

Annexure-3													
Name of the corporate debtor: Cheema Spintex Limited.; Date of commencement of CIRP 17.05.2024;													
List of creditors as on: 15.07.2024													
List of secured financial creditors (other than 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?					
1	IDBI Bank Limited	24-05-2024	3,21,33,30,876	3,21,33,30,876	Secured Financial Creditor	3,21,33,30,876	3,21,33,30,876	No	93.32%	-	-	-	<p>A. Hypothecated Assets: 1. First charge on the whole of the movable assets of the CSL acquired out of the proceeds of the financial assistance including the movable plant and machinery, machinery spares, tools and accessories and other movables (save and except book debts) whether fixed or not and whether installed or not and whether attached to the said immovable properties e viz. land and buildings described herein below and whether now lying loose and/or in cases or which are now lying or stored in or about all the CSL's factories, premises and godowns or wherever else the same may be together with machinery spares, tools, accessories, furniture, fittings, fixtures, electrical and other installations, vehicles and disposition of the CSL or on order or delivery, howsoever and wheresoever in the possession of the CSL and either by way of substitution or addition; Value of security not known.</p> <p>Security created vide: i) Deed of Hypothecation dtd 04.08.1995 ii) Deed of Hypothecation dtd 23.07.1997 iii) Deed of Hypothecation dtd 15.02.2000</p> <p>B. Mortgaged Assets: 1. First charge on all that piece and parcel of Land measuring 132 Bighas 09 Biswas situated at Village Kauli Majra, Sub-Tehsil Dera Bassi, Tehsil Rajpura, District Patiala, Punjab, together with all buildings and structures thereon and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth; Description of Immovable Property is at Annexure-III. Value of Security Valuation done during February 2022 during last CIRP Average Fair Value: Rs.37.80 crore</p> <p>Security created vide: i) Declaration and Undertaking in the matter of mortgage by deposit of Title Deed dtd 27.08.1996 ii) Declaration and Undertaking in the matter of joint mortgage by deposit of title deed dtd. 27.04.1998 iii) Declaration and Undertaking in the matter of mortgage by deposit of Title Deed- Constructive Delivery dtd 02.12.2008 iv) Memorandum of Entry dtd 03.12.2008</p> <p>C. Collateral Security: Pledge of shares of Cheema Spintex Limited: Pledge of 8,000 shares by Sh. Amarjit Singh Cheema Pledge of 8,000 shares by Sh. Partap Singh Cheema Pledge of 40,000 shares by Smt. Savinder Kaur Pledge of 60,000 shares by Smt. Joginder Kaur Pledge of 4,00,000 shares by Shri Gurdial Singh Cheema Pledge of 5,30,000 shares by Shri Massa Singh Pledge of 1,40,000 shares by Shri Jagir Singh Pledge of 1,30,000 shares by Smt. Kirpal Kaur Pledge of 13,500 shares by Sh. Tarlok Singh Cheema Pledge of 10,93,945 shares by M/s SBS Finlease Private Limited</p> <p>D. Guarantee: For Rupee Term Loan and Foreign Currency Loan Personal Guarantees of: i. Mr. Hardyal Singh Cheema, ii. Mr. Harbajan Singh Cheema, iii. Mr. Amarjeet Singh Cheema, iv. Mr. Pratsap Singh Cheema. Corporate Guarantee of: v. M/s Cheema Papers Boards Pvt. Ltd. (later rechristened as M/s Cheema Papers Ltd.) vi. M/s Cheema Papers Mills Pvt. Ltd vii. M/s Cheema Papers Ltd. The claim is covered by above guarantees. Security created vide: i) Deeds of Guarantee dtd. 09.08.1995 ii) Deeds of Guarantee dtd. 23.07.1997 iii) Deeds of Guarantee dtd. 15.02.2000 & 16.02.2000 Latest network of guarantors not known.</p>
2	Punjab National Bank	29-05-2024	23,01,63,965	23,01,63,965	Secured Financial Creditor	23,01,63,965	23,01,63,965	No	6.68%	-	-	-	<p>Primary Security: IP Factory land and Building: 2nd Pari Passu charge over fixed assets of the company since IDBI is having first charge over the Company assets (movable and immovable).</p> <p>Collateral Security: Agriculture land 45.03 acres (Now 20.45 acres) at village Majrian Tehsil Kharar, Dist Mohali: Previously, PNB was sharing the charge along with SBI on 1 pari-passu basis. However, SBI has already done OTS with the borrower, after which PNB has exclusive charge over the security.</p>
Total			3,44,34,94,841	3,44,34,94,841		3,44,34,94,841	3,44,34,94,841		100.00%	-	-	-	