

Annexure-3
Name of the Corporate Debtor: TIRUPATI INFRAPROJECTS PRIVATE LIMITED ; Date of Commencement of CIRP: 03-07-2017; List of Creditors as on: 13-04-2026

List of Secured Financial Creditors (other than financial creditors belonging to any class of creditors) (Amount in ₹)

Sr. No	Name of creditor	Identification No./ No. of Claims	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 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?	% voting share in CoC					
1	Bank of India	-	-	₹ 1,11,75,54,747.35	₹ 1,00,21,34,483.69	Secured Financial Creditor	Annexure- 3A	Annexure- 3A	No	16.97%	0	0	₹ 11,54,20,263.66	0	NA
2	Canara Bank	-	-	₹ 1,17,32,86,223.00	₹ 1,05,21,10,051.97	Secured Financial Creditor	Annexure- 3A	Annexure- 3A	No	17.82%	0	0	₹ 12,11,76,171.03	0	NA
3	Union Bank of India	-	-	₹ 1,74,19,14,097.40	₹ 1,56,20,10,441.79	Secured Financial Creditor	Annexure- 3A	Annexure- 3A	No	26.46%	0	0	₹ 17,99,03,655.61	0	NA
4	UCO Bank	-	-	₹ 1,08,45,95,403.00	₹ 97,25,79,157.11	Secured Financial Creditor	Annexure- 3A	Annexure- 3A	No	16.47%	0	0	₹ 11,20,16,245.89	0	NA
5	Bank of Baroda	-	-	₹ 59,20,18,209.47	₹ 53,08,74,987.64	Secured Financial Creditor	Annexure- 3A	Annexure- 3A	No	8.99%	0	0	₹ 6,11,43,221.83	0	NA
6	Phoenix ARC Private Limited	-	-	₹ 87,47,19,798.84	₹ 78,43,79,356.86	Secured Financial Creditor	Annexure- 3A	Annexure- 3A	No	13.29%	0	0	₹ 9,03,40,441.98	0	NA
Total (A)				₹ 6,58,40,88,479.06	₹ 5,90,40,88,479.06					100.00%	₹ - 0	0	₹ 68,00,00,000.00	-	NA

Note:
The Hon'ble NCLT, vide order dated 01.04.2026 in IA No. 1244 of 2026, approved the distribution of ₹68 crores from the Trust and Retention Account (TRA) to the Financial Creditors in proportion to their respective voting shares, in accordance with the relevant provisions of the RFRP permitting such distribution. It was further agreed that the amount so distributed shall be adjusted against the respective principal claims of the Financial Creditors, resulting in a proportionate reduction in their admitted claims.

Annexure- 3A- Security Interest

- 1) First Pari Passu charge on project assets including mortgage of Project land admeasuring 3.25 acres and building situated at Plot No. D, District Centre, Paschim Vihar, New Delhi.
- 2) Hypothecation of all movable assets of the project and first charge over all receivables and other current assets of the Corporate Debtor

- 3) Pledge of 51% equity Share of M/s Tirupati infraprojects Pvt Ltd held by the promoters, namely:
 - a) M/s Mera Baba Projects Ltd
 - b) M/s Corporate Estate Management Pvt Ltd
 - c) M/s HBN Diaries and Allied Limited
 - d) M/s Viraman Buildcon and Developers Pvt Ltd
 - e) M/s Ambreen Projects and Infrastructure Pvt Ltd
 - f) M/s Shuvam Colonisers Private Limited
 - g) M/s Sonali Colonizers Private Limited
 - h) M/s HBN Home Colonizers Private Limited.

- 4) **Personal Guarantee:-**
 - a) Jag Mohan Garg
 - b) Adarsh Mohan Garg (Since deceased, now legal heirs)
 - c) Harmander Singh Sran
 - d) Amandeep Singh Sran
 - e) Sant Lal Agarwal.
 - f) Satish Kumar Pawa
 - g) Subhash Dabas
 - h) Surajmal Dabas

- 5) **Corporate Guarantee:-** M/s Victory Portfolio Limited.