

Annexure-3																
Name of the corporate debtor: Noida Marketing Private Limited ; Date of commencement of CIRP: 24.04.2026																
List of secured financial creditors (other than financial creditors belonging to any class of creditors) (Date of Commencement CIRP 24.04.2026) List of creditor as on 09.09.2026 (Amount in ₹)																
Sr. No	Name of creditor	Identification No./ No. of Claims	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 Provisionally admitted	Nature of claim	Amount covered by security interest	Amount covered by guarantee	Whether related party?	% voting share in CoC					
1	Asset Reconstruction Company (India) Ltd.	-	Refer Note -1	29.05.2026	10,77,01,14,438.00	9,83,45,22,664.00	Secured FC			NO	84.03%			-	8,94,26,14,438.00	
2	Touchstone Trust Scheme I		Refer Note -1	15-06-0026	1,86,23,43,733.96	1,82,69,71,500.00	Secured FC			NO	15.61%			-		
Total (A)		-	-	-	12,63,24,58,171.96	11,66,14,94,164.00					99.64%			-	8,94,26,14,438.00	

Refer Note-1: Security Interest if any, in respect of such claim.

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

Hypothecation:

- Plot No. 1-B and 1-A admeasuring 1320 sq. mtrs in Block K situated at Sector-18, New Okhla Industrial Development Area, District Gautam Budh Nagar, Uttar Pradesh.
- Land admeasuring 1.912 acres situated in the revenue estate of Village Wazirabad, Tehsil & Zilla Gurgaon, Haryana.
- Plots having 99,343 Sq Yds., Floor/Units having 5,79,028 Sq Ft. Villas having 1,25,725 Sq Ft situated at Parsvnath City, Delhi — Japur Highway (NH- 8), Dharuhera, Rewari, Haryana.
- Plots having 5,81,127 Sq Yds. situated at Parsvnath Royale, Revenue Estate of Village Kundli, Tehsil & District Panchkula
- a) Property admeasuring 6B-9B situated at Village Sambhu Kalan, Tehsil Rajpura, District Patiala owned by Emerald Buildwell Pvt Ltd.
- b) Property admeasuring 4B-9B 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 –

- Property admeasuring 6B-9B situated at Village Sambhu Kalan, Tehsil Rajpura, District Patiala owned by Emerald Buildwell Pvt. Ltd. and Parsvnath Developers Limited.
- Property admeasuring 4B-9B situated at Village Sambhu Kalan, Tehsil Rajpura, District Patiala owned by M/s Neelgagan Realtors Private Limited and Parsvnath Developers;
- 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;
- 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 Fama Private Limited, M/s. Dal Real Estates Private Limited, M/s. Pineadine Realtors Private Limited, M/s. Yamuna Buildwell Private Limited, M. 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 –

- 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-18, New Okhla Industrial Development Area, District Gaudam Budh Nagar, Uttar Pradesh leased to M/s. Noida Marketing Pvt. Ltd.
- 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-18, New Okhla Industrial Development Area, District Gaudam Budh Nagar, Uttar Pradesh leased to M/s. Noida Marketing Pvt. Ltd.

Touch Stone- The debt owed by NMPL and guaranteed by PDL is secured / by the following security documents and arrangements:

•First ranking pari passu charge on Plot No. 1-A and Plot No. 1-B, admeasuring 660 sq. mtrs. each, situated at Block K, Sector-18, Noida, District Gautam Budh Nagar, Uttar Pradesh.

•Hypothecation of receivables, sold / unsold and rented / to be rented, with first charge in favour of the Debenture Trustee.

•Debenture Redemption Reserve Account, as required under applicable law.

•Pledge of 100% shares of NMPL on pari passu basis pursuant to the Pledge /Charge Agreement dated 22.11.2021.

•Corporate Guarantee dated 15.11.2021 executed by PDL.

•Personal Guarantee of Mr. Pradeep Jain, Director of NMPL.

•Additional security under the Amendment Deed / Undertaking dated 11.01.2022, namely commercial land admeasuring approximately 1.065 acres at Parsvnath City, Karnal, Haryana, owned by PDL.

Pledge: Demat Shares

Pledgor (s)	No. of Shares Pledged	Face Value of Shares Pledges (INR)	Distinctive No.	%age of total paid up equity share Capital
Parsvnath Developers Limited Pradeep Kumar Jain	99,991			
Parsvnath & Associates Private Limited	5,000			
New Hind Enterprises Private Limited	5,000			
Pradeep Kumar Jain	1,50,00,000			
Nutan Jain	16,000			
Yogesh Jain	2,500			
Parsvnath & Associates Private Limited	5,000			
New Hind Enterprises Private Limited	5,000			

***Disclaimer**

The amounts reflected in the List of Claims are based upon the claims submitted by the respective creditors and the documents, records, information and explanations made available to the Resolution Professional ("RP") as on the date of preparation of the List of Claims.

The admission of any claim is provisional and solely for the purposes of the Corporate Insolvency Resolution Process ("CIRP") under the Insolvency and Bankruptcy Code, 2016 ("IBC"/Code"), and shall not be construed as a final adjudication, determination or acknowledgment of the existence, validity, enforceability, quantum, classification, priority or security of any debt or claim or of the rights, liabilities or entitlements of any stakeholder.

The claims have been collated and admitted provisionally in accordance with the applicable provisions of the IBC and the Insolvency and Bankruptcy Board of India (Insolvency Resolution Process for Corporate Persons) Regulations, 2016 ("CIRP Regulations"), including Regulation 13, based on the information and records presently available.

The claims, particularly those of Secured Financial Creditors, remain subject to detailed verification and reconciliation with the books of account, records and information of the Corporate Debtor, including sanction letters, financing and security documents, account statements, disbursement and repayment records, charge registration particulars, guarantee documents, default records, Information Utility records, confirmations, reconciliations and other relevant evidence.

Accordingly, the amount presently reflected against any creditor may, upon further verification, reconciliation or receipt of additional information, documents, explanations, legal or expert opinions, judicial orders or other relevant material, be increased, reduced, modified, reclassified or rejected, in whole or in part.

The RP reserves the right, at any stage of the CIRP, to call for and obtain additional information, records, books of account, confirmations, reconciliations, legal opinions, expert opinions, valuation reports, transaction audit/forensic reports and other supporting material and to review, verify, revise, modify, enhance, reduce, reclassify or otherwise amend the amount or status of any admitted claim in accordance with law.

The admission of any claim shall not constitute a final determination of the debt, default, security interest, priority, principal, contractual interest, penal/default interest, liquidated damages, costs, charges or any other component of the claim, all of which shall remain subject to verification of the underlying documents, contractual terms, applicable law and judicial pronouncements. Claims involving guarantees, counterclaims, set-offs, mutual dealings, disputed transactions, avoidance transactions, contingent or uncrystallised liabilities, or matters pending before any court, tribunal, arbitral forum, regulatory or other competent authority, shall remain subject to further examination and the outcome of such proceedings.

The amounts admitted at this stage are solely for the purposes contemplated under the IBC, including, where applicable, constitution of the Committee of Creditors and determination of voting share, and shall not constitute an acknowledgment of liability by the Corporate Debtor or a waiver of any right, defence or contention available to the Corporate Debtor, RP, Committee of Creditors, creditors or any other stakeholder.

The RP reserves the right to give effect to any order, judgment, direction or finding subsequently passed by the Honble NCLT, Honble NCLAT, Honble Supreme Court of India or any other competent judicial, quasi-judicial or regulatory authority having a bearing on the admissibility, quantum, classification, validity, enforceability, priority or security of any claim. Accordingly, every claim reflected in the List of Claims shall be treated as provisional and subject to further verification, reconciliation, modification and determination in accordance with the IBC, CIRP Regulations and applicable law, and not claim or amount reflected therein shall be treated as final or conclusive merely by reason of its inclusion in the List of Claims.