

List of unsecured financial creditors

S.No.	Name of Creditor	Date of Claim received			Details of Claims Admitted						Remarks, if any			
		Date of receipt	Amount Claimed	Amount of claim admitted	Nature of claim	Amount covered by guarantee	Whether related party?	% of voting share in CoC	Amount of contingent claim	Amount of any mutual dues, that may be set off		Amount of claim not admitted	Amount of Claim under Verification	
1	Hero Cycles Limited	16/02/2026	11,321,988	11,321,988	NIL	NIL	Yes	0.59%	NIL	NIL	-	NIL	NIL	NIL
2	Tata Capital Financial Services Limited	19/02/2026	21,562,070	21,562,070	NIL	NIL	NIL	1.13%	NIL	NIL	-	NIL	NIL	NIL
3	Hero Fincorp Limited	19/02/2026	201,073,685	-	NIL	NIL	NIL	0.00%	NIL	NIL	98,980,862	102,092,823	NIL	NIL
4	Nipun Malhotra	08/05/2025	9,586,438	9,586,438	NIL	NIL	Yes	0.00%	NIL	-	-	-	-	Being related party the member only has participation right. The Claim is subject to further verification.
5	Manek Malhotra	21/04/2026	11,129,539	11,129,539	NIL	NIL	Yes	0.00%	NIL	-	-	-	-	Being related party the member only has participation right. The Claim is subject to further verification.
6	Priyanka Malhotra	05/05/2026	363,600,000	363,600,000	NIL	NIL	Yes	0.00%	NIL	-	-	-	-	Being related party the member only has participation right. The Claim is subject to further verification.



Exhibit For Financial Creditors
(Detailed Remarks if any)

Secured Financial Creditors:

A State Bank of India:

- 1 The amount claimed by SBI is Rs. 121,96,70,853/-
- 2 SBI has relinquished its Security Interest in favour of the Liquidator subject to the conditions that;
 - (a) No proceeds out of sale of any asset in respect of which we hold sole 1st charge (exclusive charge) should be paid to anyone else unless the amounts due to us are fully settled.
 - (b) We have no objection to payment of our pro rata share in CIRP cost, Liquidator fees and workmen dues of up to 24 months prior to liquidation out of the sale proceeds realized.
 - (c) Our consent is conditional on the above and unless the sale proceeds are dealt with in such a fashion as set out above, liquidator shall not proceed sale of any assets under Regulation 32 in so far as we have sole (exclusive) 1st charge on the same.
 - (d) There will be mutual consultation between SBI and the liquidator for disposal of the asset, exclusively charged with SBI.
- 3 The Average Liquidation Value of the Ghaziabad Property (Land and Building) is Rs. 15,87,46,000/- as per the valuation got done by the Erstwhile Resolution Professional.

Further, the Average Liquidation Value of the Ghaziabad Property (Land and Building) is subject to revision upon receipt of Valuation Report from the Valuers appointed in Liquidation Process. Till the said Report is received the Average Liquidation Value of the Ghaziabad Property (Land and Building) as got done during CIRP is being used to facilitate the process.

- 4 Accordingly, the amount claimed i.e. Rs. 121,96,70,853/- stands reduced by the Average Liquidation Value of the Ghaziabad Property (Land and Building) i.e. Rs. 15,87,46,000/- and the Amount of Claim Admitted stands at Rs. 106,09,24,853/-

B Bajaj Finance Limited:

- 1 Accordingly, the amount claimed i.e. Rs. 16,79,82,933/- w.r.t. financing of Cairtriona Residential Apartment No. H-401, 4th Floor, Block No. H, Ambience Island, Gurgaon, Haryana – 122001 having super built-up area of 750.29 Sq. Mtr. (8076 Sq. Ft.) stands reduced by Rs. 1,76,842/- as there is Totalling Error in the Calculation Sheet shared by the Financial Creditor. Further, the Financial Creditor has not relinquished its Security Interest. Therefore, the Amount of Claim Admitted stands at Rs. NIL.

C Phoenix ARC Private Limited

- 1 The Financial Creditor has relinquished its Security Interest in favour of the Liquidator in the properties mentioned below under Exclusive Charge of the Financial Creditor, subject to remittance of the entire sale proceeds to them as the same are exclusively charged with them.

Exclusive Charge on 1004, 10th Floor, DLF Tower, Jasola Tower B, Plot No-11, Non-Hierarchical Commercial Centre, Jasola, New Delhi - 110 044 having Super Builtup Area 98.128 Sq. Mtr.

Exclusive Charge on 1005, 10th Floor, DLF Tower, Jasola Tower B, Plot No-11, Non-Hierarchical Commercial Centre, Jasola, New Delhi - 110 044 having Super Builtup Area 98.128 Sq. Mtr.

Exclusive Charge on 1006, 10th Floor, DLF Tower, Jasola Tower B, Plot No-11, Non-Hierarchical Commercial Centre, Jasola, New Delhi - 110 044 having Super Builtup Area 106.091 Sq. Mtr.

- 2 Accordingly, the amount claimed i.e. Rs. 32,96,68,847/- stands reduced by the Average Liquidation Value of the 3 (three) Jasola Offices (Land and Building) admeasuring 302.347 Sq. Mtr. i.e. Rs. 7,13,11,192/- and the Amount of Claim Admitted stands at Rs. 25,83,57,655/-


