

Name of the corporate debtor: Chinar Realty Private Limited

CIN:- :U45201MP1999PTC013256

Date of commencement of Liquidation 11-06-2025 (Order received to Liquidator on-12-06-2025)

List of creditors Version 1.0 as on: 23.07.2025 (Based on the claim received upto 11.07-2025)

Filing under clause (d) of sub-regulation (5) of regulation 31 of the IBBI (Liquidation Process) Regulations, 2016

Sl. No.	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	Unpaid insolvency resolution process costs				1,456,125	0	0	0	NA	
2	Liquidation costs incurred till date				0	0	0	0	NA	
3	Secured financial creditors (other than financial Creditors belonging to any class of creditors)	2	3,197,669,141	2	3,197,669,141	0	0	0	Annexure-I	
4	Unsecured financial creditors belonging to any class of creditors	16	30,486,684	13	23,583,576	0	7,903,746	0	Annexure-II	
5	Unsecured financial creditors (other than financial creditors belonging to any class of creditors)	3	28,411,020	0	0	0	28,411,020	0	Annexure-III	
6	Operational creditors (Workmen)	0	0	0	0	0	0	0	NA	
7	Operational creditors (Employees)	0	0	0	0	0	0	0	NA	
8	Operational creditors (Government Dues)	3	46,276,119	3	46,276,119	0	0	0	Annexure-IV	
9	Operational creditors (other than Workmen,Employees and Government Dues)	5	7,424,814	1	1,981,000	0	5,443,814	0	Annexure-V	
10	Other stakeholders, if any (other than financial Creditors and operational Creditors)	2	2,014,960,000	0	0	0	14,960,000	2,000,000,000	Annexure-VI	
Total		31	5,325,227,778	19	3,270,965,961	0	56,718,580	2,000,000,000	0	

General Notes (GN)

GN. 1 The liquidator has made the best estimate of the amount for admission of the claim wholly or partially based on the information & proofs of claims as made available to her by the claimant and based on the records and information provided by the corporate debtor.

GN. 2 Admission of this claim is subject to change pursuant to any other information/documents as may be received from the borrower or otherwise available to the Liquidator in due course of the Liquidation Proceedings.

GN 3. The liquidator reserve his right to modify an entry in the list of stakeholders, when he comes across additional information warranting such modification, and shall modify the entry in the manner directed by the Adjudicating Authority.

GN 4. Any distribution based the claim admitted herein shall be subject to reduction of any recovery made by the claimant on account of respective claim (Whether specifically mentioned in this list of stakeholders or otherwise)

Mohd Raees Sheikh
Liquidator of Chinar Realty Private Limited.
(Company under liquidation)
Reg. no.: IBBI/IPA-002/IP-N00957/2020-2021/13094
Email: liquidation.chinarrealty@gmail.com (process specific)
mrsheikh.pcs@gmail.com (registered with IBBI)
Address of the Liquidator registered with IBBI:
213 Azad Nagar Goli-Karkhana Indore-452001 MP

Annexure-1

Name of the corporate debtor: Chinar Realty Private Limited

CIN:- :U45201MP1999PTC013256

Date of commencement of Liquidation 11-06-2025 (Order received to Liquidator on-12-06-2025)

List of creditors Version 1.0 as on: 23.07.2025 (Based on the claim received upto 11.07-2025)

List of Secured Financial Creditors

(Amount in INR)

Sl. No.	Name of creditor	Details of claim received		Details of claim admitted						Amount of contingnt 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	Whether Security interest relinquished (Yes/No)	Amount covered by guarantee	% share in total amount of claim admitted					
1	Omkara Assets Reconstruction Private Limited	08-07-25	3,150,128,334	3,150,128,334	Secured FC	3,150,128,334	Yes	3,150,128,334	96.35	Nil	Nil	Nil	Nil	Details of Security Interest in Note A Details of Security Interest in Note B
2	Punjab & Sindh Bank	10-07-25	47,540,807	47,540,807	Secured FC	47,540,807	Yes	47,540,807	1.45	Nil	Nil	Nil	Nil	
Total			3,197,669,141	3,197,669,141					97.80			0	0	

Specific Notes (SN)

NOTE Note A [Omkara Assets Reconstruction Pvt. Ltd]

A. Primary Security:

Exclusive Charge by way of mortgage of plot of land admeasuring approx. 23.07 acres containing the project “Chinar Dream CT” situated at Revenue survey No 1053/2, 1059/1, 1073, 1074,1075,1096,1059/2,1060,1053/1 part admeasuring 0.226 hectares out of 0.400 hectares 1055\2 ,209,210,211 212 ,213 ,214, 215, & 216, 217, 218, 219, 220, 221,222 & 223, situated at village Ratanpur sadak & Narela Hanumant Singh, P.H. No 26/44, Block Panda outside of Bhopal municipal corporation limits, Tehsil Huzur Distt Bhopal,along with the present and future construction thereon a mentioned in the mortgage declaration

Collateral Securities

(i). Plot of land admeasuring aproxx. 9558.43 ft. bearing plot No 22, 23, 30 & 31 containing commercial building at “Chinar Fortune city” (excluding shop nos 12 & 13 on ground floor) at revenue survey no 367, 374 , 386/4/3/1/1, at village Bawaria kalan, Patwari Halka No 42 ,Muncipal Ward No. 53, Tehsil Huzur Distt. Bhopal.

(ii). Plot of land admeasuring aproxx. 67,318.06 sq ft in project “Chinar Incube Business Center”, plot No 1 to 19, at “Chinar Fortune City”, at land revenue survey no 367, 374,386/4/3/1/1 at village Bawaria kalan, Patwari Halka No 42, Muncipal Ward No. 53, Tehsil Huzur Distt. Bhopal along present and future construction thereon excluding ‘Sold & Registered’ units as mentioned in the mortgage declaration.

(iii). Plot of land admeasuring aproxx. 44,514.52 sq ft in project along present and future construction thereon “Chinar Florance” situated at, block No 8 to 9, being developed over land bearing revenue survey no 38 & 42, Village Baroda P.H. No 36/29, Tehsil Huzur Distt. Bhopal along present and future construction thereon excluding ‘Sold & Registered’ units as mentioned in the mortgage declaration.

(iv). Plot of land admeasuring aproxx. 15.250 hectares in project along present and future construction thereon in project “Chinar 7th mile” situated at Khasara Number 87,83,290/2, 39,68,64,65,46/1,47,51,52,91,83/290/1,42,46/2,38/3,78/1,66,69,70,67,37 at village Baroda P.H. No. 36,35/29, tehsil Huzur Distt. Bhopal.

(v). Plot of land admeasuring aproxx 4.92 acers in project “Chinar Nest” situated at revenue survey no 64 & 65 (old. 31/3,33/1,47,48/3/4/7) at village Baroda P.H. No. 35/29, tehsil Huzur Distt. Bhopal. along present and future construction thereon excluding ‘Sold & Registered’ units as mentioned in the mortgage declaration

NOTE B NOTE B [Punjab &Sind Bank]

11 shops bearing numbers A1,A3,A7,A8,A14,B4,B5,B6,B7,B13,B15 Area- 3080 sq ft Ground floor ,and Office Area 46062.82sq ft +5247 sq ft at 1st Floor on commercial plot 24,25,26,27,28 & 29 situated at High Street Mall, Chinar Fortune City, Bawadia Kalan ,Hoshangabad Road, Bhopal.

Annexure-II

Name of the corporate debtor: Chinar Realty Private Limited CIN:- :U45201MP1999PTC013256

Date of commencement of Liquidation 11-06-2025 (Order received to Liquidator on-12-06-2025)

List of creditors Version 1.0 as on: 23.07.2025 (Based on the claim received upto 11.07-2025)

List of Unsecured Financial Creditors

(Amount in INR)

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 guarantee	Whether related party?	% share in total amount of claim admitted					
1	Aparna Tamaskar	20.05.2024	2,200,285	0	Unsecured	0	No	0.00	0	0	2,200,285	0	Claim not related to the Corporate Debtor
2	Narmada Prasad Hariyale	05.06.2024	2,121,847	1,871,441	Unsecured	0	No	0.06	0	0	250,406	0	
3	Pramod Kumar Pandey	20.06.2024	3,102,976	3,101,247	Unsecured	0	No	0.09	0	0	1,729	0	
4	Arun Dhatra	25.06.2024	969,449	965,511	Unsecured	0	No	0.03	0	0	3,938	0	
5	Shyam Prakash Trivedi	17.06.2024	1,967,400	0	Unsecured	0	No	0.00	0	0	1,967,400	0	Claimant already in possession of the flat and having possession letter
	Gurmeet Singh	20.05.2024	3,197,735	0	Unsecured	0	No	0.00	0	0	3,197,735	0	
6													
7	Pradeep Gupta and Neetu	05.06.2024	699,338	699,338	Unsecured	0	No	0.02	0	0	0	0	
8	Akash Nagar	29.06.2024	288,848	288,848	Unsecured	0	No	0.01	0	0	0	0	Revised from CA
9	Ajay Moraiya	29.06.2024	1,100,320	1,087,388	Unsecured	0	No	0.03	0	0	12,932	0	
10	Renu Shrivastava	28.06.2024	1,743,507	1,736,997	Unsecured	0	No	0.05	0	0	6,510	0	
11	Prasad Pillai	08.07.2024	422,507	371,447	Unsecured	0	No	0.01	0	0	51,060	0	
12	Aditya Kumar Gupta	09.07.2024	1,148,000	2,148,638	Unsecured	0	No	0.07	0	0	0	0	
13	Shasher Singh	03.07.2024	2,941,627	2,931,284	Unsecured	0	No	0.09	0	0	10,343	0	
14	Neeti Tripathi	10.07.2024	1,038,000	836,592	Unsecured	0	No	0.03	0	0	201,408	0	
15	Sachin Sinha	19.09.2024	1,174,116	1,174,116	Unsecured	0	No	0.04	0	0	0	0	
16	Kotak Mahindra Bank Ltd	02.07.2025	6,370,729	6,370,729	Unsecured	0	No	0.19	0	0	0	0	
Total			30,486,684	23,583,576				0.72	0	0	7,903,746	0	

Specific Notes (SN)

SN 1 : For claimants who did not file a claim during the liquidation process from any of the above classes of creditors, the claims submitted during the CIRP were considered in accordance with Regulation 12(2) of the Liquidation Process Regulations, 2016

General Notes (GN)

GN. 1 The liquidator has made the best estimate of the amount for admission of the claim wholly or partially based on the information & proofs of claims as made available to her by the claimant and based on the records and information provided by the corporate debtor.

List of Unsecured Financial Creditors

(Amount in INR)

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 guarantee	Whether related party?	% share in total amount of claim admitted					

GN. 2 Admission of this claim is subject to change pursuant to any other information/documents as may be received from the borrower or otherwise available to the Liquidator in due course of the Liquidation Proceedings.

GN 3. The liquidator reserve his right to modify an entry in the list of stakeholders, when he comes across additional information warranting such modification, and shall modify the entry in the manner directed by the

GN 4. Any distribution based the claim admitted herein shall be subject to reduction of any recovery made by the claimant on account of respective claim (Whether specifically mentioned in this list of stakeholders or not)

Annexure-III

Name of the corporate debtor: Chinar Realty Private Limited CIN:- :U45201MP1999PTC013256
Date of commencement of Liquidation 11-06-2025 (Order received to Liquidator on-12-06-2025)
List of creditors Version 1.0 as on: 23.07.2025 (Based on the claim received upto 11.07-2025)

List of Unsecured Financial Creditors

(Amount in INR)

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 guarantee	Whether related party?	% share in total amount of claim admitted					
1	Mukesh Moolchandani	20.05.2024	280,000	0	Unsecured	0	Yes	0.00	0	0	280,000	0	No relevant supporting documents Provided
2	Neesha Tarun Tulsiani	20.05.2024	8,449,787	0	Unsecured	0	Yes	0.00	0	0	8,449,787	0	No relevant supporting documents Provided
3	HNМ Leasing & Finance Pvt Ltd.	20.05.2024	19,681,233	0	Unsecured	0	Yes	0.00	0	0	19,681,233	0	No relevant supporting documents Provided
Total			28,411,020	0				0.00	0		28,411,020	0	

Specific Notes (SN)

SN 1 : For claimants who did not file a claim during the liquidation process , the claims submitted during the CIRP were considered in accordance with Regulation 12(2) of the Liquidation Process Regulations,

General Notes (GN)

GN. 1 The liquidator has made the best estimate of the amount for admission of the claim wholly or partially based on the information & proofs of claims as made available to her by the claimant and based on the records and information provided by the corporate debtor.

GN. 2 Admission of this claim is subject to change pursuant to any other information/documents as may be received from the borrower or otherwise available to the Liquidator in due course of the Liquidation Proceedings.

GN 3. The liquidator reserve his right to modify an entry in the list of stakeholders, when he comes across additional information warranting such modification, and shall modify the entry in the manner directed by the Adjudicating Authority.

GN 4. Any distribution based the claim admitted herein shall be subject to reduction of any recovery made by the claimant on account of respective claim (Whether specifically mentioned in this list of stakeholders or otherwise)

Annexure-IV

Name of the corporate debtor: Chinar Realty Private Limited CIN:- :U45201MP1999PTC013256
Date of commencement of Liquidation 11-06-2025 (Order received to Liquidator on-12-06-2025)
List of creditors Version 1.0 as on: 23.07.2025 (Based on the claim received upto 11.07-2025)

List of operational creditors Government Dues

(Amount in INR)

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 lien or attachment pending disposal	Whether lien / attachment removed? (Yes/No)	Amount covered by guarantee	% share in total amount of claim admitted					
1	Assistant Commercial CGST & Central Excise Division 1 Bhopal (MP)	27.06.2025	35,488,723	35,488,723	Unsecured	0	No	0	1.09	0	0	0	0	As per Order dated 19.06.2025
2	Provident Fund Organisation	26.06.2025	9,766	9,766	Unsecured	0	No	0	0.00	0	0	0	0	
3	Commercial Tax Officer & Additional Tehsildar Commercial Tax Department	20.05.2024	10,777,630	10,777,630	Unsecured	0	No	0	0.33	Nil	Nil	0	0	
Total			46,276,119	46,276,119					1.42			0	0	

Specific Notes (SN)

SN 1 : For claimants who did not file a claim during the liquidation process , the claims submitted during the CIRP were considered in accordance with Regulation 12(2) of the Liquidation Process Regulations, 2016

General Notes (GN)

GN. 1 The liquidator has made the best estimate of the amount for admission of the claim wholly or partially based on the information & proofs of claims as made available to her by the claimant and based on the records and information provided by the corporate debtor.

GN. 2 Admission of this claim is subject to change pursuant to any other information/documents as may be received from the borrower or otherwise available to the Liquidator in due course of the Liquidation Proceedings.

GN 3. The liquidator reserve his right to modify an entry in the list of stakeholders, when he comes across additional information warranting such modification, and shall modify the entry in the manner directed by the Adjudicating Authority.

GN 4. Any distribution based the claim admitted herein shall be subject to reduction of any recovery made by the claimant on account of respective claim (Whether specifically mentioned in this list of stakeholders or otherwise)

Annexure-V

Name of the corporate debtor: Chinar Realty Private Limited CIN:- :U45201MP1999PTC013256

Date of commencement of Liquidation 11-06-2025 (Order received to Liquidator on-12-06-2025)

List of creditors Version 1.0 as on: 23.07.2025 (Based on the claim received upto 11.07-2025)

List of operational creditors (other than Workmen, Employees and Government Dues)

(Amount in INR)

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 lien or attachment pending disposal	Whether lien / attachment removed? (Yes/No)	Amount covered by guarantee	% share in total amount of claim admitted					
1	Achalnath Vishwakarma	20.05.2024	377,121	0	Unsecured	0	0	0	0.00	0	0	377121	0	
2	Premlal Lodhi	20.05.2024	1,164,919	0	Unsecured	0	0	0	0.00	0	0	1164919	0	
3	Ravi Shankar	20.05.2024	277,358	0	Unsecured	0	0	0	0.00	0	0	277358	0	
4	Vijay Chhabra	20.05.2024	217,516	0	Unsecured	0	0	0	0.00	0	0	217516	0	
5	Madhya Pradesh Today Media Limited	20.05.2024	5,387,900	1,981,000	Unsecured	0	0	0	0.06	0	0	3406900	0	
Total			7,424,814	1,981,000					0.06			5,443,814	0	

Specific Notes (SN)

SN 1 : All the above claimants did not file a claim during the liquidation process , the claims submitted during the CIRP were considered in accordance with Regulation 12(2) of the Liquidation Process Regulations, 2016

General Notes (GN)

GN. 1 The liquidator has made the best estimate of the amount for admission of the claim wholly or partially based on the information & proofs of claims as made available to her by the claimant and based on the records and information provided by the corporate debtor.

GN. 2 Admission of this claim is subject to change pursuant to any other information/documents as may be received from the borrower or otherwise available to the Liquidator in due course of the Liquidation Proceedings.

GN 3. The liquidator reserve his right to modify an entry in the list of stakeholders, when he comes across additional information warranting such modification, and shall modify the entry in the manner directed by the Adjudicating Authority.

GN 4. Any distribution based the claim admitted herein shall be subject to reduction of any recovery made by the claimant on account of respective claim (Whether specifically mentioned in this list of stakeholders or otherwise)

Annexure-VI

Name of the corporate debtor: Chinar Realty Private Limited CIN:- :U45201MP1999PTC013256
Date of commencement of Liquidation 11-06-2025 (Order received to Liquidator on-12-06-2025)
List of creditors Version 1.0 as on: 23.07.2025 (Based on the claim received upto 11.07-2025)
List of operational creditors (other than Workmen, Employees and Government Dues)
(Amount in INR)

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 lien or attachment pending disposal	Whether lien / attachment removed? (Yes/No)	Amount covered by guarantee	% share in total amount of claim admitted					
1	Ramesh Kumar Bhawnani, Sheetal Devi, Pinan Chawla, Darshan Chawla, Roshan Chawla	25.06.2025	2,000,000,000	0	Unsecured	0	0	0	0.00	0	0	0	2,000,000,000	Note -1
2	Dream City Rehvasi Rakhrakhav Sahkari Sanstha Maryadit	19.05.2024	14,960,000	0	Unsecured	0	0	0	0.00	0	0	14,960,000	0	Note-2
Total			2,014,960,000	0					0.00			14,960,000	2,000,000,000	

Note-1
The claim filed by the land owners Ramesh Kumar Bhavnani, Sheetal Devi, Pinan Chawla, Roshan Chawla is based on the Joint venture agreement dated 07.07.2009 and the agreement dated 28.07.2019 entered into with the corporate debtor. As per the same, out of the unit to be constructed in the phase II, Phase III, IV and V of the project ‘Chinar Dream CT’ the land owners are entitled to total 401 units comprising of 76 units in Phase II, 68 units in phase III, 126 units and phase IV and 131 units in phase V of the project. The claim/ demand submitted by the land owners are based on the assumed lumpsum cost of each flat INR 30 lakhs. Since the ascertainment of each flat is not practically possible at this stage and no clarity for determining the claim amount provided by the claimant Hence the liquidator is not able to determine the claim at this stage

Note-2
The claimants has not file a claim during the liquidation process , the claims submitted during the CIRP were considered in accordance with Regulation 12(2) of the Liquidation Process Regulations, 2016