

**Annexure-1**  
**Name of the Corporate Debtor: Nice Projects Limited; Date of commencement of Liquidation: 30 April 2024; List of stakeholders as on: 30 June 2025**  
**List of secured financial creditors**

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 rejected	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?)	Details of Security Interest	Amount covered by guarantee	% share in total amount of claims admitted					
1	State Bank of India	12.06.2024	41,71,08,839.62	41,71,08,839.62	Cash Credit bank guarantee GECL	NA	Yes	1. First Charge on the Hypothecation of stock and receivables Hypothecation of other Current Assets. 2. Equitable Mortgage & First Charge on Collateral a. Residential Building situated at SFS Category III Duplex Flat No. 107 Second Floor + Third Floor Block B South Park Apartments Kalkaji New Delhi-110019 (Metro) Admeasuring Total area: 111.48 Sq Mt. b. Residential plot situated at Plot No. 24 Out of Chak No. 626 Old Khasra No. 16 30 Village Jaganpur Afzalpur Pragna Dankaur Gautam Budh Nagar UP (Urban) Admeasuring Total Area: 208.82 Sq Mt. c. Residential Building situated at Front portion of Basement Floor Property No. C-56A Kalkaji New Delhi-110019 (Metro) Admeasuring Total Area : 167.22 Sq Mtr. d. Residential Building Bearing	NA	32.53	-	-	-	-	
2	J.C. Flowers Asset Reconstruction Pvt. Ltd.	03.11.2021	41329017.41	36688128	NA	NA	Yes	Mortgage over-Unit No. 201 Second Floor without roof Rights Plot No. 15 Community Centre Phase 1 Okhla New Delhi-110020 Property Type- SOCP Mortgage Type- Equitable Area in Square Feet of the Property-3100 Sq	NA	2.860888	-	-	46,40,889.41	-	RBL Assign loan to J.C. Flowers Asset Reconstruction Pvt. Ltd. Proof submitted - Rejected 1. Loan Application Form 2. Sanction Letter 3. Certified copy of the Board Resolution 4. Loan Agreement 5. Index of Charge 6. Foreclosure statement 7. Loan Account was declared as NPA 8. Demand Notice
Total			45,84,37,857.03	45,37,96,967.62	-	-	-	-	-	35.39	-	-	46,40,889.41		

Note: Wherever applicable under Section 40 of the Code proofs have been rejected partly or wholly for reasons recorded in writing and communicated to the claimants directly.