

Annexure-3															
Name of the Corporate Debtor : M/s CUBATICS INDUSTRIES PRIVATE LIMITED (under CIRP)															
Date of commencement of CIRP: 04.06.2025										List of Creditors as on : 03. 11.2025					
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		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	Details of Security Held	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	The Cosmos Co-Op. Bank Ltd.	17.06.2025	21,73,09,050	21,73,09,050	Secured Financial Creditor	21,73,09,050	-	No	35.99%	N.A.	N.A.	-	-	-	The amount claimed by the Financial Creditor has been Admitted by the Interim Resolution Professional.
2	HDFC Bank Limited	16.06.2025	16,79,30,888	16,79,30,888	Secured Financial Creditor	16,79,30,888		No	27.81%	N.A.	N.A.	-	-	-	
3	Axis Bank Limited	12.06.2025	12,57,29,941	12,57,29,941	Secured Financial Creditor	12,57,29,941		No	20.82%	N.A.	N.A.	-	-	-	
	TOTAL		51,09,69,879	51,09,69,879		51,09,69,879			84.62%						

SECURITY INTEREST

AXIS BANK LIMITED

Property Owned by CD

First pari passu charge with CSB Bank on the entire current assets of the Company's unit located at Mochi, Pimpalgaon, Beed both present and future.

Exclusive Charge on the collateral property Gat No 121, Mohoj Khurd, Village Javakhede (Khalsa), Tal. Pahardi, Dist Ahmednagar.

First and Exclusive Charge on 56 Units of TATA LPT 2518 and 1 Unit of Range Rover 4.4 Petrol Lwb Svbs6.

Office 1605, 16th Floor, 'Greenscape' Cyber One Premises Co Operative Society Limited located at Plot No 4 and 6, Sector 30A, Vashi Taluka and Dist Thane admeasuring 70 Sq Mtrs and 57.59 Sq Mtrs.

Property Owned by Mr. Suresh Kute and Mrs. Archana Kute

Property Owned by Mr. Suresh Kute and Mrs. Archana Kute

First pari passu charge with CSB Bank on the collateral property S. No. 15 AA 2, Property No. 314, Parli Vajinath- Beed Highway Samnapur Beed.

CSB BANK LIMITED

Property Owned by CD

Exclusive Charge on entire current assets (present & future) of the Company's Beed unit.

Hypothecation/Mortgage of the entire fixed assets of Beed Unit.

Property under Gat Nos. 120/3 (Pai), @ Jawkhede Khaba, Tal. Pathardi Dist Ahmednagar. RCC / M.S. steel framed Industrial Bldg, Ground floor.

Property owned by Mr. Suresh Kute and Mrs. Archana Kute

Gat No. 68, Dhangarwadi, Majalgaon Beed.

Property under S. No. 53/1(Pai) @ Mouje Bahirwadi, Tal. & Dist. Beed Open NA Plot and Plot bearing under S. No. 53/1(Pai) @ Mouje Bahirwadi, Tal. & Dist. Beed Open NA Plot.

S. No. 15 AA 2 Kasabe Taraf Khod TQ Dist Beed.

S. No. 109 Ksabe Near Reliance Petrol Pump Beed Taraf Giram Tq., Dist Beed.

Shop 3 & 4, First Floor, Chandrana Complex, Cts No. 1825, Property No. 2 -13-513 & 514, Sathe Chowk, Beed.

S. No. 38/1, Manjarumbha, District Beed.

S. No. 44, Plot No. 1, 2, 3, 16, 17 & 18, Bahirwadi Beed.

THE MAHARASHTRA STATE CO-OPERATIVE BANK LTD.

Property owned by Mr. Suresh Kute and Mrs. Archana Kute

All those piece & parcels of land or ground hereditaments and premises together with the factory buildings, office buildings, godowns, residential quarters and other structures standing thereon, at Village Pimpalwadi having Gat No. 20, Villages Sayadpur and Pakhora within the Registration Sub- District of Gangapur, and District Aurangabad having Gut Nos. 20, 26, 27, 28, 45 & 119/1-C.

All those pieces or parcels of land or ground hereditaments and premises together with the factory buildings, office buildings, godowns, residential quarters and other structures standing thereon at Village Bahirwadi and Bobade in Beed Taluka, District Beed having Gat Nos. 16, 51, 52, 55, 194.

All those piece & parcels of land and Boundaries of property at survey number 48 Village Beed Toraf Khod, Tq and Dist Beed.

All those piece & parcels of land and Boundaries of property Flat No. B-13 "Symphony" Building B having area 55.24 sq. mtrs. Gat no. 136, Satara, Beed by pass road, Aurangabad Takula and District Aurangabad.

Contract No	Finance Amount	Product	RC No	Engine Number	Chassis Number	Contract Start Date	Contract End Date	Amount
8000221745	1,419,976.00	LPT1613	MH12AU2182	NA	NA	30-06-23	02-07-27	53690.82
8000221541	1,891,735.00	BB 3723 R	MH23AU1236	NA	NA	30-06-23	02-07-27	94935.01
8000221519	1,891,735.00	BB 3723 R	MH23AU1237	NA	NA	30-06-23	02-07-27	94935.01
8000221520	1,891,735.00	BB 3723 R	MH23AU1238	NA	NA	30-06-23	02-07-27	94935.01
8000221517	1,891,735.00	BB 3723 R	MH23AU1239	NA	NA	03-07-23	02-07-27	94867.62
8000221518	1,891,735.00	BB 3723 R	MH23AU1240	NA	NA	30-06-23	02-07-27	94935.01
8000221515	1,892,553.00	BB 3723 R	MH23AU1241	NA	NA	30-06-23	02-07-27	95027.46
8000221542	1,891,735.00	BB 3723 R	MH23AU1242	NA	NA	30-06-23	02-07-27	89832.48
8000221543	1,892,341.00	BB 3723 R	MH23AU1243	NA	NA	30-06-23	02-07-27	94986.27
8000221514	1,891,735.00	BB 3723 R	MH23AU1244	NA	NA	30-06-23	02-07-27	94935.00
8000221516	1,891,735.00	BB 3723 R	MH23AU1246	NA	NA	30-06-23	02-07-27	94935.01
5003110173	2,378,733.00	LPT1613	MH23AU2160	CRI675DPY103321	MAT373411K2D05651	20-05-19	15-06-24	20368.24
8000189806	1,035,700.00	LPT1613	MH23AU2160	CRI675DPY103321	MAT373411K2D05651	30-09-22	02-10-26	31056.13
5003110179	2,378,733.00	LPT1613	MH23AU2161	CRI675DPY103327	MAT373411K2D05655	20-05-19	15-06-24	20368.24
8000189803	1,035,700.00	LPT1613	MH23AU2161	CRI675DPY103327	MAT373411K2D05655	30-09-22	02-10-26	31056.13
5003110141	2,378,733.00	LPT1613	MH23AU2162	CRI675DPY103376	MAT373411K2D05789	20-05-19	15-06-24	20368.24
8000189816	1,035,700.00	LPT1613	MH23AU2162	CRI675DPY103376	MAT373411K2D05789	30-09-22	02-10-26	31056.13
5003110149	2,378,733.00	LPT1613	MH23AU2163	CRI675DPY103422	MAT373411K2D05810	20-05-19	15-06-24	20368.24
8000189813	1,035,700.00	LPT1613	MH23AU2163	CRI675DPY103422	MAT373411K2D05810	30-09-22	02-10-26	31056.13
5003110147	2,378,733.00	LPT1613	MH23AU2164	CRI675EPY103952	MAT373411K2E06669	20-05-19	15-06-24	20368.24
8000189811	1,035,700.00	LPT1613	MH23AU2164	CRI675EPY103952	MAT373411K2E06669	30-09-22	02-10-26	31056.13
5003110177	2,378,733.00	LPT1613	MH23AU2165	CRI675EPY103906	MAT373411K2E06668	21-05-19	15-06-24	20265.91
8000189804	1,035,700.00	LPT1613	MH23AU2165	CRI675EPY103906	MAT373411K2E06668	30-09-22	02-10-26	31056.13
5003110137	2,378,733.00	LPT1613	MH23AU2166	CRI675DPY103421	MAT373411K2D05809	20-05-19	15-06-24	20368.24
8000189809	1,035,700.00	LPT1613	MH23AU2166	CRI675DPY103421	MAT373411K2D05809	30-09-22	02-10-26	31056.13
5003110139	2,378,733.00	LPT1613	MH23AU2167	CRI675DPY103247	MAT373411K2D05491	20-05-19	15-06-24	20368.24
8000189815	1,035,700.00	LPT1613	MH23AU2167	CRI675DPY103247	MAT373411K2D05491	30-09-22	02-10-26	31056.13
5003110175	2,378,733.00	LPT1613	MH23AU2169	CRI675CPY102748	MAT373411K2D05183	20-05-19	15-06-24	20368.24
8000189810	1,035,700.00	LPT1613	MH23AU2169	CRI675CPY102748	MAT373411K2D05183	30-09-22	02-10-26	31056.13
5003110143	2,378,733.00	LPT1613	MH23AU2172	CRI675DPY102751	MAT373411K2D05103	20-05-19	15-06-24	20368.24
8000189805	1,035,700.00	LPT1613	MH23AU2172	CRI675DPY102751	MAT373411K2D05103	30-09-22	02-10-26	31056.13
5003110145	2,378,733.00	LPT1613	MH23AU2173	CRI675DPY102753	MAT373411K2D05179	20-05-19	15-06-24	20368.24
8000189812	1,035,700.00	LPT1613	MH23AU2173	CRI675DPY102753	MAT373411K2D05179	30-09-22	02-10-26	31056.13

Main items of the plant, machinery, equipments, appliances, accessories, spares, tools, furniture, fittings and other moveable articles lying installed and erected and embedded and lying on the property situated at Village Pimpalwadi having Gat No. 20, Villages Sayadpur and Pakhora within the Registration Sub- District of Gangapur, and District Aurangabad having Gut Nos. 26, 27, 28, 45 & 119/1-C, Village Bahirwadi and Bobade in Beed Taluka, District Beed having Gat Nos. 51, 55, 194 or in the godown of the above property or other godowns of Mr. Suresh Kute and Mrs. Archana Kute or in custody of person who are mercantile agents of Mr. Suresh Kute and Mrs. Archana Kute and all other plant, machinery, appliances, accessories, spares, tools, furniture, fixtures and fittings belonging to Mr. Suresh Kute and Mrs. Archana Kute whatsoever and where so

ever lying including in transit.

All other plants, machinery, goods, articles, chattels, things, stores, motor trucks, motor cars, vehicles, typewriters, furniture, fixtures, fittings and articles lying installed or erected or lying looses in the property situated at Gat No. 20, Villages Sayadpur and Pakhora within the Registration Sub- District of Gangapur, and District Aurangabad having Gut Nos. 26, 27, 28, 45 & 119/1-C, Village Bahirwadi and Bobade in Beed Taluka, District Beed having Gat Nos. 51, 55, 194 or any workshop for repairing or in transit or with any other person as mercantile agents.

Property owned by M/s Tirumalla Agro Industries Private Limited
Gat No. 191, Area 04 Hecter 50 R, P. K. 00-11 Aakaar Rs.21, 44 Paise Pt, total Area 4 Hecter 61 R. Land At Village Malapuri, Taluka and District Beed, vibhag Pedgaon, Within The Limits Of Grampanchayat Malapuri, Beed, Area of land as per Na order dated 15/1/2010 is 46100 Sq Meter.

THE THANE DISTRICT CENTRAL CO-OPERATIVE BANK LIMITED

Property owned by Mr. Suresh Kute and Mrs. Archana Kute

All those piece & parcels of land or ground hereditaments and premises together with the factory buildings, office buildings, godowns, residential quarters and other structures standing thereon, at Village Pimpalwadi having Gat No. 20, Villages Sayadpur and Pakhora within the Registration Sub- District of Gangapur, and District Aurangabad having Gut Nos. 20,26, 27, 28, 45 & 119/1-C.

All those pieces or parcels of land or ground hereditaments and premises together with the factory buildings, office buildings, godowns, residential quarters and other structures standing thereon at Village Bahirwadi and Bobade in Beed Taluka, District Beed having Gat Nos. 16, 51, 52, 55, 194.

All those piece & parcels of land and Boundaries of property at survey number 48 Village Beed Toraf Khod, Tq and Dist Beed.

Main items of the plant, machinery, equipments, appliances, accessories, spares, tools, furniture, fittings and other moveable articles lying installed and erected and embedded and lying on the property situated at Village Pimpalwadi having Gat No. 20, Villages Sayadpur and Pakhora within the Registration Sub- District of Gangapur, and District Aurangabad having Gut Nos. 26, 27, 28, 45 & 119/1-C, Village Bahirwadi and Bobade in Beed Taluka, District Beed having Gat Nos. 51, 55, 194 or in the godown of the above property or other godowns of Mr. Suresh Kute and Mrs. Archana Kute or in custody of person who are mercantile agents of Mr. Suresh Kute and Mrs. Archana Kute and all other plant, machinery, appliances, accessories, spares, tools, furniture, fixtures and fittings belonging to Mr. Suresh Kute and Mrs. Archana Kute whatsoever and where so ever lying including in transit.

All other plants, machinery, goods, articles, chattels, things, stores, motor trucks, motor cars, vehicles, typewriters, furniture, fixtures, fittings and articles lying installed or erected or lying looses in the property situated at Gat No. 20, Villages Sayadpur and Pakhora within the Registration Sub- District of Gangapur, and District Aurangabad having Gut Nos. 26, 27, 28, 45 & 119/1-C, Village Bahirwadi and Bobade in Beed Taluka, District Beed having Gat Nos. 51, 55, 194 or any workshop for repairing or in transit or with any other person as mercantile agents.

HDFC BANK LIMITED

Property Owned by CD

Exclusive Charge on the property situated at Office No. 1607 and 1608, 4th Floor, Government Cyber City Building, Government

1608, 16th Floor, 'Greenscape' Cyber One Premises Co Operative Society Limited located at Plot No 4 and 6, Sector 30A, Vashi Taluka and Dist Thane.

Exclusive Charge on the property situated at Office No. 108, 109 and 110, 1st Floor, Supreme Headquarter, Baner, Pune.

Tata Motors Finance Limited

Loan-Cum-Hypothecation-Cum-Guarantee Agreements as annexed below: