

### Annexure – 3

Name of the corporate debtor: Marvel Omega Builders Private Limited; Date of commencement of CIRP: 06-09-2024; List of creditors as on: 23-01-2026  
List of secured 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 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						
1	Catalyst Trusteeship Limited	26-09-2024	4,63,50,00,604	4,63,50,00,604	Secured FC	4,63,50,00,604		Mortgage over immovable assets of Amora Project and Orial Project		50.70%			-		NA
2	Clearwater Capital Partners Singapore Fund IV Pvt Ltd	08-10-2024	1,82,97,01,906	1,48,86,30,159	Secured FC	1,48,86,30,159		Development of a land area measuring 6571.10 square meters bearing Plot		16.28%			34,10,71,747	-	NA
3	Investment Opportunities V Pte. Limited	06-10-2025	73,22,80,422	69,47,53,642	Secured FC	69,47,53,642		Mortgage on 100% of land/development rights in security project of Diva III, Basilo, Escaso, Amora and Orial		7.60%			3,75,26,780	-	NA
4	J M Financial Asset Reconstruction Company Ltd	19-09-2024	1,94,65,67,474	1,94,65,67,474	Secured FC	1,94,65,67,474		Mortgage and Hypothecation over the immovable and movable property of the corporate debtor		21.29%			-	-	NA
	<b>Total</b>		<b>9,14,35,50,405</b>	<b>8,76,49,51,879</b>		<b>8,76,49,51,879</b>			-	<b>95.87%</b>	-	-	<b>37,85,98,526</b>	-	