

ANNEXURE - B

Consolidated List of Creditors of Corporate Debtors - Sigtia Group

Summary of List of claims as on March 16, 2026

Drawn for claims up to March 16, 2026

Filing under clause (ca) of sub-regulation (2) of regulation 13 of the IBBI (Insolvency Resolution Process for Corporate Persons) Regulations, 2016

Sr.	Category of creditor	Summary of claims received		Summary of claims admitted		Amount of contingent claims	Amount of claims not admitted	Amount of claims under verification	Details in Annexure	Remarks, if any
		No. of claims	Amount	No. of claims	Amount of claims admitted					
1	Secured financial creditors belonging to any class of creditors	0	0	0	0	0	0	0	1	No claims have been received till March 16, 2026
2	Unsecured financial creditors belonging to any class of creditors	04	1,22,22,00,000	0	0	0	1,22,22,00,000	0	2	Annexure -2
3	Secured financial creditors (other than financial creditors belonging to any class of creditors)	01	92,00,02,22,246	01	73,99,94,51,154	0	18,00,07,71,092	0	3	Annexure -3
4	Unsecured financial creditors (other than financial creditors belonging to any class of creditors)	01	3,00,00,000	0	0	0	3,00,00,000	0	4	Annexure -4



5	Operational creditors (Workmen)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	No claims have been received till March 16, 2026
6	Operational creditors (Employees)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	No claims have been received till March 16, 2026
7	Operational creditors (Government Dues)	06	6,42,19,93,488	05	4,31,84,33,212	2,10,35,60,276	0	0	0	0	0	0	0	0	0	Annexure-7
8	Operational creditors (other than Workmen and Employees and Government Dues)	03	1,04,04,12,005	0	0	49,96,12,005	54,08,00,000	0	0	0	0	0	0	0	0	Annexure - 8
9	Other creditors, if any, (other than financial creditors and operational creditors)	01	1,13,30,77,519	0	0	0	1,13,30,77,519	0	0	0	0	0	0	0	0	Annexure-9
	Total	16	101,84,79,95,258	06	78,31,78,84,366	2,60,31,72,281	20,92,68,48,511	0	0	0	0	0	0	0	0	



Annexure 3

Consolidated List of Creditors of Corporate Debtors - Sigtia Group

List of secured financial creditors (other than financial creditors belonging to any class of creditors) as on March 16, 2026

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	Sigtia Constructions Private Limited													
	Omkara Assets Reconstructions Private Limited	25-02-2025	45,36,99,16,360	27,37,23,53,587	Secured	27,37,23,53,587	0	No	100	0	0	17,99,85,94,773	0	Refer Note:1
2	Prashul Real Estate Private Limited													
	Omkara Assets Reconstructions Private Limited	20-01-2024	10,21,55,65,491	10,21,55,65,491	Secured	10,21,55,65,491	0	No	100	0	0	0	0	Refer Note:2
3	Notion Developers Private Limited													
	Omkara Assets Reconstructions Private Limited	23-01-2024	7,90,94,87,041	7,90,94,87,041	Secured	7,90,94,87,041	0	No	100	0	0	0	0	Refer Note:3



Edweena Real Estate Private Limited													
4	Omkara Assets Reconstructions Private Limited	08-02-2024	12,03,75,12,180	12,03,75,12,180	Secured	12,03,75,12,180	0	No	100	0	0	0	Refer Note:4
5	Earleen Real Estate Developers Private Limited												
	Omkara Assets Reconstructions Private Limited	26-02-2024	16,46,77,41,174	16,46,45,32,855	Secured	16,46,45,32,855	0	No	100	0	0	31,81,319	Refer Note:5
	Total		92,00,02,22,246	73,99,94,51,154		73,99,94,51,154	0		100	0	0	18,00,07,71,092	0

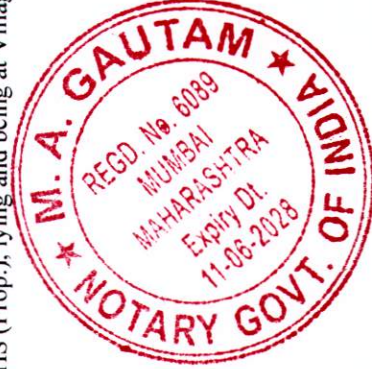
Note 1:

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 26,074.20 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 Omkara Assets Reconstructions Private Limited. Exclusive charge by way of hypothecation of Current Assets and receivables of Company.

Note 2:

1. Exclusive charge by way of registered mortgage of free sale FSI to the extent of 12314.13 sq mtrs area inclusive of proportionate fungible area to be developed and constructed on the Plot 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 of Slum Rehabilitation Scheme of Vile Parle Prem Nagar CHS (Prop.), lying and being at Village Vile Parle (W) Taluka Andheri with present and future unsold Construction thereon.



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 Omkara Assets Reconstructions Private Limited.

Note 3:

1. Exclusive charge by way of registered mortgage of free sale FSI to the extent of 9444.52 sq. mtrs. area inclusive of proportionate fungible area to be developed and constructed on the Plot 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 of Slum Rehabilitation Scheme of Vile Parle Prem Nagar CHS (Prop.), lying and being at Village Vile Parle (W) Taluka Andheri with present and future unsold Construction thereon.
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 Omkara Assets Reconstruction Private Limited.

Note 4:

1. Exclusive charge by way of registered mortgage of free sale FSI to the extent of 13167.66 sq mtrs area inclusive of proportionate fungible area to be developed and constructed on the Plot 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 of Slum Rehabilitation Scheme of Vile Parle Prem Nagar CHS (Prop.), lying and being at Village Vile Parle (W) Taluka Andheri with present and future unsold Construction thereon.

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 Omkara Assets Reconstructions Private Limited.

Note 5:

1. Exclusive charge by way of registered mortgage of free sale FSI to the extent of 15,000 sq mtrs area inclusive of proportionate fungible area to be developed and constructed on the Plot 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 of Slum Rehabilitation Scheme of Vile Parle Prem Nagar CHS (Prop.), lying and being at Village Vile Parle (W) Taluka Andheri with present and future unsold Construction thereon.
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 Omkara Assets Reconstructions Private Limited.

