08	-	-	1,10,82,500	-	-
62	Avni Shah	AZEPS7336N	24-08-2020	50,74,269	50,74,269	"	-	No	0.07	-	-	-	-	-
63	Kumar Chandru Manwani	AETPM1732J	15-07-2020	1,23,77,500	99,90,616	"	-	No	0.14	-	-	23,86,884	-	-
64	M/s Home Kraft Avenues	AAIFH5964N	01-09-2020	12,44,54,898	5,27,70,822	"	-	No	0.73	-	-	7,16,84,076	-	-
65	Hitesh Mangilal Jain	AABPJ2835R	02-09-2020	2,61,11,507	2,61,11,507	"	-	No	0.36	-	-	-	-	-
66	Hitesh Mangilal Jain	AABPJ2835R	02-09-2020	2,03,80,986	2,03,80,986	"	-	No	0.28	-	-	-	-	-
67	Hitesh Mangilal Jain	AABPJ2835R	02-09-2020	2,40,93,370	2,40,93,370	"	-	No	0.33	-	-	-	-	-
68	Rajendra Mangilal Jain	ACPPJ9853R	02-09-2020	2,70,36,658	2,70,36,658	"	-	No	0.38	-	-	-	-	-
69	Rajendra Mangilal Jain	ACPPJ9853R	02-09-2020	2,48,12,438	2,48,12,438	"	-	No	0.34	-	-	-	-	-
70	Rajendra Mangilal Jain	ACPPJ9853R	02-09-2020	2,42,47,123	2,42,47,123	"	-	No	0.34	-	-	-	-	-
71	Shailesh Mangilal Jain	AAAPJ6765F	02-09-2020	2,59,23,452	2,59,23,452	"	-	No	0.36	-	-	-	-	-
72	Shailesh Mangilal Jain	AAAPJ6765F	02-09-2020	2,05,74,521	2,05,74,521	"	-	No	0.29	-	-	-	-	-
73	Shailesh Mangilal Jain	AAAPJ6765F	02-09-2020	2,40,93,370	2,40,93,370	"	-	No	0.33	-	-	-	-	-
74	Reema Moryani	AFPM4925Q	02-09-2020	65,12,500	-	"	-	No	-	-	-	65,12,500	-	-
75	Karishma Jhuriani	ADMJP1653P	15-07-2020	84,47,500	68,90,890	"	-	No	0.10	-	-	15,56,610	-	-
76	Abhay Uttamchand Shah	AAKPS2709Q	07-09-2020	77,36,329	77,36,329	"	-	No	0.11	-	-	0	-	-
77	Kedar Dilip Kothari	ACZPK6578J	01-10-2020	2,50,00,000	85,27,808	"	-	No	0.12	-	-	1,64,72,192	-	-
78	M/s DEVIVA JEWELS	AAHFD5733E	24-09-2020	16,65,890	16,65,890	"	-	No	0.02	-	-	-	-	-
79	M/s DEVIVA JEWELS	AAHFD5733E	24-09-2020	16,65,890	16,65,890	"	-	No	0.02	-	-	-	-	-
80	Chetan Jain	AMVPI1978P	24-09-2020	97,66,685	97,66,685	"	-	No	0.14	-	-	0	-	-
81	Karan Ajay Jain	AQRPI8809R	27-09-2020	14,60,055	14,60,055	"	-	No	0.02	-	-	0	-	-
82	Rohan Rohit Nisar	AAAPN5555D	28-09-2020	32,57,589	32,57,589	"	-	No	0.05	-	-	-	-	-
83	Sunil Jain	AABPJ4954F	01-10-2020	3,60,00,000	1,23,10,682	"	-	No	0.17	-	-	2,36,89,318	-	-
84	Neha Amitkumar Shah	BNSPS7825P	01-09-2020	1,85,66,904	1,85,66,904	"	-	No	0.26	-	-	-	-	-
85	Mphasis Consulting Group	AARFM4335P	29-09-2020	92,00,000	-	"	-	No	-	-	-	92,00,000	-	-
86	Meena Ramesh Soni	AAKPS3475R	15-12-2020	31,99,921	31,99,921	"	-	No	0.04	-	-	-	-	-
87	Ram Krishna Gupta	AAFPK0371H	14-01-2021	2,07,46,301	1,64,69,655	"	-	No	0.23	-	-	42,76,646	-	-
88	Sheela Gupta	AEPFK5914G	14-01-2021	1,87,34,932	1,46,56,438	"	-	No	0.20	-	-	40,78,494	-	-
89	Himanshu Khunteta	CETPK6418K	14-01-2021	28,67,123	28,67,123	"	-	No	0.04	-	-	-	-	-
90	Alpine Corporate Advisors Pvt. Ltd.	U74120MH2011PTC219819	09-12-2022	6,76,80,000	5,10,99,400	"	-	No	0.71	-	-	1,65,80,600	-	-
91	Niche Financial Services Pvt. Ltd.	U65993MH1989PTC053884	09-12-2022	3,78,75,952	2,89,03,406	"	-	No	0.40	-	-	89,72,546	-	-
92	Mohammed Aarif Khan	AAEPK7770R	18-11-2021	4,38,00,000	3,33,59,533	"	-	No	0.46	-	-	1,04,40,467	-	-
94	Shantilal Jain	ABSPJ6719L	06-04-2022	2,65,65,000	45,67,251	"	-	No	0.06	-	-	2,19,97,749	-	-
95	Raj Chhabra HUF	AALHR6047P	24-11-2021	5,66,79,000	23,17,333	"	-	No	0.03	-	-	5,43,61,667	-	-
96	Raj Chhabra HUF	AALHR6047P	24-11-2021	5,66,79,000	17,38,000	"	-	No	0.02	-	-	5,49,41,000	-	-
97	Tarun Chhabra HUF	AACHT0242D	24-11-2021	5,66,79,000	40,54,556	"	-	No	0.06	-	-	5,26,24,444	-	-
98	Tarun Chhabra HUF	AACHT0242D	24-11-2021	5,66,79,000	34,76,000	"	-	No	0.05	-	-	5,32,03,000	-	-
99	Grand Vacations Private Limited	U63040MH2012PTC226986	21-05-2022	57,44,43,211	-	"	-	No	-	-	-	57,44,43,211	-	-
				<b>2,47,97,23,949</b>	<b>1,37,39,90,961</b>				<b>19.09</b>			<b>1,10,57,32,988</b>		

**Note:**

- Pursuant to Hon'ble NCLT order dated 02.05.2023, the claim list has been updated.

**General Notes**

- Claims from certain financial creditors have presently not been admitted due to lack of adequate information and / or supporting documentation. As per communication with each of the respective financial creditors, these amounts may be admitted at a later date subject to additional information being provided by the respective financial creditors.
- Claims that are admitted may be subjected to further substantiation / modification depending on further developments and the basis of additional evidence, information or clarifications.
- The resolution professional has received the claims from various claimant/allottees for the same flat number and such claims have been admitted on the basis of documents provided by the claimants/allottees in accordance with the Regulation 8A (2) of the CIRP Regulations. As per the information provided by ex-director of the corporate debtor, the details regarding the flat numbers, area sold and sales consideration have been changed subsequent to the respective allotment due to change in plans.
- The Lenders of the Corporate Debtor have financed the project and have a charge on the entire project including the development rights of the Corporate Debtor in the project. Thus, the inter-se rights among the creditors on such assets may be subject to priority of rights as per applicable laws.

## Annexure - 3

Name of the Corporate Debtor: Ornate Spaces Private Limited; Date of commencement of CIRP: 29/06/2020; List of creditors as on: 30/05/2023

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

(Amount in ₹)

Sr. 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	Amount of Claim Admitted	Nature of claim	Amount covered by security interest	Amount covered by Guarantee	Whether related party?						% voting share in CoC
1	PNB Housing Finance Limited	L65922DL1988PLC033856	14-07-2020	2,06,87,86,624	2,06,87,86,624	Lenders of the Project	2,06,87,86,624		No	28.74	-	-	-	-	-
2	Piramal Capital & Housing Finance Limited	U65999MH2017PLC291071	15-07-2020	2,25,56,98,087	2,25,56,98,087	Lenders of the Project	2,25,56,98,087		No	31.34	-	-	-	-	-
3	Piramal Capital & Housing Finance Limited	U65999MH2017PLC291071	15-07-2020	27,63,05,825	27,63,05,825	Lenders of the Project	27,63,05,825		No	3.84	-	-	-	-	-
4	Shapoorji Pallonji Development Managers Private Limited	U70102MH2008PTC177792	15-07-2020	28,50,14,153	28,50,14,153	Lenders of the Project	28,50,14,153		No	3.96	-	-	-	-	-
				<b>4,88,58,04,689</b>	<b>4,88,58,04,689</b>		<b>4,88,58,04,689</b>		-	-	<b>67.87</b>	-	-	-	-

**Security Interest****Claim No. 1: PNB Housing Finance Limited**

The details of the security interest has been extracted from registered loan agreement cum mortgage deed dated 25.01.2018, claim form and such other supporting documents provided by the claimant.

a) The Corporate Debtor under the loan agreement cum mortgage deed dated 25.01.2018 has created/caused to be created such Security including but not limited to the first charge and mortgage over the Property, Receivables, Accounts, 100% Pledge of shares of the Corporate Debtor by the shareholders of the Corporate Debtor, DSRA, and/or such other assets of the Corporate Debtor, and/or any other Person acceptable to PNBHFL, and/or cause such guarantee to be furnished by the Guarantors as may be considered appropriate by PNBHFL, in favour of PNBHFL, in a form and manner satisfactory to PNBHFL, as Security for payment/ Repayment of Outstanding Amount and all other monies whatsoever stipulated in, or due, or payable by the Corporate Debtor under the Agreement.

b) Demand Promissory Note.

**Description of the Property**

Property being development rights along with Saleable FSI (Present & Future) (excluding the component to be given to the members of the Society i.e. 152 flats allotted to Society members in Tower I as per approved plan. dated 27.12.2016) constructed/ to be constructed on all that piece and parcel of land bearing Plot nos. (i) H-27, (ii) H-28, (iii) H-29, (iv) H-30 and (v) H-31(pt.), CTS no. 1(pt), 2A(pt.), 3(pt.), 4, 5(pt.) and 6.(pt.) admeasuring in aggregate 6629.18 sq. mtrs. of village Oshiwara, Taluka Andheri, Mumbai Suburban District.

**Claim No. 2 & 3: Piramal Capital & Housing Finance Limited**

The detail of the security interest has been extracted from Indenture of Mortgage dated 30.03.2017, claim form and such other supporting documents provided by the claimant.

a) First charge by way of a registered mortgage over the development rights and the development potential arising out of the land in relation to the project property in favour of the Debenture Trustee, which charge shall rank pari passu with the charge created in favour of the Security Trustee(acting for the benefit of the Lender).

b) First charge by way of Hypothecation of the receivables along with the Receivables Escrow account, Project Escrow account, Operations Account and other bank accounts where the receivables may be lying, present and future and all movable property in relation to the Project in favour of the Debenture Trustee, which charge shall rank pari passu with the charge created in favour of the Security Trustee(acting for the benefit of the Lender).

c) Pledge of 100% (One Hundred Percent) of the Shareholding of the company as held by the shareholders in favour of the Debenture Trustee, which charge shall rank pari passu with the charge created in favour of the Security Trustee(acting for the benefit of the Lender).

d) Demand Promissory Note.

e) Unconditional and irrevocable Personal Guarantee from Mr. Vijay Sopan Machindar, Mrs. Komal Vijay Machindar and Late. Mr. Shashi Kumar in favour of the Debenture Trustee.

**Description of the Mortgaged Property**

The entire undertaking being all the development rights and the entire development potential arising out of and in relation to all that piece and parcel of land bearing Plot Nos. H-27, H-28, H-29, H-30 and H-31 (part) C.T.S. No. 1 (Part), 2A (Part), 3(Part), 4, 5 (Part) and 6 (Part) and admeasuring 6629.18 square meters of Village Oshiwara, Taluka Andheri, Mumbai Suburban District and more particularly described in the Schedule hereunder TOGETHER WITH all rights, liberties, privileges, easements, advantages, assets, benefits, revenues, income and appurtenances whatsoever to and arising in relation to the Project Property or any part thereof including all bank accounts and securities accounts together with benefit of all investments, assets and securities representing amounts on such accounts, belonging or anywise appurtenant or usually held or enjoyed or occupied therewith or reputed to belong or be appurtenant or receivable by the Mortgagor in relation thereto and all the estate, right, title, property, benefits claim and demand whatsoever of the Mortgagor thereto and every part thereof including but not limited to all present and future rents, Profits, Receivables (including from the Sold Units), Receivables Escrow Account, Project Escrow Account, Operations Account, Retention Account, bank accounts into which Receivables are deposited and movable assets in relation to the Project Property under any' agreements or contracts including insurance contracts and policies executed by the Mortgagor or any other person in relation to the Project Property.

**Schedule**

All the piece and parcel of the land bearing Plot Nos. H-27, H-28, H-29, H-30 and H-31 (part) C.T.S. No. 1 (Part), 2A (Part), 3(Part), 4, 5 (Part) and 6 (Part) and admeasuring 6629.18 square meters of village Oshiwara, Taluka Andheri, Mumbai Suburban District.

**Important Note in respect of security interest for claim no. 1, 2 & 3 hereinabove:**

There exists a Pari Passu agreement executed on 31.01.2018 between PNB Housing Finance Limited (Lender 1), Piramal Finance Limited (Lender 2), Piramal Housing Finance Limited (Lender 3), IDBI Trusteeship Services Limited (Confirming party) and Ornate Spaces Private Limited (Corporate Debtor). The lenders had entered into the aforementioned agreement in order to share the security on first Pari Passu charge basis without any preference and/or priority for the said loans availed/to be availed by the Corporate Debtor from the lenders under their respective loan agreements including the sharing of the proceeds on enforcement of the security. Each lender has acknowledged receipt of a copy of the loan agreement of the other lender.

1. Immoveable Property: Property being development rights along with Saleable FSI (Present & Future) (excluding the component to be given to the members of the Society more particularly mentioned in Schedule II the "Said Portion Constructed / to be constructed on all that piece and parcel of land bearing Plot nos. (i) H-27, (ii) H-28(ii)H-29, (iv) H-30 and (v) H-31(pt.), CTS no 1(pt), 2A(pt.), 3(pt.), 4, 5(pt) and 6(pt.) admeasuring in aggregate 6629.18 sq. mtrs of village Oshiwara, Taluka Andheri, Mumbai Suburban District ( "Immovable Property");

2. Receivables: All the receivables (present and future) accruing or arising out of sold units and unsold units of the Immovable Property details whereof are provided above, which Inter-alia includes sale proceeds, rent, lease rent, receivables, income etc. to be received from the allottees/ purchasers / tenant/ lessee/licensee./ occupants of the said Immovable Property;

3. Pledge of Share: Pledge of 100% equity shares of Ornate Spaces Private Limited

**Claim No. 4 : Shapoorji Pallonji Development Managers Private Limited**

Debenture Trust Deed dated 22.09.2015 (“DTD”):

The details of the security interest has been extracted from Debenture Trust Deed dated 22.09.2015, claim form and such other supporting documents provided by the claimant.

Security

(i)First and Exclusive Charge by way of registered mortgage, over the Identified Units together with proportionate undivided interest in the Project.

(ii)Escrow Account in respect of the Receivables from the Identified Units.

**Detailed description of Project property described under the said DTD:**

All that piece and parcel of land bearing Plot Nos. H-27, H-28, H-29, H-30 and H-31 (part) C.T.S. No.1 (Part), 2A (Part), 3(Part), 4, 5 (Part) and 6 (Part) admeasuring approximately 6,629 square meters or thereabouts situate lying and being at Village Oshiwara, Taluka Andheri, Mumbai Suburban District together with construction and saleable area thereon, all fixtures, including but not limited to buildings, erections and construction and saleable area thereon, all fixtures, including but not limited to buildings, erections and constructions and immovable plant and machinery of every description which are standing, erected or attached or shall at any time hereafter during the continuance of the security hereby constitutes be erected and standing or attached to the aforesaid lands and premises or any part thereof all the rights to use common areas and facilities and incidentals attached thereto, together with all trees, fences, hedges, ditches, ways, sewers, drains, waters, watercourses, liberties, privileges, easements and appurtenances whatsoever to the said lands, hereditaments or premises or any part thereof presently in existence or in the future belonging to or in any way appurtenant thereto or any accretions/ revenues/ receivables/ bank accounts from the Property AND ALL the estate, right, title, interest, property, claim and demand whatsoever of the Company into and upon the same which description shall include all properties of the above description whether presently in existence, constructed or acquired hereafter.

**Identified units**

Sr. No.	Flat No.	Area (sq.ft)
1	1204	1865
2	1301	1858
3	1302	1858
4	1303	2310
5	1403	2310
6	1703	2310
7	1704	1865
8	1804	1865

**General Notes**

1 Claims from certain financial creditors have presently not been admitted due to lack of adequate information and / or supporting documentation. Such claims may be admitted at a later date subject to additional information/clarifications being provided by the respective financial creditors.

2 Claims that are admitted may be subjected to further substantiation / modification depending on further developments and the basis of additional evidence, information or clarifications.

3 Claims under verification have not been taken into consideration to ascertain the voting percentage of the financial creditors.

4 The security interest is subject to further substantiation/ modification on the basis of additional evidence or clarification.

## Annexure - 4

Name of the Corporate Debtor: Ornate Spaces Private Limited; Date of commencement of CIRP: 29/06/2020; List of creditors as on: 30/05/2023

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

(Amount in ₹)

Sr. 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	Amount of Claim Admitted	Nature of Claim	Amount covered by Guarantee	Whether Related Party?	% voting share in CoC					
1	Shapoorji Pallonji Development Managers Private Limited	U70102MH2008 PTC177792	15-07-2020	35,31,73,632	35,31,73,632	Corporate Guarantee	35,31,73,632	No	4.91	-	-	-	-	-
2	Shapoorji Pallonji Development Managers Private Limited	U70102MH2008 PTC177792	15-07-2020	37,38,56,031	37,38,56,031	Lenders of the Project	-	No	5.19	-	-	-	-	-
3	Top Honest INC.	AAFFT0791E	15-07-2020	1,03,14,478	-	Lenders of the Project	-	No	-	-	-	1,03,14,478	-	-
4	Nitin Khushalchand Madhani	AFOPM8836M	14-07-2020	4,45,81,770	3,55,68,365	Lenders of the Project	-	No	0.49	-	-	90,13,405	-	-
5	Manisha Yogesh Shah	BFFPS1726A	14-07-2020	2,79,69,800	2,14,20,274	Lenders of the Project	-	No	0.30	-	-	65,49,526	-	-
6	Sangeeta Ashwin Shah	AVE3311057	21-08-2020	15,00,000	-	Lenders of the Project	-	No	-	-	-	15,00,000	-	-
7	Home Kraft Avenues	AAIFH5964N	01-09-2020	15,45,36,787	15,44,82,192	Lenders of the Project	-	No	2.15	-	-	54,595	-	-
				<b>96,59,32,498</b>	<b>93,85,00,494</b>		<b>35,31,73,632</b>		<b>13.04</b>	-	-	<b>2,74,32,004</b>	-	-

**General Notes:**

Claims from certain financial creditors have presently not been admitted due to lack of adequate information and / or supporting documentation. Such claims may be admitted at a later date subject to additional

1 information/clarifications being provided by the respective financial creditors.

2 Claims that are admitted may be subjected to further substantiation / modification depending on further developments and the basis of additional evidence, information or clarifications.

## Annexure - 8

Name of the Corporate Debtor: Ornat Spaces Private Limited; Date of commencement of CIRP: 29/06/2020; List of creditors as on: 30/05/2023

## List of operational creditors (Other than Workmen and Employees and Government Dues)

(Amount in ₹)

Sr. 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	Amount of Claim Admitted	Nature of Claim	Amount covered by Security Interest	Amount covered by Guarantee	Whether Related Party?						% of voting share in CoC, if applicable
1	Shapoorji Pallonji & Co. Pvt. Ltd.	AAACS6994ST005	15-07-2020	32,01,95,489	12,68,08,710	Creditor for service provided	-	-	No	-	-	-	19,33,86,779	-	
2	National Securities Depository Limited	U74120MH2012PLC230380	21-07-2020	10,732	10,732	Creditor for service provided	-	-	No	-	-	-	-	-	
3	M/s. Sandeep Shikre & Associates	AAZPS8232R	28-08-2020	1,85,85,225	1,51,09,415	Creditor for service provided	-	-	No	-	-	-	34,75,810	-	
4	Jethabhai A. Odedra	KDD1797257	04-12-2020	25,02,097	25,02,097	Creditor for service provided	-	-	No	-	-	-	-	-	
5	Abhay Shah	DUKPS5545B	15-01-2021	9,98,000	-	Creditor for service provided	-	-	No	-	-	-	9,98,000	-	
				<b>34,22,91,543</b>	<b>14,44,30,954</b>		-	-		-	-	-	<b>19,78,60,589</b>	-	

**General Notes**

Claims from operational creditors have presently not been admitted due to lack of adequate information and / or supporting documentation. As per communication with each of the respective operational creditors, these amounts may be admitted at a later date subject to additional information being provided by the respective operational creditors.

2 Claims that are admitted may be subjected to further substantiation / modification depending on further developments and the basis of additional evidence, information or clarifications.



## Annexure - 9

Name of the Corporate Debtor: Ornate Spaces Private Limited; Date of commencement of CIRP: 29/06/2020; List of creditors as on: 30/05/2023

## List of other creditors (Other than financial creditors and operational creditors)

(Amount in ₹)

Sr. 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	Amount of Claim Admitted	Nature of Claim	Amount covered by Security Interest	Amount covered by Guarantee	Whether Related Party?					
1	UTI Employees Sai Samrudhi CHSL	MUM/TNA/MHABD/HSG/(TC)/12900/2010-2011	15-07-2020	2,05,79,00,000	Refer Remark	Claim as per Development Agreement	-	-	No	-	-	-	-	Refer note - 1
				<b>2,05,79,00,000</b>	-		-	-		-	-	-	-	

**Note:**

1 The Claim has been admitted on the basis of clause 4.1 of development agreement dated May 18, 2020, wherein it has been agreed that the developer shall handover 152 flats each consisting of 650 sq. ft. carpet area. The claim has been admitted subject to refund of Rs. 27,00,00,000 bank guarantee encashed/invoked by the society

2 Claims that are admitted may be subjected to further substantiation / modification depending on further developments and the basis of additional evidence, information or clarifications.