

Annexure 3

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

List of creditors as on: 31st January, 2024

Date of Commencement of CIRP: 16th June, 2022

(Amount in INR)

List of Secured Financial Creditors (other than financial creditor belonging to any class of creditors)

Sr. No.	Name of Creditor	Details of claim received			Details of claim admitted		Amount of claims not admitted	Amount of claims under verification	Remarks, if any
		Date of Receipt of Form C	Date of receipt	Amount Claimed	Amount of claim admitted	% of voting share in CoC			
1	SREI Equipment Finance Limited	24-06-2022	27-06-2022	2,79,85,51,370	2,65,36,84,727	11.02%	14,48,66,642	-	Note 1
2	Assets Care and Reconstruction Enterprise Limited (acting as trustee of ACRE 128-Trust)	01-07-2022	01-07-2022	9,52,71,45,762	9,21,08,40,531	38.25%	31,63,05,231	-	Note 2 (A)
3	Assets Care and Reconstruction Enterprise Limited (acting as trustee of India Real Estate 2021 Trust)	01-07-2022	01-07-2022	8,32,17,07,519	8,32,17,07,519	34.56%	-	-	Note 2 (B)
	Total			20,64,74,04,650	20,18,62,32,777	83.83%	46,11,71,873	-	

Note 1: SREI Equipment Finance Limited

(A) a) Nirmal Lifestyle (Kalyan) Private Limited

First and Exclusive mortgage and Charge on all that pieces and parcel of Land admeasuring about 14.46 acres or thereabouts situated at Village Ambivali, Taluka Kalyan, District Thane.

b) Nirmal Heritage Private Limited

First and Exclusive mortgage and Charge on all that piece and parcel of the Entire Third floor of Commercial Building No. 3B, Multiplex Building, LBS Marg, Mulund West, Mumbai - 400080 admeasuring to the extent of 88,436.80 sq ft chargeable area (55,273 sq ft carpet area) situated at Village Nahur, Taluka and Registration and Sub district Kurla and District Mumbai Suburban bearing new CTS Nos 491/A (part) admeasuring in the aggregate 51,700 sq. mtrs. or thereabouts.

c) Nirmal Developers

First and Exclusive mortgage and Charge on all that piece and parcel of the leasehold land or ground situated lying and being at Village - Mulund bearing CTS No. 4/3 admeasuring 8824.5 sq mtrs or thereabouts, situated at Balrajeshwar Road, Mulund West, Mumbai - 400080, within the registration district and sub-district of Bombay City and Bombay Suburban and within the limits of Municipal Corporation of Greater Bombay having the project known as "Nirmal Olympia II" forming part of the larger property bearing Survey no. 255, Hissa Nil and Survey no. 256, Hissa No. 1 A corresponding to CTS Nos. 4,4/1,6,6/1 to 3,10,10/1 to 29 and 11, New CTS Nos. 4/1, 4/2, 4/3, 4/4, 4/5, 4/6, 4/7 in aggregate admeasuring 50,092 sq mtrs or thereabouts.

d) Dharmesh Sardarmal Jain

First and Exclusive mortgage and Charge on all that piece and parcels of land together with Cinema Theatre and all other buildings standing thereon situated at Mulund within the Gram Panchayat of Mulund, Registration Sub District Bandra, district suburban Bombay bearing CTS No. 872, 872/1 to 14, 873, 873/1 to 8 aggregating to 2634.9 sq mtrs as per the Property Cards, Netaji Subhashchandra Road, Mulund - West, Mumbai - 400080.

e) Sujyoti Land Developers Private Limited

First and Exclusive mortgage and Charge on all that piece and parcel of Land admeasuring about 21.502 acres or thereabouts situated at Village Balyani, Taluka Kalyan, District Thane

(B) Personal Guarantee of Mr. Dharmesh Jain

(C) Demand Promissory Note

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Note 2: Assets Care and Reconstruction Enterprise Limited

(A) Mortgage Securing the Construction Finance Facility (Assigned from HDFC Limited)

1) a) Nirmal Lifestyle (Kalyan) Private Limited

I. Mortgage of all those pieces or parcels of freehold land and ground, hereditaments and premises admeasuring in the aggregate 88.78 acres (first and exclusive mortgage in respect of 24.36 acres of land and first pari passu mortgage and charge on the 64.42 acres of land) 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 situated at village Vadavali & Mohane, and Atali Taluka Kalyan, District Thane.

II. 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.

b) Nirmal Heritage Private Limited

All right, title and interest whatsoever of Mortgage in all those pieces and parcels of agricultural land situated at Taluka, Khalapur, District Raigad together with construction thereon both present and future admeasuring 40.1225 acres.

2) Personal Guarantee of Mr. Dharmesh Jain extended w.r.t both the facilities being Construction Finance Facility and the ICD.

3) Corporate guarantee of Nirmal Lifestyle Limited extended with respect to the ICD.

4) Demand Promissory Note extended with respect to both the facilities being Construction Finance Facility and the ICD

(B) Mortgage Securing the Secured Obligations under the Loan Facilities and the NCDs (Assigned from Altico Capital):

1) a) Nirmal Lifestyle (Kalyan) Private Limited

First ranking pari passu charge in and over all rights, benefits and interests of the Corporate Debtor including future structures/buildings erected/to be erected and developed on the Additional Kalyan Land admeasuring 10.08 acres situated at Village Vadavali and Village Atavali, Taluka Kalyan District Thane and within limits of Kalyan Dombivali Municipal Corporation (KDMC) and any developments rights or easements pertaining to all those pieces or parcels of land.

b) Nirmal Lifestyle Limited

I. All rights, title, benefits and interest of NLL to Project AZT and Project One Edition.

II. All those pieces and parcels of land, hereditaments and premises lying being situated at Village Nahur, Taluka and Registration Sub District Kurla and District Mumbai suburban admeasuring 10,012.5 square meters out of land bearing New CTS Nos. 491A/1/A (491A/1), 491A/1/B, 491A/2/A (491A/2) and 491A/3 and 4875.63 square meters out of land bearing CTS No. 491A/4.

III. All that piece and parcel of land at Village Nahur in Taluka and Registration District of Mumbai Suburban admeasuring 17,851 square meters being NLL Vacant Land.

IV. All those pieces and parcels of land, hereditaments and premises lying being situated at Village Nahur, Taluka and Registration Sub District Kurla and District Mumbai suburban admeasuring 2,685 square meters forming part of the land admeasuring 18,945 square meters or thereabouts bearing New CTS Nos. 491A/1, 491A/1/A, 491A/1/B, 491A/2/A, 491A/3, 491A/4, 491A/7, 491A/8 and 491B.

c) Sujyoti Developers Private Limited

All the land rights, title, benefits and interests in the Kalyan Land admeasuring to 20.15 acres including any future structures/buildings erected and developed on the Kalyan Land situated at Village Balyani, Taluka Kalyan, District Thane and within limits of Kalyan Dombivali Municipal Corporation (KDMC).

2) Corporate Guarantee extended by the Corporate Debtor in respect of the Loan Facilities