

List of secured financial creditors (Other than financial creditors belonging to any class of creditors)															(Amount in ₹)	
Sl. No.	Name of creditor	Details of claim received		Amount of claim admitted	Nature of claim	Details of claim admitted			Whether related party?	% of voting share in CoC	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	Security Interest
		Date of receipt	Amount claimed			Amount covered by security interest	Amount covered by guarantee									
1	Omkara Assets Reconstructions Pvt Ltd	20-02-2025	3,27,46,97,723.00	3,27,46,97,723.00	Secured	3,27,46,97,723.00	₹50 million	No	70.36%	Nil	Nil	Nil	Nil			Refer Note 1
	Total		3,27,46,97,723.00	3,27,46,97,723.00		3,27,46,97,723.00	-		70.36%	-	0	0	-			

Note: The claims admitted may change in case of receipt of any additional information/documents from the claimants and/or updation of Books of Accounts.

Note:	
1	Originally, the loan was taken from ICICI Bank Limited. Later the debt was assigned to Omkara Assets Reconstructions Pvt Ltd vide Assignment Agreement dated 30.03.2026 Guarantees given for the facilities by Personal Guarantors Mr. Sanjay Chhabria and Mrs. Ritu Chhabria upto the aggregate liability of INR 850 million in favour of ICICI Bank vide Guarantee Deed dated 12 April 2016. Development rights of all the piece and parcel of land bearing C.S. No.: 410 of Malabar and Cumbala Hill Division, Mumbai. admeasuring approx. 1,370.97 sq. mtrs. , including all structures. Development rights of all the piece and parcel of land bearing C.S. No.: 409 of Malabar and Cumbala Hill Division, Mumbai. admeasuring approx. 775.93 sq. mtrs. , including all structures.