

## Annexure - 3

Name of the corporate debtor: Immaculate Agro Spices Private Limited; Date of commencement of CIRP: 2nd December 2025; List of creditors as on: 30th January, 2026  
List of Secured Financial Creditors (other than financial creditors belonging to any class of creditors)

(Amount in ₹)

Sr. No.	Name	Identification No.	Details of claim received		Details of claim admitted						Amount of contingent claim	any mutual dues, that may be set-off	Amount of claim not admitted	Amount of claim under verification	Remarks
			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					
1	Axis Bank Limited	L65110MH2003PLC143249	16-12-2025	11,04,02,118.96	11,04,02,118.96	Secured Financial Creditor	11,04,02,119	11,04,02,119	No	25.70	-	-	-		Primary: First charge by way of hypothecation of the Company's entire current assets, both present and future, ranking pari passu with Bank Of Maharashtra and Samunnati Financial Intermediation And Services Private Limited.  Collateral: Exclusive charge by way of EM on property of a third party - 325 cents of land in Sy No. 318/4, 318/5, 318/6, 318/7,321/7,321/8, 323/14.323/15 and 323/5 including commercial building with area of 23400 sq ft in Mananthavadi Taluk, Cherukattur Village. Wayanad Dist owned by Mr. Easho Cheriyan.
2	Yes Bank Limited	L65190MH2003PLC143249	18-12-2025	3,23,05,663	3,23,05,663	Secured Financial Creditor	3,23,05,663	3,23,05,663	No	7.521	-	-	-		All piece and parcel of property admeasuring 19.71 Ares with building (Dorr No.1/169), located in Memury Village, Muvattupuzha Taluk, Ernakulam Dt. ( Doc No. 252/2024 - Piravom Sub Registry)  All piece and parcel of property admeasuring 03.34 Ares with building (Door No. 55/54), situated in Re. Sy. No 587/4, Panniyankara Village, Kozhikode Taluk, Kozhikode Dt. ( Doc No. 2650/2023 of Meenchantha Sub Registry)
3	HDFC Bank Ltd.	L65920MH1994PLC080618	13-01-2026	14,20,66,936	14,20,66,936	Secured Financial Creditor	14,20,66,936	13,97,10,552	No	33.07					Security: Pari Passu Charge with Axis Bank on hypothecated Stocks and Debts  Collateral: All that piece and parcel of land of a third party - 68.10 Ares in Re -Sy No. 77/14, and building therein bearing Door Nos. VII/384, 384/1, 384/2, 384/3, 384/5, 384/6, 384/7, 384/8, 384/9, 385, 386, 386/1, 386/2, 386/4, 386/5, 386/6, and 386/7 together with all improvements attached there to and easement right in Kunnankulam Viilage, Kunnankulam Taluk, Trissur Dist owned by Mr. Nimesh Paul by virtue of sale deed no 274/1964, Sale Deed No. 1162/1984, Will No. 132/2016and sale deed No. 1305/2000registered at SRO, Kunnankulam.
<b>Total</b>				<b>28,47,74,718</b>	<b>28,47,74,718</b>	<b>-</b>	<b>28,47,74,718</b>	<b>28,24,18,334</b>	<b>-</b>	<b>66.29</b>	<b>-</b>	<b>-</b>	<b>-</b>		