

## Annexure-4

Name of the corporate debtor: Ferrous Infrastructure Private Limited; Date of commencement of CIRP 02.02.2023 ; List of creditors as on 17.06.2026

List of Unsecured financial creditors (Other than financial creditors belonging to any class of creditors) Amount in ₹)

| SL 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 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? | % of voting share in CoC |                            |                                                |                              |                                    |                           |
| 1      | ICICI Bank Limited                      | NA                        | 30,49,41,848.00 | 9,308.00                  | Unsecured       | NO                                  | NO                          | NO                     | 0.0002%                  | NIL                        | NIL                                            | 30,49,32,540.00              | NIL                                | NIL                       |
| 2      | TDI INFRACORP INDIA LIMITED             | NA                        | 5,69,60,980.00  | 5,69,60,980.00            | Unsecured       | NO                                  | NO                          | NO                     | 1.1059%                  | NIL                        | NIL                                            | -                            | NIL                                | NIL                       |
| 3      | Prudential Landbase Pvt Ltd             | NA                        | 22,59,638.00    | 21,90,241.00              | Unsecured       | NO                                  | NO                          | YES                    | 0.00%                    | NIL                        | NIL                                            | 69,397.00                    | NIL                                | NIL                       |
| 4      | Meena Seth                              | NA                        | 1,40,70,638.00  | 1,22,67,808.00            | Unsecured       | NO                                  | NO                          | YES                    | 0.00%                    | NIL                        | NIL                                            | 18,02,830.00                 | NIL                                | NIL                       |
| 5      | Surender Seth                           | NA                        | 2,90,32,766.00  | 2,57,39,839.00            | Unsecured       | NO                                  | NO                          | YES                    | 0.00%                    | NIL                        | NIL                                            | 32,92,927.00                 | NIL                                | NIL                       |
| 6      | Ashish Seth                             | NA                        | 92,92,033.00    | 47,04,515.92              | Unsecured       | NO                                  | NO                          | YES                    | 0.00%                    | NIL                        | NIL                                            | 45,87,517.08                 | NIL                                | NIL                       |
| 7      | Lavish Housing Private Limited          | NA                        | 37,71,858.00    | 24,76,694.00              | Unsecured       | NO                                  | NO                          | YES                    | 0.00%                    | NIL                        | NIL                                            | 12,95,164.00                 | NIL                                | NIL                       |
| 8      | Stuti Chandhok                          | NA                        | 1,46,54,795.00  | 60,00,000.00              | Unsecured       | NO                                  | NO                          | YES                    | 0.00%                    | NIL                        | NIL                                            | 86,54,795.00                 | NIL                                | NIL                       |
| 9      | Poonam Sood                             | NA                        | -               | 35,85,202.00              | Unsecured       | NO                                  | NO                          | NO                     | 0.0696%                  | NIL                        | NIL                                            | -35,85,202.00                | NIL                                | Transfer From Home Buyers |
| 10     | Raja Ram Singh & Usha Devi              | NA                        | -               | 21,20,331.00              | Unsecured       | NO                                  | NO                          | NO                     | 0.0412%                  | NIL                        | NIL                                            | -21,20,331.00                | NIL                                | Transfer From Home Buyers |
| 11     | Viku-J. Resorts & Villas Pvt. Ltd.      | NA                        | -               | 7,70,130.00               | Unsecured       | NO                                  | NO                          | NO                     | 0.0150%                  | NIL                        | NIL                                            | -7,70,130.00                 | NIL                                | Transfer From Home Buyers |
| 12     | Sanjeev Jain                            | NA                        | -               | 12,50,000.00              | Unsecured       | NO                                  | NO                          | NO                     | 0.0243%                  | NIL                        | NIL                                            | -12,50,000.00                | NIL                                | Transfer From Home Buyers |
| 13     | Shourya Gupta (Legal Heir of Late Sh. ) | NA                        | -               | 13,85,430.00              | Unsecured       | NO                                  | NO                          | NO                     | 0.0269%                  | NIL                        | NIL                                            | -13,85,430.00                | NIL                                | Transfer From Home Buyers |
|        |                                         |                           |                 |                           |                 |                                     |                             |                        |                          |                            |                                                |                              |                                    |                           |
|        | Total Rs                                |                           | 43,49,84,556.00 | 11,94,60,478.92           |                 |                                     |                             |                        | 1.2829%                  |                            |                                                | 31,55,24,077.08              |                                    |                           |