

**Annexure – 3**  
**Name of the corporate debtor: Nirmal Lifestyle Limited; Date of commencement of CIRP: 08-01-2026; List of creditors as on: 17-03-2026**  
**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	Bank of Baroda	23-01-2026	3,39,01,87,589	3,39,01,87,589	Secured FC	3,39,01,87,589	All buildings/ premises/ structures in nirmal lifestyle mall phase - 1 to the extent of 340,285, sq. ft.	3,39,01,87,589	12.25%			-	-	
2	IDFC First Bank	28-01-2026	1,06,09,37,779	1,06,09,37,779	Secured FC	1,06,09,37,779	Mortgage on all the freehold, unencumbered( to the extend disclosed) being the entire 4th floor of commercial building no. 3B	1,06,09,37,779	3.83%			-	-	
3	SREI Equipment Finance Limited (NLL)	28-01-2026	2,09,91,57,857	2,09,91,57,857	Secured FC	2,09,91,57,857	All piece and parcel of the entire third floor of commercial building no. 3b,	2,09,91,57,857	7.58%			-	-	
4	SREI Equipment Finance Limited (NLKPL)	03-02-2026	2,25,93,13,206	2,25,93,13,206	Secured FC	2,25,93,13,206	Exc charge on all piece or land together with the proposed building 'Discovery' to beconstructed thereon adms 7,731 sq mtr or therabout and salebe area of 5,00,000 sq ft	2,25,93,13,206	8.16%			-	-	
5	Union Bank of India	30-01-2026	95,50,16,522	95,50,16,522	Secured FC	95,50,16,522		95,50,16,522	3.45%			-	-	
6	HDFC Bank	02-02-2026	38,55,60,635	-		-		-	0.00%			-	38,55,60,635.00	
7	Standard Chartered Bank	02-02-2026	32,75,53,530	32,75,53,530	Secured FC	32,75,53,530		32,75,53,530	1.18%			-	-	
8	IDBI Trusteeship Services Limited NCD	02-02-2026	30,91,70,087	30,91,70,087	Secured FC	30,91,70,087	Olympia, residential project. Gross FSI 5,29,567 sf , saleable area 7,56,360 sf, sold so far 2,50,551 sf. Additional project City of Joy cum Commercial project	30,91,70,087	1.12%			-	-	
9	ACRE 112 Cr	02-02-2026	3,99,19,48,843	3,99,19,48,843	Secured FC	3,99,19,48,843	All rights, interest and benefit of corporate debtor to the project AZT	3,99,19,48,843	14.42%			-	-	
10	ACRE 128 Cr	02-02-2026	3,36,92,35,151	3,36,92,35,151	Secured FC	3,36,92,35,151	One Edition project	3,36,92,35,151	12.17%			-	-	
11	ACRE 300 Cr	02-02-2026	9,83,13,37,628	9,83,13,37,628	Secured FC	9,83,13,37,628	All rights title of corporate debtor in all piece and parcel of land at village nahur , all adms 17,851.89 sq mtr or thereabout	9,83,13,37,628	35.52%			-	-	
12	ACRE 2	12-02-2026	56,19,19,031	-		-	Corporate Guarantee (Unsecured)		0.00%			-	56,19,19,031.00	
13	Phoenix ARC Private Limited	03-02-2026	12,88,30,01,358	-		-	Pledge of 100 % share of NLDP and NLMPPL		0.00%			-	12,88,30,01,358.00	
14	Jai Corp Ltd	23-02-2026	15,35,08,511	-		-			0.00%			-	15,35,08,511.00	
15	Siddhant Commercials Private Limited(Teesta retail)	06-03-2026	22,94,37,563	-		-			0.00%			-	22,94,37,563.00	
16	ShubhLaabh Real Estate Private Limited	02-02-2026	3,11,72,121	-		-			0.00%			-	3,11,72,121.00	
17	Urban Infrastructure Real Estate Fund,	28-02-2026	2,34,78,05,795	-		-			0.00%			-	2,34,78,05,795.00	
18	Sushma Jain	27-02-2026	10,71,94,165	-		-			0.00%			-	10,71,94,165.00	
	<b>Total</b>		<b>44,29,34,57,371</b>	<b>27,59,38,58,192</b>		<b>27,59,38,58,192</b>		<b>27,59,38,58,192</b>	<b>99.68%</b>			-	-	<b>16,69,95,99,179.00</b>