

Annexure-I

Name of the corporate debtor: Chinara 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 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	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	
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 approx. 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, Municipal Ward No. 53, Tehsil Huzur Distt. Bhopal.

(ii). Plot of land admeasuring approx. 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, Municipal 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 approx. 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 approx. 15,250 hectares in project along present and future construction thereon excluding 'Sold & Registered' units as mentioned in the mortgage declaration.

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 approx 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.