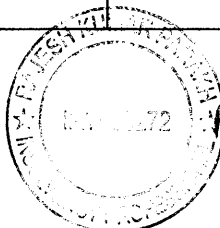


FINANCIAL CREDITOR(S)

A. List of Financial Creditor(s) is as under:

(Amount in INR)

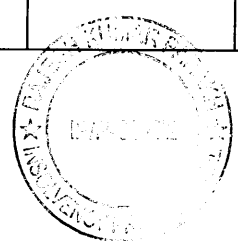
S.N	Financial Creditor	Total Amount Claimed	Total Claimed Admitted	Percentage of Voting rights	Security interest, if any, in respect of such claim
1	Axis Bank Limited Axis House Plot No: I 14, Tower 4, 4th Floor, Sector 128, NOIDA - 201304	8,61,49,719.68	8,61,49,719.68	0.6628%	N/A
2	Bank of Baroda Bank of Baroda, Zonal Stressed Assets Recovery Branch, 4th Floor, Rajendra Bhawan, Rajendra Place, New Delhi - 110008	25,94,53,555.5	25,89,57,113.5	1.9923%	All facilities are collaterally secured by following immovable property: Property No-1 Address of property Extn. Of Equitable mortgage of land and building situated at CHD City, Sector-45, G.T. Road, Karnal, (registered in the name of Mrs. Radha Mittal and development rights owned by M/s. CHD Developers Ltd.) (Also mortgaged to secure TL account of M/s CHD Hospitality Pvt. Ltd with TL O/S of Rs.3.30 Crores as on 17.06.2016). Area 2.64 acres Name of the owner Registered in the name of Mrs. Radha Mittal and development rights owned by M/s. CHD Developers Ltd. Property NO 2



All Paid

T-11 17

						<p>Address of property Equitable mortgage of land and building situated at owned by M/s. International Infratech Pvt. Ltd., situated at sector-109, Village Chauma, Gurgaon, Haryana. Development rights owned by M/s. CHD Developers Ltd.)</p> <p>Area Land measuring 16 Kanal 4 Marlas</p> <p>Name of the owner Registered in the name of International Infratech (P) Ltd.and development rights to CHD Developers Ltd</p> <p>All facilities are secured by following:</p> <p>3. First & exclusive charge on sold and unsold receivables of commercial project "CHD E-way Tower and structure, present & future, owned by M/s International Infratech Pvt. Ltd. having location of sector 109, Village Chauma, Gurgaon, Haryana. All such receivables shall be deposited in designated escrow account with POA In favor of BANK</p> <p>4. Hypothecation of building materials at site (Present & future), moveable fixed assets, receivables and other current assets of the company.</p> <p>5. Counter Indemnity executed by the company.</p> <p>6. Pledge of FDRS equivalent to 20% of Bank Guarantees issued before 26.10.2012 & 10% of Bank Guarantee issued after 26.10.2012 (Issued by Bhikaji Cama branch)</p> <p>7. Pledge of FDRS equivalent to 10% of Bank Guarantees issued by Mid Corporate branch)</p> <p>8. Pledge of 40 lacs shares of the company having face value @Rs</p>
--	--	--	--	--	--	---



Alpala

T...

11

					<p>2.00/- each valuing Rs.80.00/- lacs.</p> <p>9. Pledge of 30% shares of M/s. International Infratech Pvt. Ltd., and negative lie non remaining 70% with Bank DP.</p> <p>10. Personal Guarantee of: Mr. Rajinder Kumar Mittal - Chairman. Mr. Guarav Mittal- Managing Director. Mrs. Radha Mittal - Registered land owner and wife of Mr. Rajinder Kumar</p> <p>11 . Corporate Guarantee of M/s. CHD Hospitality Pvt. Ltd.</p> <p>12. Corporate Guarantee of M/s. International Infratech Pvt. Ltd.,</p> <p>13. PDC for interest amount and Principal amount on Term Loan before</p> <p>14. Composite Undertaking (LDOC 134, 136 AND 136A)</p> <p>15. Letter of Acknowledgement of Debt.</p> <p>16. Undertaking for cancellation of undrawn portion of commitments.</p>
3	<p>Edelweiss Asset Reconstruction Company Limited</p> <p>Edelweiss House Off CST Road Kalina, Mumbai 400098</p>	164,78,38,953	1647,8,38,953	12.6778%	<p>a) Description of mortgaged properties mortgaged by EMPIRE REALTECH PVT. LTD vide Memorandum of Entry dated 05.08.2016.</p> <p>Hereto annexed and marked as (Annexure 2).</p> <p>i. Land and building constructed on Khewat No. 230, Khatuni No. 289, Rectangle No. 48, Killa No. 2/1/1/1 (0- 1), 2/1/3/2 (0-2) total measuring 0 kanal 3 marlas;</p> <p>ii. Khewat no. 226, Khatuni No. 285, Rectangle No. 45 killa No.</p>

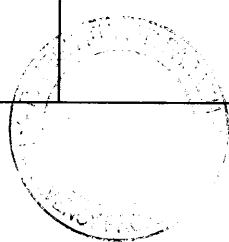


Alfaad

TRUSTEY

11-A

				<p>21/2/3/2 (0-0), Rectangle No. 48 killa No. 1/2/3/1 (0-5), 10/1/2/4 (0-2) 10/1/2/1(0-3), 10/2/2/2/1 (0-0), 10/2/4/1 (0-3), 10/1/2/2 (0-2) total 0 kanal 15 marlas to the extent of 1/5th share comes to 0 kanal 3 marla and khewat no. 227, Khatuni No. 286 Rectangle No. 45 killa no. 21/2/2 (0-6) total 0 kanal 6 marla to the extent of 1/10th share comes to 0 kanal 0 marla 6 sarsai and khewat No. 225 Khatuni No. 284 Rectangle No. 48 killa No. 2/1/1/2/1 (1-0), 1/2/3/2 (0-6) and Rectangle No. 45 killa No. 21/2/3/1 (1-5) total 2 kanal 11 marla Total area measuring 2 kanal 14 marla 6 sarsai; Khewat No. 226 Khatuni No. 285, Rectangle No. 45 Kila No. 21/2/3/2 (0-0), Rectangle No. 48 killa No, 1/2/3/1 5), 10/1/2/4 (0-2) 10/1/2/1 (0-3), 10/2/2/2/1 (0-0), 10/2/4/1 (0-3), 10/1/2/2 (0-2) total 0 kanal 15 marlas to the extent PANY LIMITED of 1/5th share comes to 0 kanal 3 maria and khewat No. 227, khatuni No./ 286, Rectangle No. 45 killa No. 21/2/2 (0-6) total 0 kanal 6 marla to the extent of 1/10th share comes to 0 kanal 0 marla 5 sarsai total measuring 3 marla 5 sarsai; iv. Khewat No. 226 Khatuni No. 285, Rectangle No. 45 killa No. 21/2/3/2 (0-0), Rectangle No. 48 killa No. 1/2/3/1 (0-5), 10/1/2/4 (0-2) 10/1/2/1(0-3), 10/2/2/2/1 (0-0), 10/2/4/1 (0- 3), 10/1/2/2 (0-2) total 0 kanal 15 marlas to the extent of 1/5th share comes to 0 kanal 3 marla and khewat No. 227, khatuni No. 286, Rectangle No. 45 killa No. 21/2/2 (0-6) total 0 kanal 6 marla to the extent of 1/10th</p>
--	--	--	--	--



Nispaal

TRUSTEES

11-B

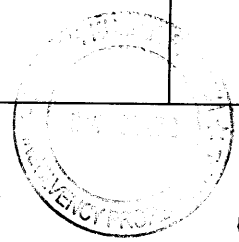
--	--	--	--

share comes to 0 kanal 0 marla 5 sarsai and Khewat No. 221 Khatuni No. 280 Rectangle No. 48 Killa No. 1/2/4/2 (0- 10), 2/1/3/1 (1-13), 9/2/1 (0-10), total 2 kanal 13 marla and Khewat No. 223, Khatuni No. 282 Rectangle No. 48 killa No. 9/2/2/2(1-1), 10/1/2/3/1(0-5) total 1 kanal 6 marla Total area measuring 4 kanal 2 martas 5 sarsai;

V. Khewat No. 226 Khatuni No. 285, Rectangle No. 45 killa No. 21/2/3/2 (0-0), Rectangle No 48 killa No. 1/2/3/1 (0- 5), 10/1/2/4 (0-2) 10/1/2/1(0-3), 10/2/2/2/1 (0-0), 10/2/4/1 (0-3), 10/1/2/2 (0-2) total 0 kanal 15 marlas to the extent of 1/5th share comes to 0 kanal 3 marla and khewat No. 227, khatuni No. 286, Rectangle No. 45 killa No 21/2/2 (0- 6) total 0 kanal 6 marta to the extent of 1/10th share comes to 0 kanal 0 marla 6 sarsai and Khewat No. 222 Khatuni No 281 Rectangle No. 48 Killa No. 10/1/2/5(0-19), 9/2/3 (1-14) total 2 kanal 13 marla and Khewat No. 224, Khatuni No. 283 Rectangle No. 48 killa No. 9/2/2/1(1-1), 10/1/2/3/1 (0-5) total 1 kanal 6 marla Total area measuring 4 kanal 2 marlas 6 sarsai; UMITCO

CAMPANY No

vi. Khewat No. 227 Khatuni No. 286, Rectangle No 45 killa No. 21/2/2 (0-6) total 0 kanal 6 marla to the extent of A share comes to 0 kanal 3 marla 0 sarsai and Khewat No. 219 Khatuni 278 Rectangle No. 48 killa No. 1/1 (0-8), 1/2/2/1 (0-5),1/2/1(3-6), 10/1/1(0-4),10/2(6-0) and Rectangle No.



Muhammad

TRUE COPY

11-C

--	--	--	--

45 Killa No. 21/2/1(3-14) total 13 kanal 17, *

marla Total Area Measuring 14 kanal 0 maria 0 sarsai;

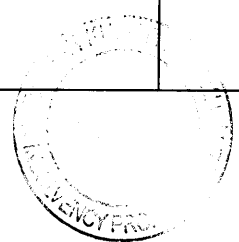
vii.

Khewat No. 226 Khatuni No. 285, Rectangle No. 45 killa No. 21/2/3/2 (0-0), Rectangle No. 48 killa No. 1/2/3/1 (0-5), 10/1/2/4 (0-2) 10/1/2/1(0-3), 10/2/2/2/1 (0-0), 10/2/4/1 (0-3), 10/1/2/2 (0-2) total 0 kanal 15 marlas to the extent of 1/5th share comes to 0 kanal 3 marla and khewat No 227, khatuni No. 286, Rectangle No. 45 killa No. 21/2/2 (0-6) total 0 kanal 6 marla to the extent of 1/10th share comes to 0 kanal 0 marla 5 sarsai and Khewat No. 220 Khatuni No. 279 Rectangle No. 48 Killa No. 1/2/3/3 (0-10), 2/1/1/2/2 (1-2), 1/2/2/2(0-2), 2/1/2(0-3),26/1 (0-13) total 2 kanal 10 marla Total area measuring 2 kanal 13 marlas 5 sarsai;

viii. Khewat No. 21 Khata No. 290 Rectangle No. 48 killa No. 2/2(2-18), 3(8-0), 26/2(0-7) and Rectangle No. 45 killa No. 22 (8-0), 23(8-0) Total area measuring 27 kanal 5 marlas

ix. Khewat No. 345 Khata No. 432 rectangle No. 45 Killa No. 14/2 (5-6), 16(8-0), 17 (8-0), 18(8-0), 24(6-12), 25(7-2), 31 (0-10) Total area measuring 43 kanal 10 marla,

Grand total area 98 kanal 15 marla or 12.344 acres in the revenue estate of village Daulatabad, Sector 106, Gurgaon Haryana purchased by



Allkhal

11-11-2017

M/s Empire Relatch Pvt. Ltd.

TOGETHER WITH all buildings, erections, godowns and constructions of every description which are standing, erected or attached or shall at any time hereafter during the continuance of the security hereby constituted be erected and standing or attached to the immovable Properties and premises or any part thereof and all compounds, yards, areas, ways, paths, passage, concern gutties, trees, fences, hedges, ditches ways, sewerages, drains, waters, watercourses, together with all of Mortgagor's rights liberties, privileges, easements fixtures, advantages and appurtenances whatsoever to the Properties or any part thereof belonging to the Mortgagor or in anyway appertaining or usually held, occupied, enjoyed therewith or reputed to belong or be appurtenant thereto.

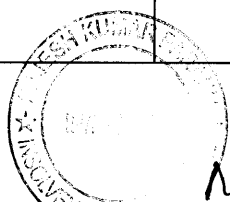
b)

Description of mortgaged properties mortgaged by CHD Developers Ltd. alongwith Root Developers Pvt. Ltd., Sh.

Rao Dharampal and Ms. Roshni

Devi vide Memorandum of Entry dated 05.08.2016. Hereto annexed and marked as (Annexure-3).

i. All that piece and parcel of land situated at Rectangle No. 11/8/2 (7-14), 13 (8-0), 14/1(6-0), 16/2/2 (4-16) 17(8-0), 25(7-8), Rectangle No. 22/1/1/2 (5-2) 10/1(6-0), 16/2/2 (4- 16) G-0), Rectangle No 23/5/1 (4-4), 5/2 (3-7), 6/1 (7-7) totaling to 67



Alfaad

TRUE COPY

13

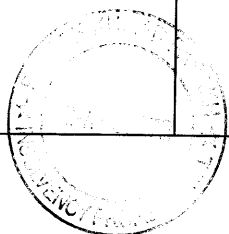
Kanal 18 Marla (8.4875 Acres) having equal share in this land and Rectangle No 22/9/2 (5-16), 11/2 (2- 13), 12 (8-0) totaling to 16 Kanal 9 Marla (2.0562Acres) at Village Fazipur, Jharsa, District Gurgaon.

TOGETHER WITH all buildings, erections, godowns and constructions of every description which are standing, erected or attached or shall at any time hereafter during the continuance of the security hereby constituted be erected and standing or attached to the immovable Properties and premises or any part thereof and all compounds, yards, areas, ways, paths, passage, concern gutties, trees, fences, hedges, ditches ways, sewerages, drains, waters, watercourses, together with all of Mortgagor's rights, liberties, privileges, easements fixtures, advantages and appurtenances whatsoever to the Properties or any part thereof belonging to the Mortgagor or in anyway appertaining or usually held, occupied, enjoyed therewith or reputed to belong or be appurtenant thereto.

Description of mortgaged properties mortgaged by CHD Developers Ltd. alongwith Mr. Mukesh Kumar vide Memorandum of Entry dated 05.08. 2016. Hereto annexed and marked as (Annexure) 4) LIMITED

A. Immovable properties being all that piece and parcel *

admeasuring 10.025 acres (80 Kanal 4 Marla) comprised



Nulana

TRUE COPY

(14)

in:

(a) Rect No 5 Khasra No. 11/2,11/2/2, 12/1/2,20

(b) Rect No 6 Khasra No. 13/2, 14/2, 15/1/2, 15/2/2 17, 24/2,

25

(c) Rect No 10 Khasra No 5/1

(d) Rect No 5 Khasra No 12/2

(e) Rect No 6 in Khasra No. 16

(1) Rect No 5 Khasra No 19/1/3 and 19/2

(g) Rect No 5 Khasra 21/1,21/2.22/1,22/2

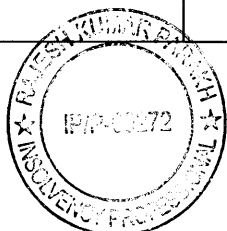
Rect No. 11 Khasra 1/1,1/2, 2/1, 2/2, 2/3 Village Dhunela

Sohna, Gurgaon, and bounded as under:

East: Other Land West: Sohna Road,

North: Other Land. South: Other Land

TOGETHER WITH all buildings, erections, godowns and constructions of every description which are standing, erected or attached or shall at any time hereafter during the continuance of the security hereby constituted be erected and standing or attached to the immovable Properties and premises or any part thereof and all compounds, yards, areas, ways, paths, passage, concern gullies, trees, fences, hedges, ditches, ways,



Nufus

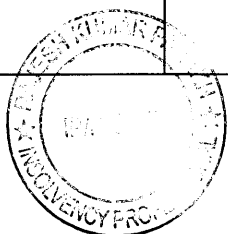
TRUE COPY

sewerages, drains, waters, water- courses, together with all of Mortgagor's rights, liberties. privileges, easements, fixtures, advantages and appurtenances whatsoever to the Properties or any part thereof belonging to the Mortgagor or in anyway appertaining or usually held, occupied, enjoyed therewith or reputed to belong or be appurtenant hereto.

MOVABLE PROPERTY:

1. Deed of Hypothecation dated 06.05.2016 has been executed by CHD developers Ltd.in relation to the current assets and movable fixed assets of CHD Golf Avenue-106 at sector 106 Gurgaon. Hereto annexed and marked as (Annexure -5)

By this document, CHD developers Ltd. has hypothecated as security for the due payment of the sanctioned facility amount together with all interest, cost, charges, expenses etc., favour of the Assignor Bank by way of first charge all the movable Plant and Machinery, furniture and fittings, equipments, computer hardware, computer software, spares, tools, present and future Book Debts & Receivables, Stock in trade consisting of Raw material, finished goods, goods-in-process and such other movables including the movables and current assets of the Security provider as more particularly described in Schedule II of the said Deed of Hypothecation.



Notaral

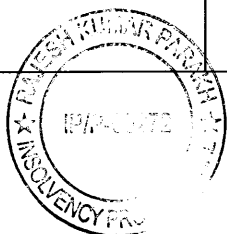
TRUE COPY

II. Deed of Hypothecation dated 06.05.2016 has been executed by CHD Developers Ltd. alongwith Mr. Mukesh Kumar in relation to the movable, assets of Service Apartment Project namely 'Resortico' at Sohna Gurgaon. Hereto annexed and marked as (Annexure -6)

By this document, CHD Developers Ltd. alongwith Mr. Mukesh Kumar have hypothecated, as security for the due payment of the sanctioned facility amount together with all interest, cost, charges, expenses etc., in favour of the Assignor Bank by way of first charge all the movable Plant and Machinery, furniture and fittings, equipments, computer hardware, computer software, spares, tools, present and future Book Debts & Receivables, Stock in trade consisting of Raw material, finished goods, goods-in-process and such other movables including the movables and current assets of the Security provider as more particularly described in Schedule II of the said Deed of Hypothecation.

III. Deed of Hypothecation dated 06.05.2016 executed by CHD Developers Ltd. alongwith Root Developers Pvt. Ltd, Mr. Rao Dharampal and Ms. Roshni Devi in relation to the movable assets of Group Hosing Project namely 'CHD Vann' at sector Gurgaon. Hereto annexed and marked as (Annexure-7)

By this document, CHD Developers Ltd. alongwith Root Developers Pvt. Ltd, Mr. Rao



Mukesh

TRUE COPY

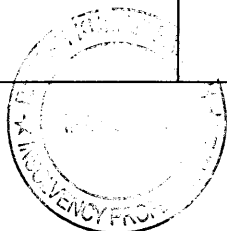
Dharampal and Ms. Roshni Devi have hypothecated, as security for the due payment of the facility amount together with all interest, cost, charges, expenses etc., in favour of the Assignor Bank by way of first charge all movable Plant and Machinery, furniture and fittings, equipment's, computer hardware, computer software, spares, tools, present and future Book Debts & Receivables, Stock in trade consisting of Raw material, finished goods, goods-in-process and such other movables including the movables and current assets of the Security provider as more particularly described in Schedule II of the said Deed of Hypothecation.

Amount of Claim covered by the Guarantee: All amounts including but not limited to principal, interest, default interest, dividend, coupon, costs, charges & expenses and any other dues payable by the Mr. R.K Mittal, Mr. Gaurav Mittal vide Letter of Continuing Guarantee dated 06.05.2016 and Corporate Guarantor Empire Realtech Pvt. Ltd. vide Letter of Continuing Guarantee dated 06.05.2016

GUARANTEES (Latest Guarantee Form):

a) Personal Guarantee dated 06.05.2016 executed by

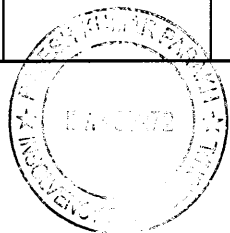
Mr. R.K. Mittal and Mr. Gaurav Mittal. A copy of said Letter of Continuing Guarantee dated 06.05.2016 executed by Mr. R.K. Mittal and Mr. Gaurav Mittal in



Mittal

TRUST

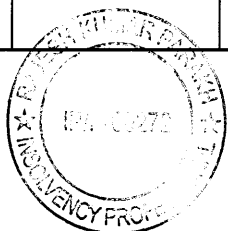
					<p>favor of the Assignor Bank. Hereto annexed and marked as ('Annexure- 8")</p> <p>Letter of continuing Guarantee dated 06.05.2016 executed by Empire Realtech Pvt. Ltd.</p> <p>A copy of Letter of Continuing Guarantee dated 06.05.2016 executed by Empire Realtech Pvt. Ltd. in favor of the Assignor Bank.</p>
4	<p>Reliance Home Finance Limited</p> <p>The ruby 11th floor north west wing plot no.29senapati bapat marg dadar west mumbai 400028 and branch office 6th floor synergy tower A-13/1 block 1 sector 62 noida ghautam budh nagar UP 201301</p>	629475885	629475885	4.8429%	<p>(ii) Details of Security Interest: CHD Developers Limited, Bearing CHD CITY" Comprising plots, Bulevar Villas, Spanish Meadows Villas, Premiere Floors, Paradiso Floors, Locate eat NH-1 Village Uchanu Sector 45 Karnal 132001 Loan sanctioned on 22.01.2016 and 22.09.2016 Claim covered under Guarantee-Rs. 629475885/- (Rupees Sixty Two Crore Ninety Four Lakh Seventy Five Thousand Eight Hundred Eighty Five Only)</p>
5	<p>J.C. Flowers Asset Reconstruction Private Limited (YES</p>	1439129984	1439129984	11.0721%	<p>a) Details of security for TL Facility: Property -35.67 acres of the affordable housing Date of document 06.08.2018 YES BANK project "CHD Green Park" in Sector 45,</p>



Mufar

TRUST

	<p>BANK LIMITED) 4th Floor, Max Towers, Sector-16, Noida, UP-201301</p>		<p>Karnal, Haryana -3.91 acres of the affordable housing project "CHD Green Park" in Sector 45, Karnal, Haryana -12.794 acres of the affordable housing project "CHD Green Park" in Sector 45, Karnal, Haryana 1.4 acre of the project located at Sri Krishnalok, Vrindavan, Uttar Pradesh</p> <p>Date of Filing of Form 8/CHG 1-October 8, 2018 Date of MCA Certificate - October 8, 2018</p> <p>Value of Security INR 17.33 Crores as per certificate from M/s ACG & Co. Chartered Accountant dated December 16, 2020.</p> <p>Exclusive charge on following immovable properties created in favour of the security trustee, namely Vistra ITCL (India) Limited, acting for and on behalf of YBL:</p> <p>Property All land & building over -35.67 acres of dated Supplemental housing project the affordable "CHD Green Park" Corporate Debtor in Sector 45, Karnal, Haryana owned by</p> <p>All land & building over 3.91 acres. Date of deposit of title deeds via document Memorandum of entry 03.10.2018,</p> <p>Memorandum of Entry dated 29.01.2020 and Memorandum of Entry by Constructive Delivery dated 29.01.2020 BANK</p> <p>the affordable housing project YES BANK "CHD Green Park" in Sector 45, Karnal, Haryana owned by</p>
--	--	--	--



Rupam

TRUE COPY

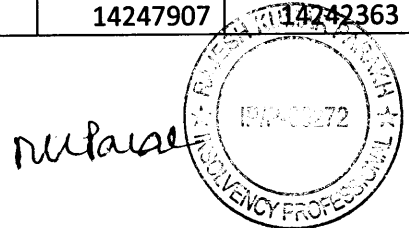
					<p>Golden Infracon Pvt. Ltd.</p> <p>All land & building over-12.794 acres of the affordable housing project "CHD Green Park" in Sector 45, Karnal, Haryana owned by Corporate Debtor All land & building over-1.4 acre of the project located at Sri Krishnalok, Vrindavan, Uttar Pradesh owned by Corporate Debtor</p> <p>Date of Filing of Form 8/CHG 1 - October 10, 2018, February 17, 2020 and consequently modified on February 17, 2020 and Date of MCA Certificate October 10, 2018, February 17, 2020 and consequently modified on February 17, 2020 and</p> <p>Value of Security - Total INR 101.82 Crores.</p>
Total			406,15,51,656	31.2479%	

FINANCIAL CREDITORS IN A CLASS I.E ALLOTTEES INA REAL ESTATE PROJECTS

B. List of Financial Creditor(s) in a class i.e Allottees Ina Real Estate Projects as under:

(Amount in INR)

S.No.	Financial Creditor(s) in a class i.e Allottees In a Real Estate Projects	Unit-No.	Total Amount Claimed	Total Claim Admitted	Percentage of Voting rights	Security interest, if any, in respect of such claim
1	Abhishek Yadav & Pulki Mittal	106-Shop-005	1371426	1510562	0.0116%	N/A
2	Kushagra Gour	106-T07-02-06	13964728	13964728	0.1074%	N/A
3	Abha Narayan	106-T03-01-04	14247907	14242363	0.1096%	N/A



TRUE COPY