

Annexure – 3

Name of the corporate debtor: VICTOR BUILDWEL PRIVATE LIMITED

Date of commencement of CIRP: 03.05.2025 (Order dated 07.04.2025 was received on 3rd May 2025)

List of creditors as on: 26th May, 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 maybe 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.	SREI Equipment Finance Limited	15.05.2025	1,83,99,15,951	1,83,97,28,095	Secured. Further details mentioned in Annexure A.	1,83,97,28,095	1,83,97,28,095	No	100%			1,87,856		
	TOTAL		1,83,99,15,951	1,83,97,28,095		1,83,97,28,095	1,83,97,28,095		100%			1,87,856		

Annexure A

SECURITY

1. All that piece and parcel of leasehold land admeasuring 40480 Sq. Mtrs. situated at Plot Nos. 78 & 79 Pocket Extension I, in Sector-Ecotech I, I.T. Park (previously detailed as Khasra No. 651, 653, 662, 663, 665, 707, 708, 710, 711, 712, 713, 714, 715, 716, 719, 728, 729 & 734 situated in revenue village at Dadha, Tehsil Sadar) in Greater-Noida Industrial Development Area District Gautam Budh Nagar, U.P. for development of I.T. Industries and IT enabled services in Greater Noida in the Private/Joint Venture Sector" IT INDUSTRIES AND IT ENABLED SERVICES" Greater Noida, together with all structures thereon, and the benefits of sanctioned plan and saleable area and all present and future receivables and anything attached to the earth or permanently fastened to anything attached to the earth thereon, both present and future and all rights to use common areas and facilities and incidental attached thereto, together with all trees, fences, hedges, ditches, ways, sewers, drains, waters, watercourses, liberties, privileges, easements and appurtenances thereto whether presently in existence or in the future belonging to or in any way appurtenant thereto or usually held, occupied or enjoyed AND ALL the estate, absolute right, title, interest, property, claim and demand whatsoever.
2. Pledge of 100% issued, subscribed and fully paid-up voting equity shares of the borrower in demat/ physical form in terms of the Pledge Agreement by way of extension of pledge already created in favour of the Lender for the Existing Loan.