



Annexure 3

Name of Corporate Debtor: Sigtia Constructions Private Limited;

Date of Commencement of CIRP: February 07, 2025

List of secured financial creditors (other than financial creditors belonging to any class of creditors) as on February 07, 2025

Drawn for claims up to February 25, 2025

Sl. No.	Name of creditor	Details of claim received		Details of claim admitted							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	Amount of contingent claim				
1.	Omikara Assets Reconstruction Private Limited	25.02.2025	4536,99,16,360	1160,70,00,000	Secured	1160,70,00,000	0	No	100	0	0	0	3376,29,16,360	Refer Note:1
	Total		4536,99,16,360	1160,70,00,000		1160,70,00,000	0			0	0	0	3376,29,16,360	

Note 1:

1. Exclusive charge by way of registered mortgage of free sale FSI to the extent of 26,250.46 sq mtrs Built-up area inclusive of proportionate fungible FSI rights, along with any future development potential, arising out of the development of the SR Scheme being proposed on all those pieces and parcels of land bearing CTS No. 439, 439/1 to 2, 440, 440/1 to 6, 441, 441/1 to 3, 442, 442/1 to 3, 447, 447/1 to 3, 448, 448/1 to 5, 451, 451/1 to 13, 452, 452/1 to 24, 453, 453/1 to 5, 454A aggregately admeasuring 26074.20 sq mtrs. or thereabouts lying and being at Village Vile Parle (W) Taluka Andheri, Mumbai Suburban District situated at Prem Nagar, IRLA Talav, S.V. Road, Vile Parle (West), Mumbai 400058.

2. Exclusive charge by way of hypothecation whereunder all the receivables from the sold and unsold flats/units in the property described in the Schedule therein was hypothecated in favour of Piramal Capital & Housing Finance Limited. Exclusive charge by way of hypothecation of Current Assets and receivables of Company.

