

Annexure - 3

Name of the corporate debtor:

Shipra Estate Limited

Date of commencement of CIRP:

24-Jan-24

List of creditors as on

08-Apr-26

CIN No

U70101DL1987PLC029594

List of secured 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 | Capital India Finance Limited- i) Manhattan Infra Service Private Limited | 01-02-2024 | 10,29,96,676 | | | | | | | - | 10,29,96,676 | - | |
| 2 | Capital India Finance Limited- ii) Jayantah Buildtech Private Limited | 01-02-2024 | 7,40,70,308 | | | | | | | | 7,40,70,308 | - | |
| 3 | Morgan Asian Private Limited | 06-02-2024 | 93,37,15,394 | 93,37,15,394 | | 93,37,15,394 | No | 12.70 | | | - | - | |
| 4 | Genesis Finance Company Limited | 07-02-2024 | 9,69,95,238 | 4,42,45,980 | | 4,42,45,980 | No | 0.60 | | | - | 5,27,49,258 | |
| 5 | Indiabulls Housing Finance Limited , (now known as Samman Capital Limited) (Refer Note 1) | 07-02-2024 | 6,81,59,08,252 | 1 | | | No | 0.00 | 6,81,59,08,251 | | - | - | Note 1 |
| 6 | CFM Asset Reconstruction Private Limited | 07-02-2024 | 46,17,71,405 | 46,17,71,405 | | 46,17,71,405 | No | 6.28 | | | - | - | |
| 7 | BPM Buildestate Private Limited | 14-11-2025 | 3,68,02,92,431 | 1 | | | No | 0.00 | 1,90,40,00,000 | | 1,77,62,92,430 | | |
| | Total | | 12,16,57,49,704 | 1,43,97,32,781 | | 50,60,17,385 | | 19.58 | 8,71,99,08,251 | | - | 1,95,33,59,414 | 5,27,49,258 |

Note 1 : Debentures originally issued by the Corporate Debtor in favour of 360 ONE Asset Management Limited were assigned to BPM Buildestate Private Limited pursuant to a Settlement Agreement dated 29 September 2023. The liability towards BPM Buildestate Private Limited was proposed to be settled through transfer of identified land and development rights; accordingly, the claim is admitted contingently, subject to confirmation from BPM Buildestate Private Limited that the development rights transferred to BPM and the agreement to sell stand cancelled and are not legally enforceable.