

Annexure 3														
Name of the corporate debtor: Iraa Clothing Private Limited														
Date of commencement of CIRP: 25/08/2023														
List of Creditors Updated on: 02/07/2026														
List of secured financial creditors (other than financial creditors belonging to any class of creditors)														
(Amount in Rs.)														
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 setoff	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?	% of voting share in CoC					
1	Prudent ARC Limited		22,11,44,366.44	20,57,52,155.58	Secured	Yes	Yes	No	100	No	-	1,53,92,210.86	-	Union bank assigned loan to Prudent
2	Central Bank of India		6,80,065.00	0				No				6,80,065.00		

Note1: Details of Securities Charged:

Primary Security:

- Plot of Factory Land & Building No. B-7/3, Near Camlin Naka, MIDC, Tarapur Industrial Area, Kolvade village, Taluka - Palgar, Boisar (W), 401506. Plot area 7571.15 sq. mtrs.
- Hypothecation of entire Stocks and Book debts including charge over entire current assets.
- Hypothecation of entire existing Plant 7 machineries at Palghar including machineries under proposed term loan.

Collateral Security:

- Equitable Mortgage of Flat no. 601, C-Wing, 6th Floor, Peninsula Park, Opp. D Mart, new viva college, Village Bolinj, Virar (West), Thane – 401303 in the name of Mr. Sunil Biyani & Mrs. Archana Sunil Biyani admeasuring 599 sq. ft.
- Equitable Mortgage of Flat No. 401, 4th Floor, C-Wing, Peninsula Park, Opp. D Mart, new viva college, Village – Bolinj, Virar (W), Thane in the name of Mr. Rakesh Biyani& Mrs. Ekta Biyani admeasuring 599 sq. ft. (Carpet area).
- Equitable Mortgage of Flat No. 203, Ostwal Empire, Boiser, Dist. Palgar in the name of Mrs. Sampat Devi Biyani admeasuring 1120 sq. ft.