

Annexure - 3  
A. Gangwal Real Estate LLP; CIRP commenced on 22.08.2025;  
List of creditors as on 12.09.2025

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

S. No.	Name of Creditor	Detail 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	% of voting share in COC					
1	Rajasthan State Industrial Development & Investment Corporation Ltd. (RIICO)	04.09.2025	1,07,29,31,169	97,85,73,414	Secured Financial Debt against property	97,85,73,414	97,85,73,414	No	40.17%	₹ 0.00	₹ 0.00	₹ 9,43,57,755.00	₹ 0.00	The loan is secured against immovable property situated at A5, Airport Enclave, (Airport Plaza Extension) Tonk Road, Japliur. The secured property has already been auctioned by RIICO and regarding this litigation is pending before Hon'ble High Court of Rajasthan and there is stay on cancellation of auction.
1	<b>Total</b>		<b>₹ 1,07,29,31,169.00</b>	<b>₹ 97,85,73,414.00</b>		<b>₹ 97,85,73,414.00</b>	<b>₹ 97,85,73,414.00</b>		<b>40.17%</b>	<b>₹ 0.00</b>	<b>₹ 0.00</b>	<b>₹ 9,43,57,755.00</b>	<b>₹ 0.00</b>	

Note :

**1. As per Regulation 14 of IBC 2016-**

Where the amount claimed by a creditor is not precise due to any contingency or other reason, the interim resolution professional or the resolution professional, as the case may be, shall make the best estimate of the amount of the claim based on the information available with him. The interim resolution professional or the resolution professional, as the case may be, shall revise the amounts of claims admitted, including the estimates of claims made under sub regulation (1), as soon as may be practicable, when he comes across additional information warranting such revision.

2. The claims if not submitted in appropriate claim form have been provisionally admitted at notional amount of Rs. 1.

3. Claims have been provisionally admitted by IRP on the basis of records / documents submitted by the creditors, as the updated books of accounts of the Corporate Debtor are still not made available to IRP.

4. The claims where admitted are subject to further revision/substantiation/modification on the basis of any additional information / evidence / clarification which may be received subsequently and which warrant such revision/substantiation/modification.

5. Information / evidence / clarification may also be pending from Operational Creditor/Management/Employees for the claims under further verification.