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: 20-04-2026

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	% share in total amount of claims admitted					
1	Paharimata Commodities Private Limited (Assigned from 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		49.75%			-		NA
2	Gagan Housing Corporation Pvt Ltd (Assigned from 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 admeasuring 6571.10 square meters bearing Plot		15.98%			34,10,71,747	-	NA
3	Gagan Housing Corporation Pvt Ltd (Assigned from 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		7.46%			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		20.89%			-	-	NA
	Total		**9,14,35,50,405**	**8,76,49,51,879**		**8,76,49,51,879**			-	**94.08%**	-	-	**37,85,98,526**	-	