

Annexure-3

Name of the corporate debtor: IBD Universal Private Limited; Date of commencement of liquidation: 22.05.2024 ; List of stakeholders as on: 28.03.2025

S. No.	Name of creditor	Details of claim received		Details of claim admitted											
		Date of receipt	Amount claimed	Amount of claim admitted	Nature of claim	Amount covered by security interest	Whether security interest relinquished? (Yes/No)	Details of Security Interest	Amount covered by guarantee	% share in total amount of claims admitted	Amount of contingent claim	Amount of any mutual dues, that may be set off	Amount of claim rejected	Amount of claim under verification	Remarks, if any
1	Bank of Baroda	11.07.2024	901934432	901262478	Secured	Yes	Yes	Yes	Attached	39.38%	NA	NA	671955	0	Admitted by the erstwhile liquidator in the liquidation process.
2	Canara Bank	19.07.2024	135559419	135559419	Secured	Yes	Yes	Yes	Attached	5.92%	NA	NA	0	0	Admitted by the erstwhile liquidator in the liquidation process.
3	Union Bank	18.07.2024	276900000	276900000	Secured	Yes	Yes	Yes	Attached	12.10%	NA	NA	0	0	Admitted by the erstwhile liquidator in the liquidation process.
4	Alchemist Asset Reconstructin Compnay Ltd.	19.07.2024	117062113	117062113	Secured	Yes	Yes	Yes	Attached	5.11%	NA	NA	0	0	Admitted by the erstwhile liquidator in the liquidation process.

**Security Interest Details**

Name of Creditor	Security Interest	
Bank of Baroda	First charge over all the assets of the corporate debtor as they have provided corporate guarantee to the loan facilities availed by M/s NIIL Infrastructure Pvt Ltd and the charge is registered in ROC	
Canara Bank	Mortgage of Land and semi-finished real estate project “Kings Park-Pearl & Onyx” located at E-8 extn., adjoining world way International School, Bawadiya Kalan, Bhopal (M.P.). Land is in the name of Mrs. Omvati Patidar. She has entered into joint venture with IBD Universal Pvt Ltd for the development of project & also holding more than 33.53% of Equity shares of IBD Universal Pvt Ltd. Also charge is registered with ROC in favour of Canara Bank.	
Union Bank	1. EM-Total Land and Building at Mahabadiya Village Ph no 31 Tehsil Huzur Kolar Road Bhopal at land measuring 4.52 acres. Project name IBD hallmark citii phase 4 & Hypothecation of present and future receivables from sold/booked units of the project on 29.08.2014 was estimated valued at Rs. 25.74 crores. Present Valuation as per report dated 12.10.2021 of Land and Building of Rs. 7.38 crores. 2. Collateral EM of house no. E-1/192 Arera Colony Bhopal dated 22.10.2014 of Rs. 10.38 crores. Present Valuation as per report dated 07.10.2021 of Rs. 7.06 crores. 3. Hypothecation of current assets and book debts.	
Alchemist Asset Reconstruction Company Limited	Mortgage of part of land at Real estate project “IBD Glory Citii” located at village Bhauri, Patwari Circle No. 34 Tehsil Huzur, District Bhopal.	