

Secured financial creditors (other than financial creditors belonging to any class of creditors) in case of Manomay Ventures Pvt Ltd															21-11-2025
Project	Sr. No.	Name of the Creditor	Details of claim received		Details of claim admitted							Amount of Contingent Claims	Amount of any mutual dues, that may be set-off	Amount of Claim Not Admitted	Amount of Claims under Verification
			Date of receipt	Amount of claims received	Amount of claims admitted	Nature of Claim	Amount covered by security interest	Amount covered by guarantee	Whether related party ?	Voting Rights	% of voting share in CoC				
C-01	1	J. C. Flowers Asset Reconstruction Private Limited (Acting in capacity as Trustee of JCF Yes Trust 2022-23/13)	14-05-2025	54,06,59,06,123	54,06,59,06,123	Secured Loan	54,06,59,06,123	54,06,59,06,123	No	Yes	93.47%	-	-	-	-
C-02	2	Yes Bank	19-12-2024	9,91,23,900	9,90,00,000	Secured Loan	9,90,00,000	9,90,00,000	No	Yes	0.17%	-	-	-	1,23,900
				54,16,50,30,023	54,16,49,06,123		54,16,49,06,123	54,16,49,06,123			93.64%	-	-	-	1,23,900

Note :

C) Security Interest: - JC Flower Asset Reconstruction
Exclusive charge over development rights/land of Majaswadi Project:
a. 23 acres in Andheri with a saleable area potential of up to 32 lakh sq. ft. (LSF), including charge on project cash flows.
b. Realizable value of the underlying security as per valuation report dated April 2023 is ₹343 crores.

Personal Guarantees:
a. Mr. Gaurav Gupta
b. Mr. Babula! Verma
c. Mr. Kamal Kishore Gupta

Corporate Guarantee:
c. Provided by Omkar Realtors & Developers Pvt. Ltd. (ORDPL), recently renamed as "Memphis Realtors Pvt Ltd". Address: Popular Metal Works, Tatya Tope Marg, Joglekarwadi, Sion Fish Market, Sion (E), Mumbai - 400022.

Pledge on shares:
d. 30% shareholding of Omkar Ventures Pvt Ltd (OVPL) held by ORDPL.
e. Balance 70% shares under negative lien.

D) Security Interest: - Yes Bank Limited

- Cash margin in the form of Lien-marked FD of ~INR 1.93 Cr. Exclusive charge over development rights/land of Majaswadi Project:
- Charge by way of registered mortgage on the freehold rights/ development rights/ interest/ FSI with respect to ~ 95,490 Sq. Mtr. (including any FSI loaded on this land) along with structured built thereon (present and future) and charge by way registered mortgage on FSI development rights/ interest of any land proposed to be acquired and clubbed with the project alongwith structured built thereon (present and future) having a minimum saleable area of~ 32,00,000 Sq. Ft
- Charge on all movable and current assets (both present and future) including project receivables/ existing & future receipts/ collections and insurance proceeds pertaining to the Project along with the escrow of the same.

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b. Balance 70% shares under negative lien.

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