

## Annexure - 3

Name of the corporate debtor: Parsvnath Developers Limited. ; Date of commencement of CIRP: 30.04.2026; List of creditors as on: 27.05.2026

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

Sr No.	Name of creditor	Identification No.	Remarks on Security interest	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 guarantee	Whether related party?					
1	Edelweiss Asset Reconstruction Company Limited		Refer Note-1	27.05.2026	15,12,08,87,932.00	4,91,75,62,339.15	Secured	15,12,08,87,932.00	No	27.91%	Nil	Nil	10,20,33,25,592.85	
2	Asset Reconstruction company (India) Limited		Refer Note-1	27.05.2026	10,53,62,09,332.00	4,23,67,38,530.00	Secured	10,53,62,09,332.00	No	24.04%	Nil	Nil	6,29,94,70,802.00	
3	Axis Trustee Services Limited		Refer Note-1	27.05.2026	9,67,97,19,713.00	-	Secured	9,67,97,19,713.00	No	0.00%	Nil	Nil	9,67,97,19,713.00	
4	IDBI Trusteeship Services Limited-Principal borrower Debt of NCDs		Refer Note-1	27.05.2026	6,07,08,16,862.00	49,47,55,238.00	Secured	6,07,08,16,862.00	No	2.81%	Nil	Nil	5,57,60,61,624.00	
5	Catalyst Trusteeship Ltd		Refer Note-1	27.05.2026	5,75,54,95,586.00	-	Secured	5,75,54,95,586.00	No	0.00%	Nil	Nil	5,75,54,95,586.00	
6	IDBI Trusteeship Services Limited-Principal borrower Parsvnath Realty Ventures Limited		Refer Note-1	27.05.2026	3,65,33,74,120.00	-	Secured	3,65,33,74,120.00	No	0.00%	Nil	Nil	3,65,33,74,120.00	
7	IDBI Trusteeship Services Limited-Principal borrower Jarul Promoters and Developers		Refer Note-1	27.05.2026	1,16,21,26,063.00	-	Secured	1,16,21,26,063.00	No	0.00%	Nil	Nil	1,16,21,26,063.00	
8	IDBI Trusteeship Services Limited-Principal borrower Sukshma Buildtech Private Limited		Refer Note-1	27.05.2026	49,80,04,578.00	-	Secured	49,80,04,578.00	No	0.00%	Nil	Nil	49,80,04,578.00	
9	State Bank of India		Refer Note-1	25.05.2026	44,23,67,057.61	22,49,67,057.60	Secured	44,23,67,057.61	No	1.28%	Nil	Nil	21,74,00,000.01	
10	Kanupriya Commercial Private Limited		Refer Note-1	27.05.2026	11,99,08,377.00	9,66,97,132.73	Secured	11,99,08,377.00	No	0.55%	Nil	Nil	2,32,11,244.27	
11	Globe Finecap Limited		Refer Note-1	27.05.2026	7,30,05,660.00	7,13,94,319.00	Secured	7,30,05,660.00	No	0.41%	Nil	Nil	16,11,341.00	
12	HDFC Bank Ltd		Refer Note-1	27.05.2026	1,99,96,598.00	-	Secured	1,99,96,598.00	No	0.00%	Nil	Nil	1,99,96,598.00	
13	Turnkey Infrastructures Private Limited		Refer Note-1	27.05.2026	82,69,542.00	66,68,756.12	Secured	82,69,542.00	No	0.04%	Nil	Nil	16,00,785.88	
<b>Total</b>					<b>53,14,01,81,420.61</b>	<b>10,04,87,83,372.60</b>	-	<b>53,14,01,81,420.61</b>	-	<b>57.03%</b>	-	-	<b>43,09,13,98,048.01</b>	

**\*Disclaimer for Provisional Admission of Claims of Financial Creditors**

The claims submitted by the Financial Creditors have been collated and admitted on a provisional basis by the Interim Resolution Professional ("IRP") pursuant to Sections 18 and 21 of the Insolvency and Bankruptcy Code, 2016 ("Code"), read with Regulation 13 of the IBBI (Insolvency Resolution Process for Corporate Persons) Regulations, 2016 ("CIRP Regulations"), based on the information, records and documents presently available.

The admission of claims is subject to detailed verification and reconciliation with the books of account, records and information of the Corporate Debtor, including but not limited to sanction letters, financing documents, security documents, account statements, disbursement records, charge registration particulars, guarantee documents, default records, information utility records and other supporting evidence. The records of the Corporate Debtor are presently under review and reconciliation, and additional information may become available during the Corporate Insolvency Resolution Process.

Accordingly, the amounts reflected against the respective Financial Creditors are provisional and may be revised, modified, enhanced, reduced or rejected, in whole or in part, upon completion of verification and reconciliation of records or upon receipt of further information, documents, clarifications or legal opinions.

It is further clarified that the claim amount presently admitted shall not constitute final determination of the debt, default, security interest, contractual interest, penal interest, default interest, liquidated damages, costs, charges or any other component of the claim. The admissibility and quantum of such amounts shall remain subject to verification of contractual terms, applicable law, judicial precedents and legal advice obtained during the CIRP.

In cases involving guarantees, counterclaims, set-offs, mutual dealings, disputed transactions, avoidance transactions, contingent liabilities, uncrystallized claims or pending adjudication before any court, tribunal or authority, the claim shall remain subject to further examination and appropriate revision.

The IRP reserves the right to seek legal opinions, expert opinions, transaction audits, forensic reviews and such other verification as may be considered necessary for determination of the claim. The present admission shall therefore not be construed as an acknowledgment of liability by the Corporate Debtor or as a final adjudication of the claim under the Code.

The claim amounts admitted at this stage are solely for the purposes contemplated under the Insolvency and Bankruptcy Code, 2016, including constitution of the Committee of Creditors and determination of voting share, and shall remain subject to final verification and determination in accordance with the provisions of the Code, CIRP Regulations and applicable judicial pronouncements.

This admission is without prejudice to the rights, remedies and contentions of the Interim Resolution Professional, Resolution Professional, Committee of Creditors, Corporate Debtor and other stakeholders under the Insolvency and Bankruptcy Code, 2016.



## Refer Note-1: Remarks on Security interest

1. SBI -As per the claim form C dated 25.05.2026

Security Description:

Hypothecation of Movable Properties

Credit Facility:

1. Cash Credit A/c No. 10277792392
2. Bank Guarantee Primary Security:

1st Pari-passu charge by way of hypothecation of stocks of construction and building materials, work-in progress, finished goods (flats) and book debts/receivables for various projects /sites, except those specifically charged to other banks/FIs.

Equitable Mortgage of Immovable properties by deposit of Title Deeds in respect of below mentioned properties

1. Commercial lease/ freehold land & building pertaining to 15 specific shops / enclosures at Parsvnath Plaza I, Plots No. 4 & 5, Neelgiri Commercial Complex, Mansarovar Scheme, Moradabad (UP)
2. Commercial lease/ freehold land & Building pertaining to 9 specific shops / enclosures at Parsvnath Plaza II, Plot No. 2, Neelgiri Commercial Complex, Mansarovar Scheme, Moradabad (UP)
3. Commercial lease/ freehold Land & building (shopping cum multiplex by name of Parsvnath Mall) at Ashiana Phase-1, Kanth Road, National Highway, Moradabad (U.P.)
4. Commercial lease/ freehold Project land at Plot No. 12, Sec-4, New Moradabad, UP (area: 27054 sq mtr)

Personal Guarantees of

- a) Mr. Pradeep Kumar Jain (PAN NO.: AEHPJ6194D)
- b) Mr. Sanjeev Jain (PAN NO.:AEHPJ6244G)
- c) Mr. Rajeev Jain (PAN NO.:AEDPJ4758B)

2. ARCIL -As per the claim form C dated 27.05.2026

The Loan facilities availed by Corporate Debtor stands secured by various movable and immovable assets and guarantees as more particularly provided herein below:

Hypothecation:

1. Plot No. 1-B and I-A admeasuring 1320 sq. mtrs in Block K situated at Sector-18, New Okhla Industrial Development Area, District Gautam Budh Nagar, Uttar Pradesh
2. Land admeasuring 1.912 acres situated in the revenue estate of Village Wazirabad, Tehsil & Zilla Gurgaon, Haryana
3. Plots having 99,343 Sq Yds., Floors/Units having 5,79,028 Sq Ft. Villas having 1,25,725 Sq Ft situated at Parsvnath City, Delhi - Jaipur Highway (NH. 8), Dharuhera, Rewari, Haryana.
4. Plots having 5,81,557 Sq Yds. situated at Parsvnath Royale, Revenue Estate of Village Kundi, Tehsil & District Panchkula
5.
  - a) Property admeasuring 6B-9B situated at Village Sambhu Kalan, Tehsil Rajpura, District Patiala owned by Emerald Buildwell Pvt Ltd;
  - b) Property admeasuring 4B-8B situated at Village Sambhu Kalan, Tehsil Rajpura, District Patiala owned by M/s Neelgagan Realtors Private Limited and Parsvnath Developers.



- c) Property admeasuring 28B-11-1/2 situated at Village Sambhu Kalan, Tehsil Rajpura, District Patiala owned by M/s Neelgagan Realtors Private Limited and Parsvnath Developers;
- d) Property admeasuring 11B-7B situated at Village Sambhu Kalan, Tehsil Rajpura, District Patiala owned by M/s Neelgagan Realtors Private Limited and Parsvnath Developers.

Description of Immovable Assets:

Property 1 -

- a. Property admeasuring 6B-9B situated at Village Sambhu Kalan, Tehsil Rajpura, District Patiala owned by Emerald Buildwell Pvt. Ltd. and Parsvnath Developers Limited;
- b. Property admeasuring 4B-8B situated at Village Sambhu Kalan, Tehsil Rajpura, District Patiala owned by M/s Neelgagan Realtors Private Limited and Parsvnath Developers;
- c. Property admeasuring 28B-11-1/2 situated at Village Sambhu Kalan, Tehsil Rajpura, District Patiala owned by M/s Neelgagan Realtors Private Limited and Parsvnath Developers;
- d. Property admeasuring 11B-7B situated at Village Sambhu Kalan, Tehsil Rajpura, District Patiala owned by M/s Neelgagan Realtors Private Limited and Parsvnath Developers.

Guarantees: M/s. Perfect Farms Private Limited, M/s. Dai Real Estates Private Limited, M/s. Primetime Realtors Private Limited, M/s. Yamuna Buildwell Private Limited, Mr. Pradeep Kumar Jain, Mr. Rajeev Jain, Mr. Sanjeev Kumar Jain, M/s. New Hind Enterprises Private Limited, M/s. Magic Promoters Private Limited, M/s. Emerald Buildwell Private Limited & M/s. Noida Marketing Private Limited

Property 2, -

- (i) All that pieces or parcels of land / properties as under together with all the present and/or future structures, buildings, furniture, fixtures, fittings, standing and/or plant and machinery installed/ to be installed and/or constructed/to be constructed thereon and all the present and/or future rights, title and/or interests of M/s. Noida Marketing Pvt. Ltd. therein: Plot No. 1-B admeasuring 660 sq.mtrs. in Block K situated at Sector- I 8, New Okhla Industrial Development Area, District Gautam Budh Nagar, Uttar Pradesh leased to M/s. Noida Marketing Pvt. Ltd.
- (ii) All that pieces or parcels of land/properties as under together with all the present and/or future structures, buildings, furniture, fixtures, fittings, standing and/or plant and machinery installed/ to be installed and/or constructed/to be constructed thereon and all the present and/or future rights, title and/or interests of M/s. Noida Marketing Pvt. Ltd. therein: Plot No. 1-A admeasuring 660 sq.mtrs. in Block K situated at Sector-I 8, New Okhla Industrial Development Area, District Gautam Budh Nagar, Uttar Pradesh leased to Mis. Noida Marketing Pvt. Ltd.

Pledge: Demat Shares

Pledgor	No. of Shares Pledged	Face Value of Shares	Pledges (INR)	Distinctive No.	% of Total Paid-up Equity Share Capital
Parsvnath Developers Limited	9999				
Premier ARC - Pradeep Kumar Jain	1				



Parasnath & Associates Private Limited	5000								
New Hind Enterprises Private Limited	5000								
Pradeep Kumar Jain	15000000								
Nutan Jain	16000								
Yogesh Jain	2500								
Parasnath & Associates Private Limited	5000								
New Hind Enterprises Private Limited	5000								
Total Shares Pledged	15043500								

3. HDFC -As per the claim form C dated 27.05.2026

Collateral Equitable charge on:

Security:

Mortgage

FLAT NO. T1-903, 9TH PARSVNATH FLOOR, PRIVILEGE TOWER-1. PLOT NO- 11. SECTOR-PI, CORROSIA ESTATE, GREATER NOIDA

4. Axis Trustee -As per the claim form C dated 27.05.2026

Under the Debenture Trust Deed, PLDPL issued 2000 secured, listed, rated, redeemable non-convertible debentures of a face value of INR 10,00,000 each, aggregating to INR 200,00,00,000, to the Debenture Holder.

A copy of the Amended and Restated DTD is annexed herewith and marked as Annexure 2.

The Debentures were secured under clause 14 read with Recital H of the Amended and Restated DTD, inter alia, by, the following:

- Mortgage over certain immovable properties, namely, 'Parsvnath La Tropicana' located at Khyber Pass, Civil Lines, New Delhi, India, and Parsvnath City —Jodhpur'.
- Hypothecation over the assets and accounts of Corporate Debtor.
- Hypothecation over the assets and accounts of PLDPL.
- Pledge over 25.60.000 shares of PLDPL equivalent to ~78% of PLDPL's total paidup issued capital. owned by the Corporate Debtor. in favour of the Financial Creditor.
- Corporate Guarantee issued by the Corporate Debtor in favour of the Financial Creditor securing the payment obligations of PLDPL.
- Personal Guarantee by Mr. Pradeep Jain (i.e., the promoter of the Corporate Debtor and PLDPL) in favour of the Financial Creditor.

5. Kanupriya -As per the claim form C dated 27.05.2026

The following is held as security:

- Security of land parcel of 5 vacant residential plots (Plot Nos. 1544, 1545, 1546, 1547 and 1549 respectively) of land admeasuring a total of 2006 sq. yards situated in Saraswati Kunj Co-op House Building Society Ltd., Gurgaon owned by one M/s Stupendous Buildtech Pvt Ltd.
- Pledge of 100% Equity shares of M/s Stupendous Buildtech Pvt. Ltd.  
R.s. 11,99,08,377/- (Rupees Eleven Crores Ninety-Nine Lakhs Eight Thousand Three Hundred and Seventy-Seven Only) as on 11.05.2026.

The details of guarantees held are as bllows:

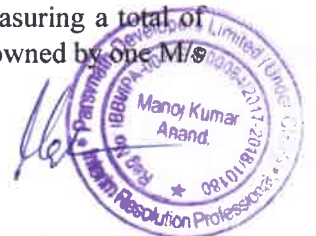
- Personal Guarantee of Mr. Pradeep Jain vide Deed of Personal Guarantee dated 06.10.2016
- Personal Guarantee of Mr. Sanjeev Jain vide Deed of Personal Guarantee dated 06.10.2016
- Personal Guarantee of Mr. Rajeev Jain vide Deed of Personal Guarantee dated 06.10.2016  
Corporate Guarantee of M/s Stupendous Buildtech Private ltd.

6. Turnkey -As per the claim form C dated 27.05.2026

The following is held as security:

- Security of land parcel of 5 vacant residential plots (plot no's 1544, 1545,1546, 1547 and 1549respectively) of land admeasuring a total of 2006 sq. yards situated in Saraswati Kunj Co-op House Building Society Ltd., Gurgaon owned by one M/s Stupendous Buildtech Pvt Ltd.
- Pledge of 100% Equity shares of M/s Stupendous Buildtech Pvt Ltd.

7. Catalyst -As per the claim form C 27.05.2026



The Applicant holds security created under the Senior DTD dated 26.06.2020, including:

1. Hypothecation of project assets of the Issuer (Deed of Hypothecation dated 26.06.2020).
  2. Pledge of shares / securities pursuant to Issuer Securities Pledge Agreement dated 26.06.2020.
  3. Corporate Guarantee dated 26.06.2020 by the Corporate Debtor (Parsvnath Developers Ltd.).
  4. Personal Guarantees by Mr. Sanjeev Kumar Jain, Mr. Pradeep Kumar Jain and Dr. Rajeev Kumar Jain.
  5. To be provided upon request / as required under the Resolution Plan.
8. IDBI-Jarul-As per the claim form C 27.05.2026  
Amount of claim covered by security interest, if any {Please provide details of security interest, the value of the security, and the date it was given)  
Details of security:
- Charge on receivables of the Seelampur metro station subservient to the outstanding charge of the DMRC fees
  - Corporate guarantee of PDL
  - Pledge of 49% shares of JPDPL

The value of assets held by corporate guarantor Parsvnath Developers Ltd is approx. Rs.514 Cr,

9. IDBI-Sukshma- As per the claim form C 27.05.2026  
Amount of claim covered by security interest, if {Please provide details of security interest, the value of the security, and the date it was given  
Details of security:
- Charge on receivables of the Inderlok metro station subservient to the outstanding charge of the DMRC fees
  - Corporate guarantee of PDL
  - Pledge of 49% shares of SBPL

The value of assets held by corporate guarantor Parsvnath Developers Ltd is approx. Rs.514 Cr.

10. Globe fincap- As per the claim form C 27.05.2026  
Amount of claim covered by security interest Rs.7,30,05,660/- (Rupees Seven Crores Thirty Lakhs Five Thousand Six Hundred Sixty Only)
- a) The entire repayment obligation of the Corporate Debtor, in terms of the subject loan granted by the Claimant to the Corporate Debtor was/is secured by way of "Mortgage" of Immovable Property being Commercial Units bearing Nos.GF-C1, GF-C2, GFC8, GF-C9, GF-D12B, GF-D16, GF-D17, GF-D18B, GF D19, GF-D20, GF D21 & FF-B205, Total area admeasuring 7285 Sq.Ft., all situated at/a part of Manhattan Mall, constructed on Plot No.11, Sector20A, Faridabad, Haryana (owned by the Corporate Debtor itself).
  - b) The entire repayment obligation of the Corporate Debtor is further secured by way of Pledge of shares of Parsvnath Developers Limited (the Corporate Debtor), so pledged by Mr. Pradeep Kumar Jain.
    - a) The entire repayment obligation of the Corporate Debtor is further secured by way of mortgage of an immovable property being the Land admeasuring 4 Bigha 4 Biswas, out of Khasra no. 8173/1, Khata no. 5531, Khewat no. 3258, situated at Karnal, Tehsil & Distt. Karnal, owned by M/s. Mirage Buildwell Private Limited alias M/s. Mirage Infrastructure Private Limited.. (the Corporate Guarantor).

11. Edelweiss-As per the claim form C 27.05.2026

TERM LOAN-1		TERM LOAN-2	
Demand Promissory Note dated 17.08.2015 executed by the Corporate Debtor	Annexure A/1	Charge created on immovable properties as per the Term Loan Agreement	Schedule 2 of the Term Loan Agreement dated 13.08.2015 already annexed as Annexure A/0
Deeds of Hypothecation dated 13.08.2015, 09.10.2015, 09.10.2015,	Annexure A/2 (Colly.)	Deeds of Hypothecation dated 13.08.2015, and 17.08.2015	Annexure A/5 (Colly.)
Corporate Guarantee Agreements dated 13.08.2015	Annexure A/3 (Colly.)	Demand Promissory Note dated 17.08.2015 executed by the Corporate Debtor	Annexure A/6
Personal Guarantee Agreement dated 13.08.2015	Annexure A/4	Corporate Guarantee Agreements dated 13.08.2015	Annexure A/7 (Colly.)
		Personal Guarantee Agreement dated 17.08.2015	Annexure A/8
TERM LOAN-3		TERM LOAN-4	



Demand Promissory Note dated 09.06.2016 executed by the Corporate Debtor	Annexure A/9	Deeds of Hypothecation dated 10.05.2017	Annexure A/13
Deed of Hypothecation dated 09.06.2016 executed by the Corporate Debtor	Annexure A/10	Charge created on immovable properties as per the Term Loan Agreement	Schedule 2 of the Term Loan Agreement dated 10.05.2017 already annexed as below.
Deed of Guarantee dated 09.06.2016	Annexure A/11	Corporate Guarantee Agreements dated 10.05.2017	Annexure A/14 (Colly.)
Indenture of Mortgage dated 04.08.2016 executed by the Corporate Debtor	Annexure A/12	Personal Guarantee Agreement dated 10.05.2017	Annexure A/15 (Colly.)
TERM LOAN-5		DETAILS OF MORTGAGE	
Deeds of Hypothecation dated 10.05.2017	Annexure A/16 (Colly.)	Mortgage of property located at Shahpur Turk, Sonipat	A copy of the Memorandum of entries dated 26.08.2015, and 10.05.2017 is annexed herewith and marked as Annexure A19 (Colly.)
Deeds of Guarantee dated 10.05.2017	Annexure A/17 (Colly.)	Mortgage of property located at Dharuhera, Haryana	A copy of the Memorandum of entries dated 28.03.2015, 10.05.2017, and 27.07.2017 is annexed herewith and marked as Annexure A20 (Colly.)
MASTER RESTRUCTURING AGREEMENT		Mortgage of property at Jodhpur, Rajasthan	A copy of the Memorandum of entries dated 28.03.2015, and 10.05.2017 is annexed herewith and marked as Annexure A21 (Colly.)
Deed of Hypothecation dated 12.02.2025 executed by the Corporate Debtor	Annexure A/18	Mortgage of Development Rights of Land at Golf Course Road, Gurugram, Haryana	A copy of the Memorandum of entries dated 21.10.2015, 01.03.2016, and 10.05.2017 is annexed herewith and marked as Annexure A/22 (Colly.)

DRMC Receivables: -

- a) On second charge ranking basis, all its rights, title, interest of whatsoever in the nature over the Receivables arising out from the leasing/licensing or letting out of the developed, constructed and completed retail project named as "Azadpur Metro Station" being developed by Issuer Corporate Debtor under concession agreement dated 20th July, 2006 with Delhi Metro Rail Corporation and the same is situated near Azadpur Metro Station, New Delhi, etc.
- b) On Second Charge ranking basis, all its right, title, interest of whatsoever in the nature over the Receivables arising out from the leasing/licensing or letting out of the developed, constructed and completed retail project named as "Games Village Metro Station" being developed by Issuer Corporate Debtor under concession agreement dated 20th September, 2007 with Delhi Metro Rail Corporation and the same is situated near Games Village Metro Station, New Delhi, etc.



- c) On Second Charge ranking basis, all its right, title, interest of whatsoever in the nature over the Receivables arising out of] from the leasing/licensing or letting out of the developed, constructed and completed retail project named as "Seelampur Metro Station" being developed by Issuer Corporate Debtor under concession agreement dated 10th August, 2005 with Delhi Metro Rail Corporation and the same is situated near Seelampur Metro Station, New Delhi, etc.
- d) On Second Charge ranking basis, all its right, title, interest of whatsoever in the] nature over the Receivables arising out of from the leasing/licensing or letting out of the developed, constructed and completed retail project named as "Seelampur Metro Station Annexe" being developed by (Issuer Corporate Debtor under concession) agreement dated 25th February, 2005 with Delhi Metro Rail Corporation and the same is situated near Seelampur Metro Station, New Delhi, etc.
- e) On Second Charge ranking basis, all its right, title, interest of whatsoever in the nature of the Receivables arising out of]from the leasing/licensing or letting out of the developed, constructed and completed retail project named as "Inderlok Metro Station Annexe" being developed by Issuer (Defendant No. 1) under concession agreement dated 6th September 2004 with Delhi Metro Rail corporation and the] same is situated near Inderlok Metro Station, New Delhi, etc
- f) On Second Charge ranking basis, all its right, title, Interest of whatsoever in the nature over the Receivables arising from the leasing/licensing or letting out of the developed, constructed and completed retail project named as "Inderlok Metro Station Box" being developed by Issuer Corporate Debtor under concession agreement dated 6th September, 2004 with Delhi Metro Rail Corporation and the same is situated near Inderlok Metro Station, New Delhi, etc.
- g) On Second Charge ranking basis, all its] right, title, interest of whatsoever in the] nature over the Receivables arising out from the leasing/licensing or letting out of the developed, constructed and completed retail project named as "Kashmere Gate Metro Station Box" being developed by Issuer Corporate Debtor under concession agreement dated 28th April, 2006 with Delhi Metro Rail Corporation and the same is situated near Kashmere Gate Metro Station, New Delhi, etc.
- h) On Second Charge ranking basis, all its right, title, interest of whatsoever in the nature over the Receivables arising out from the leasing/licensing or letting out o the developed, constructed and completed retail project named as "Shahdara Metro Station Annexe" being developed by Issuer Corporate Debtor under concession agreement dated 26th February, 2005 with Delhi Metro Rail Corporation and the] same is situated near Shahdara Metro Station, New Delhi, etc.
- (i) Same as above. As per the Valuation] Report, the estimated fair market value of the securities is around Rs.514 Cr.
- (ii) Same as above.
- (iii) Name & address of Guarantors:
1. Dreamweaver Realtors Pvt Ltd: Parsvnath Tower, Near Shahdara Metro Station, Shahdara, Delhi110032.
  2. Divino-O Realtors Pvt Ltd (erstwhile Dae Realtors Pvt Ltd): 317, 3rd floor, Somdatt Chambers-2, Bhikaji Cama Place, New Delhi110066.
  3. Divino-O Realcon Pvt Ltd (erstwhile Izna Realcon Pvt Ltd): 317, 3rd floor, Somdatt Chambers-2, Bhikaji Cama Place, New Delhi110066.
  4. Evergreen Realtors Pvt Ltd: Parsvnath Tower, Near Shahdara Metro Station, Shahdara, Delhi 110032.
  5. Divino-O Projects Pvt Ltd (erstwhile Oni Projects Pvt Ltd): 317, 3rd floor, Somdatt Chambers-2, Bhikaji Cama Place, New Delhi| 110066.
  6. Jaguar Buildwell Pvt Ltd; Parsvnath Tower, Near Shahdara Metro Station, Shahdara, Delhi-110032.
  7. Parsvnath Sharmistha Realtors Pvt Ltd (erstwhile Sharmisthal Realtors Pvt. Ltd): Parsvnath Tower, Near Shahdara Metro Station, Shahdara, Delhi-110032.
  8. Parsvnath Hessa Developers Pvt Ltd (erstwhile Hessa Realtors Pvt Ltd); Parsvnath Tower, Near Shahdarg) Metro Station, Shahdara, Delhi 110032.
  9. Prasadhi Developers Pvt Ltd Parsvnath Tower, Near Shahdarg Metro Station, Shahdara, Delhi-110032.
  10. Parikrama Infrastructure Pvt Ltd.; Parsvnath Tower, Near Shahdara Metro Station, Shahdara, Detlhi110032.
  11. Springdale Realtors Pvt Ltd: Parsvnath Tower, Near Shahdara Metro Station, Shahdara, Delhi110032.



12. Scorpio Realtors Pvt Ltd Parsvnath Tower, Near Shahdara Metro Station, Shahdara, Delhi-110032.
13. Jodhpur Infrastructure Pvt Ltd; Parsvnath Narayan City, Opp. Muhana Mandi, Gate No. 2, Near JDA Scheme Swarn Vihar, Sanganer, Jaipur-302029.
14. Timebound Contracts Pvt Ltd; Parsvnath Tower, Near Shahdara Metro Station, Shahdara, Delhi 110032
15. Parasnath and Associates Pvt, Ltd.: G-2, Arunachal Building, 19 Barakhamba Rd, New Delhi- 110001

Personal Guarantee: Mr. Pradeep Jain.

Details of claim, if it is made against corporate debtor as guarantor: (i) Amount of claim (ii) Amount of claim covered by security interest, if any (Please provide details of security interest, the value of the security, and the date it was given) (iii) Amount of claim covered by guarantee, if any (Please provide details of guarantee held, the value of the guarantee, and the date it was given)	Yes, Will be filed by the Debenture Trustee for those loans, where the Corporate Debtor has given Corporate Guarantee.
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12.IDBI PRVL- As per the claim form C 27.05.2026

Amount of claim covered by security interest, if any (Please provide details of security interest, the value of the security, and the date it was given)

Details of security:

- Charge on receivables of the Akshardham metro station subservient to the outstanding charge of the DMRC fees
- Corporate guarantee of Parsvnath Developers Limited (PDL)
- Pledge of 49% shares of PRVPL

Value of the Security {receivable from Akshardham metro station) is ~Rs.55 Cr as on April 2026.

13.IDBI-debt of NCDs-Description of Secured Assets- As per the claim form C 27.05.2026

The details of computation of the amount of default under the Debentures is annexed herewith and marked as ANNEXURE - A.

Deeds of   Annexure Hypothecation dated 28.03.2015 by: a. Timebound Contracts Pvt Ltd. b. Scorpio Realtors Pvt Ltd. c. Prasadhi Developers Pvt Ltd. d. Jodhpur Infrastructure Pvt Ltd. e. Parikrama Infrastructure Pvt Ltd. f. Springdale Realtors Pvt Ltd.	Annexure A-1 Colly
Memorandum of Entries (collectively by Corporate Debtor & Others)	Annexure A-2 Colly
Corporate Guarantees a. Jodhpur Infrastructure Pvt Ltd. b. Parikrama Infrastructure Pvt Ltd. c. Prasadhi Developers Pvt Ltd. d. Scorpio Realtors Pvt Ltd. e. Springdale Realtors Pvt Ltd. f. Timebound Contracts Pvt Ltd.	Annexure A-3 colly
Personal Guarantee a. Pradeep Kumar Jain Share Pledge a. Nutan Jain b. Parasnath and Associates Ltd. c. Pradeep Kumar Jain HUF d. Pradeep Kumar Jain	Annexure A-4
<b>MASTER RESTRUCTURING AGREEMENT</b>	
Deed of Hypothecation dated 12.02.2025 executed by the Corporate Debtor	Annexure A-6

DRMC Receivables: -

- a) On second charge ranking basis, all its rights, title interest of whatsoever in the nature over the Receivables arising out from the leasing/licensing or letting out of the developed, constructed and completed retail project named as "Azadpur Metro Station" being developed by Issuer/ Corporate Debtor under concession agreement dated 20th July, 2006 with Delhi Metro Rail Corporation and the same is situated near Azadpur Metro Station, New Delhi, etc.
- b) On second charge ranking basis, all its rights, title, interest of whatsoever in the nature over the Receivables arising out from the leasing/licensing or letting out of the developed, constructed



- and completed retail project named as "Game Village Metro Station" being developed by Issuer/ Corporate Debtor under concession agreement dated 2 September, 2007 with Delhi Metro Rail Corporation and the same is situated near Games Village M Station, New Delhi, etc.
- c) On Second Charge ranking basis, all its right, title, interest of whatsoever in the nature over the Receivables arising out of from the leasing/licensing or letting out of the developed, constructed and completed retail project named as "Seelampur Metro Station" being developed by Issuer Corporate Debtor under concession agreement dated 10th August, 2005 with Delhi Metro Rail Corporation and the same is situated near Seelampur Metro Station, New Delhi, etc.
- d) On Second Charge ranking basis, all its right, title, interest of whatsoever in the nature over the Receivables arising out of from. the leasing/licensing or letting out of the developed, constructed and completed retail project named as "Seelampur Metro Station Annexe" being developed by Issuer Corporate Debtor under concession agreement dated 25th February, 2005 with Delhi Metro Rail Corporation and the same is situated near Seelampur Metro Station, New Delhi, etc.
- e) On Second Charge ranking basis, all its right, title, interest of whatsoever in the nature of the Receivables arising out of from the leasing/licensing or letting out of the developed, constructed and completed retail project named as "Inderlok Metro Station Annexe" being developed by Issuer (Defendant N01) under concession agreement dated 6th September, 2004 with Delhi Metro Rail corporation and the same is situated near Inderlok Metro Station, New Delhi, etc.
- f) On Second Charge ranking basis, all its right, title, Interest of whatsoever in the nature over the Receivables arising from the leasing/licensing or letting out of the developed, constructed an completed retail project named as "Inderlok Metro Station Box" being developed by Issuer Corporate Debtor under concession agreement dated 6 September, 2004 with Delhi Metro Rail Corporation and the same is situated near Inderlok Metro Station, New Delhi, etc.
- g) On Second Charge ranking basis, all its right, title, interest of whatsoever in the nature over the Receivables arising out from the leasing/licensing or letting out of the developed, constructed and completed retail project named as "Kashmere Gate Metro Station Box" being developed by Issuer Corporate Debtor under concession agreement dated 28th April, 2006 with Delhi Metro Rail Corporation and the same is situated near Kashmere Gate Metro Station, New Delhi, etc.
- On Second Charge ranking basis, all its right, title, interest of whatsoever in the nature over the Receivables arising out of from the leasing/licensing or letting out of the developed, constructed and completed retail project named as "Shahdara Metro Station Annexe" being developed by Issuer Corporate Debtor under concession agreement dated 26th February, 2005 with Delhi Metro Rail Corporation and the same is situated near Shahdara Metro Station, New Delhi, etc

