

ANNEXURE

List of Creditors of Chinar Realty Private Limited

Summary of List of claims as on May 2, 2024 [CIRP commencement date]

Drawn for claims up to September 23, 2024

Filing under clause (ca) of sub-regulation (2) of Regulation 13 of the IBBI (Insolvency Resolution Process for Corporate Persons) Regulations, 2016

Sr. 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					
1	Secured financial creditors belonging to any class of creditors	0	0	0	0	0	0	0	1	No claims have been received till September 23, 2024
2	Unsecured financial creditors belonging to any class of creditors	15	2,41,15,955	12	1,72,12,847	0	79,03,746	0	2	Annexure - 2
3	Secured Financial Creditors (Other than financial creditors belonging to any class of creditors)	2	2,56,16,80,201	2	2,55,95,31,275	0	21,48,926	0	3	Annexure - 3




4	Unsecured financial creditors (other than financial creditors belonging to any class of creditors)	3	2,84,11,020	0	0	0	2,84,11,020	0	4	Annexure - 4
5	Operational creditors (Workmen)	0	0	0	0	0	0	0	5	No claims have been received till September 23, 2024
6	Operational creditors (Employees)	0	0	0	0	0	0	0	6	No claims have been received till September 23, 2024
7	Operational creditors (Government Dues)	2	4,48,95,182	2	4,48,95,182	0	0	0	7	Annexure - 7
8	Operational creditors (other than Workmen and Employees and Government Dues)	5	74,24,814	1	19,81,000	0	54,43,814	0	8	Annexure - 8
9	Other creditors, if any, (other than financial creditors and operational creditors)	2	121,79,60,000	1	1	0	121,79,59,999	0	9	Annexure - 9
Total		29	388,44,87,172	18	262,36,20,305	0	126,18,67,505	0		Interest of INR 10,00,638 has been allowed for a homebuyer, pending revised Form CA


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Annexure 2
List of unsecured financial creditors belonging to any class of creditors

(Amount in ₹)

Sr. 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 security interest	Amount covered by guarantee	Whether related party ?	%					
									voting share in CoC					
1	Aparna Tamaskar	20.05.2024	22,00,285	0	Unsecured	0	0	No	0	0	0	22,00,285	0	Claim not related to the corporate debtor
2	Narmada Prasad Hariyale	05.06.2024	21,21,847	18,71,441	Unsecured	0	0	No	0.07	0	0	2,50,406	0	-
3	Pramod Kumar Pandey	20.06.2024	31,02,976	31,01,247	Unsecured	0	0	No	0.12	0	0	1,729	0	-
4	Arun Dhatra	25.06.2024	9,69,449	9,65,511	Unsecured	0	0	No	0.04	0	0	3,938	0	-
5	Shyam Prakash Trivedi	17.06.2024	19,67,400	0	Unsecured	0	0	No	0	0	0	19,67,400	0	Claimant already in possession of the flat and having possession letter
6	Gurmeet Singh	20.05.2024	31,97,735	0	Unsecured	0	0	No	0	0	0	31,97,735	0	Claimant already in possession of the flat and having possession letter

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7	Pradeep Gupta & Neetu Gupta	05.06.2024	6,99,338	6,99,338	Unsecured	0	0	No	0.03	0	0	0	0	-
8	Akash Nagar	29.06.2024	2,88,848	2,88,848	Unsecured	0	0	No	0.01	0	0	0	0	-
9	Ajay Moraiya	29.06.2024	11,00,320	10,87,388	Unsecured	0	0	No	0.04	0	0	12,932	0	-
10	Renu Shrivastava	28.06.2024	17,43,507	17,36,997	Unsecured	0	0	No	0.07	0	0	6510	0	-
11	Prasad Pillai	08.07.2024	4,22,507	3,71,447	Unsecured	0	0	No	0.01	0	0	51,060	0	-
12	Aditya Kumar Gupta	09.07.2024	11,48,000	21,48,638	Unsecured	0	0	No	0.08	0	0	0	0	Revised Form CA Awaited
13	Shamsher Singh	03.07.2024	29,41,627	29,31,284	Unsecured	0	0	No	0.11	0	0	10,343	0	-
14	Neeti Tripathi	10.07.2024	10,38,000	8,36,592	Unsecured	0	0	No	0.03	0	0	2,01,408	0	-
15	Sachin Sinha	19.09.2024	11,74,116	11,74,116	Unsecured	0	0	No	0.05	0	0	0	0	
	Total		2,41,15,955	1,72,12,847		0	0	-	0.66	0	0	79,03,746	0	


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Annexure - 3

List of secured financial creditors (other than financial creditors belonging to any class of creditors)

(Amount in ₹)

Sr.	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
		Date of receipt	Amount claimed	Amount of claim admitted	Nature of claim	Amount covered by security interest	Amount covered by guarantee	Whether related party?	% voting share in CoC					
1	Omkara Assets Reconstruction Pvt. Ltd	17.5.2024	2,52,16,42,673	2,52,01,65,127	Secured	2,52,01,65,127	2,52,01,65,127	No	97.81%	0	0	14,77,546	0	Details of Security Interest in Note A
2	Punjab & Sind Bank	20.5.2024	4,00,37,528	3,93,66,148	Secured	3,93,66,148	3,93,66,148	No	1.53%	0	0	6,71,380	0	Details of Security Interest in Note B
	Total		2,56,16,80,201	2,55,95,31,275		2,55,95,31,275	2,55,95,31,275		99.34%	0	0	21,48,926	0	

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Note A [Omkara Assets Reconstruction Pvt. Ltd]

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 0.440 hectares, 1054/part admeasuring 0.644 hectares put of 0.80 hectares, 1061/part admeasuring 0.534 hectares out of 0.710 hectares, 1062/part admeasuring 0.247 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 as mentioned in the mortgage declaration.

Collateral Securities:

- (i) Plot of Land admeasuring approx. 9558.43 sq 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 Centre”, 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 with 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 along with present and future construction thereon in the project “Chinar Florence” situated at Block 8 & 9, being developed over land bearing revenue survey no 38 & 42, Village Borda, P.H. No 36/29, Tehsil Huzur Distt. Bhopal along with present and future construction thereon excluding ‘Sold & Registered’ units as mentioned in the mortgage declaration.
- (iv) Plot of Land admeasuring 15.250 hectares along with 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, 46/2,38/1,38/2,38/4,38/3,78/1,66,69,70,67,37 at Village Borda, P.H. No 36, 35/29, Tehsil Huzur Distt. Bhopal.
- (v) Plot of Land admeasuring approx. 4.92 acres in project “Chinar Nest” situated at revenue survey no 64 & 65 (Old No. 31/3, 33/1, 47, 48/3/4/7) at Village Borda, P.H. No 35/29, Vikas Khand Fanda, Tehsil Huzur Distt. Bhopal, along with present and future construction thereon excluding ‘Sold & Registered’ units as mentioned in the mortgage declaration.

Note B [Punjab & Sind Bank]

11 shops bearing numbers A1, A3, A7, A8, A14, B4, B5, B6, B7, B13, B15 Area - 3080 sq ft at Ground Floor, and Office Area 4062.82 sq ft + 5247 sq ft at 1st Floor on commercial plot 24,25,26, 27,28 & 29 situated at High Street Mall, Chinarr Fortune City, Bawadia Kalan, Hoshangabad Road, Bhopal.

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Annexure - 4

List of Unsecured financial creditors (other than financial creditors belonging to any class of creditors)

(Amount in ₹)

Sr. 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
		Date of receipt	Amount claimed	Amount of claim admitted	Nature of claim	Amount covered by security interest	Amount covered by guarantee	Whether related party?	% voting share in CoC					
1	Mukesh Moolchandani	20.5.2024	2,80,000	0	Unsecured	0	0	Yes	0	0		2,80,000	0	No relevant Supporting Documents provided
2	Neesha Tarun Tulsiani	20.5.2024	84,49,787	0	Unsecured	0	0	No	0	0	0	84,49,787	0	No relevant Supporting Documents provided
3	HNM Leasing & Finance Pvt Ltd	20.05.2024	1,96,81,233	0	Unsecured	0	0	Yes	0	0	0	1,96,81,233	0	No relevant Supporting Documents provided
Total			2,84,11,020	0		0	0		0	0	0	2,84,11,020	0	

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Annexure - 7
List of operational creditors (Government dues)

(Amount in ₹)

Sr. 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 security interest	Amount covered by guarantee	Whether related party?	% voting share in CoC					
1	The Assistant Commissioner, Bhopal CGST & Central Excise Commissionerate Division I Bhopal (Madhya Pradesh)	17.5.2024	3,41,17,552	3,41,17,552	Unsecured	0	0	No	0	0	0	0	0	-
2	Commercial Tax Officer & Additional Tahsildar Commercial Tax Department	20.5.2024	1,07,77,630	1,07,77,630	Unsecured	0	0	No	0	0	0	0	0	-
Total			4,48,95,182	4,48,95,182		0	0		0	0	0	0	0	


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Annexure 8
List of Operational Creditors (other than Workmen and Employees and Government Dues)

(Amount in ₹)

Sr. 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 security interest	Amount covered by guarantee	Whether related party?	% voting share in CoC					
1	Achalnath Vishwakarma	20.05.2024	3,77,121	0	Unsecured	0	0	No	0	0	0	3,77,121	0	No relevant Supporting Documents provided
2	Premlal Lodhi	20.05.2024	11,64,919	0	Unsecured	0	0	No	0	0	0	11,64,919	0	Supporting Documents Requested
3	Ravi Shankar	20.05.2024	2,77,358	0	Unsecured	0	0	No	0	0	0	2,77,358	0	No relevant Supporting Documents provided
4	Vijay Chhabra	20.05.2024	2,17,516	0	Unsecured	0	0	No	0	0	0	2,17,516	0	No relevant Supporting Documents provided
5	Madhya Pradesh Today Media Ltd	20.05.2024	53,87,900	19,81,000	Unsecured	0	0	No	0	0	0	34,06,900	0	Part admitted based on documents provided
	Total		74,24,814	19,81,000		0	0			0	0	54,43,814	0	


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Annexure 9
List of Other Creditors (other than financial creditors and operational creditors)

(Amount in ₹)

Sr. 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 security interest	Amount covered by guarantee	Whether related party?	% voting share in CoC					
1	Dream City Rahvasi Rakhrakhav Sahkari Sanstha Maryadit	19.05.2024	1,49,60,000	0	Unsecured	0	0	0	0	0	0	1,49,60,000	0	No relevant Supporting Documents provided
2	Ramesh Kumar Bhavnani, Sheetal Devi, Pinan Chawla, Darshan Chawla, Roshan Chawla	31.05.2024	120,30,00,000	1	Unsecured	0	0	0	0	0	0	120,29,99,999	0	Note C
	Total		121,79,60,000	1		0	0	0	0	0	0	121,79,59,999	0	




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Note C:

The claim filed by the land-owners Ramesh Kumar Bhavnani, Sheetal Devi, Pinan Chawla, Darshan 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 units to be constructed in the Phase II, Phase III, Phase IV and Phase V of the project 'Chinarr 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 in Phase IV and 131 units in Phase V of the project. The claim / demand submitted by the land-owners is based on the assumed lumpsum cost of each flat as INR 30 lakhs. Since the ascertainment of value of each flat is not practically possible at this stage, the Resolution Professional has admitted & duly acknowledged the claim / demand of 401 units, but the amount of claim admitted has been shown as INR 1.


