

Annexure-2 Name of the corporate debtor: Noida Marketing Private Limited. ; Date of commencement of CIRP: 24.04.2026 List of creditors as on: 09.09.2026 List of unsecured financial creditors belonging to any class of creditors (Amount in ₹) As on 09.09.2026																			
S.no	Name of creditor	Identification No.	Charge Detail	Project Name	Tower& Flat No./ PlotNo.	Security Interest	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	Total Amount Claimed	Amount of claim admitted	Nature of claim	Amount covered by guarantee	Whether related party?	% of voting share in CoC					
1	Raghvendra Singh Butola			Parsvnath Mall Eighteen	Shop No. 02-TF			20-06-2026	21,57,910.00	25,79,825.24	unsecured	No	No	0.02%				-4,21,915.24	
2	Vipin Kumar Jain			Parsvnath Mall Eighteen	GF-06			21-08-2026	2,04,98,988.00	31,96,660.38	unsecured	No	No	0.03%				1,73,02,327.62	
3	Smt. Sandhya Singh			Parsvnath Mall Eighteen	TF-12A			25-08-2026	21,29,446.00	73,00,265.88	unsecured	No	No	0.06%				-51,70,819.88	
4	Nisha Khurana			Parsvnath Mall Eighteen	TF-07			25-08-2026	4,79,682.00	16,60,816.59	unsecured	No	No	0.01%				-11,81,134.59	
5	R L Kaul			Parsvnath Mall Eighteen	Shop No 10 First Floor			19-08-2026	1,99,76,559.00	28,52,932.37	unsecured	No	No	0.02%				1,71,23,626.63	
6	Ajay Goyal			Parsvnath Mall Eighteen	LGF 09			22-08-2026	19,78,448.00	20,69,869.32	unsecured	No	No	0.02%				-91,421.32	
7	Bhim Sain Khurana			Parsvnath Mall Eighteen	Shop FF-06			21-08-2026	1,98,00,000.00	9,48,566.58	unsecured	No	No	0.01%				1,88,51,433.42	
8	Anuradha Jain			Parsvnath Mall Eighteen	UGF-6			18-08-2026	2,10,65,000.00	21,94,218.26	unsecured	No	No	0.02%				1,88,70,781.74	
9	Neelam Jumrani			Parsvnath Mall Eighteen	4F-03			25-08-2026	4,42,219.00	-	unsecured	No	No	0.00%				4,42,219.00	
10	Mrs. Kusum Lata Singh			Parsvnath Mall Eighteen	TF-10			25-08-2026	4,82,580.00	-	unsecured	No	No	0.00%				4,82,580.00	
11	Meenu Arora			Parsvnath Mall Eighteen	FF-02			22-08-2026	1,72,10,770.00	-	unsecured	No	No	0.00%				1,72,10,770.00	
12	Balesh Sharma			Parsvnath Mall Eighteen	UGF 05			19-08-2026	6,37,900.31	-	unsecured	No	No	0.00%				6,37,900.31	
13	Balesh Sharma			Parsvnath Mall Eighteen	FF 14			19-08-2026	5,66,587.50	-	unsecured	No	No	0.00%				5,66,587.50	
14	Balesh Sharma			Parsvnath Mall Eighteen	UGF 10			19-08-2026	6,37,900.31	-	unsecured	No	No	0.00%				6,37,900.31	
15	Balesh Sharma			Parsvnath Mall Eighteen	FF 03			19-08-2026	3,87,593.00	-	unsecured	No	No	0.00%				3,87,593.00	
16	Anil Kumar Celly			Parsvnath Mall Eighteen	LGF 02			03-08-2026	15,37,407.00	-	unsecured	No	No	0.00%				15,37,407.00	
17	Anil Kumar Celly			Parsvnath Mall Eighteen	LGF 15			03-08-2026	19,20,150.00	-	unsecured	No	No	0.00%				19,20,150.00	
18	Rubi Rastogi			Parsvnath Mall Eighteen	GF-15			29-07-2026	43,10,958.00	-	unsecured	No	No	0.00%				43,10,958.00	
19	Piush Gupta			Parsvnath Mall Eighteen	FF-15			28-07-2026	2,55,00,000.00	-	unsecured	No	No	0.00%				2,55,00,000.00	
20	Anil Kumar Sawhney			Parsvnath Mall Eighteen	4F-05			13-07-2026	-	-	unsecured	No	No	0.00%				-	
21	Anil Kumar Sawhney			Parsvnath Mall Eighteen	TF-08			13-07-2026	-	-	unsecured	No	No	0.00%				-	
22	Savita Mittal			Parsvnath Mall Eighteen	GF-11			01-08-2026	-	-	unsecured	No	No	0.00%				-	
23	Aparna Goel			Parsvnath Mall Eighteen	GF-09 & LGF-04			07-07-2026	95,61,822.91	-	unsecured	No	No	0.00%				95,61,822.91	
24	Mrs. Prem Gosain			Parsvnath Mall Eighteen	SF-11			29-07-2026	-	-	unsecured	No	No	0.00%				-	
25	Narain Dwelling Pvt. Ltd.			Parsvnath Mall Eighteen				21-07-2026	2,56,87,576.00	-	unsecured	No	No	0.00%				-	
26	Mr. Sailesh Kumar Sanghvi and Mrs. Kshama Sanghvi			Parsvnath Mall Eighteen	12B			09-09-2026	36,94,600.00	76,91,536.00	unsecured	No	No	0.06%				1,13,86,136.00	
27	Mr. Apurva Sanghvi and Mr. Gaurnag Sanghvi			Parsvnath Mall Eighteen	GF 14			09-09-2026	58,71,670.00	1,22,21,117.00	unsecured	No	No	0.10%				1,80,92,787.00	
Total									18,65,35,767.03	4,27,15,807.62				0.36%				15,79,57,689.41	

*Disclaimer

Where the underlying transaction indicates that the claimant has invested funds in a commercial real estate/project with the primary objective of earning returns, capital appreciation or investment gains, rather than for the purpose of acquiring a residential property for personal use, such claimant and/or the underlying transaction may, subject to the facts and circumstances of the case and applicable law, be regarded as being in the nature of a speculative investment. Thus, they may not be classified as Unsecured Financial Creditors (Popularly known as Homebuyers). The mere fact that monies have been paid towards a real estate project or that the transaction has been described as a purchase of property shall not, by itself, determine the legal character or classification of the claim under the IBC. The inclusion of a claim in this List of Claims shall not be construed as a final determination or admission of the claimant's status, the nature or enforceability of the underlying transaction, or the quantum of the claim, and shall remain subject to applicable law, further verification and the directions/orders of the competent authority or Adjudicating Authority, as applicable.

The claims submitted by the Homebuyers/Allottees have been collated and admitted on a provisional basis by the Resolution Professional ("RP") in discharge of the statutory functions under the Insolvency and Bankruptcy Code, 2016 ("Code/IBC") and the applicable provisions of the Insolvency and Bankruptcy Board of India (Insolvency Resolution Process for Corporate Persons) Regulations, 2016 ("CIRP Regulations"), including Regulations 13 and 16A, for the limited purposes of determining the claims constituting financial debt, constitution of the Committee of Creditors ("CoC") and computation of the voting share of the class of Homebuyers/Allottees.

The admission of claims is based upon the information, documents and records presently available to the RP. It is pertinent to note that the books of account, allottee-wise records, payment particulars, project records and other relevant information of the Corporate Debtor have been made available only partially and are presently subject to verification, reconciliation and validation. Accordingly, the claim amounts reflected herein are provisional in nature and may, upon receipt of additional information, documents, records, confirmations or clarifications and upon completion of verification and reconciliation, be increased, reduced, modified, reclassified or rejected, in whole or in part.

For the limited purpose of determining the voting share of the Homebuyers/Allottees constituting a class of creditors, interest has been considered at the higher of (i) the rate of interest stipulated under the applicable Builder-Buyer Agreement ("BBA")/Plot Buyer Agreement ("PBA"), as the case may be, and (ii) 8% per annum, in accordance with Regulation 16A(7) of the CIRP Regulations. Such consideration of interest is strictly for the limited purpose of computation of the voting share of the class and shall not constitute or be construed as an admission, acknowledgment or final determination of any individual allottee's entitlement to interest or any other monetary component of the claim.

It is further clarified that, at this stage, any amounts claimed or awarded towards compensation, damages, penalty, enhanced compensation, interest in excess of the amount considered for voting purposes, refund, or any other relief or monetary component pursuant to or in connection with proceedings before any statutory authority, Real Estate Regulatory Authority ("RERA"), Consumer Commission, court, tribunal, arbitral forum or any other judicial, quasi-judicial or regulatory authority have been provisionally considered, wherever ascertainable, solely for the purpose of claim collation and shall remain subject to verification, reconciliation, legal examination and determination in accordance with the Code, applicable law and the outcome of the relevant proceedings. The provisional consideration of any such amount shall not constitute an admission, acknowledgment or final determination of the entitlement, quantum, validity or enforceability thereof. Further, to the extent any proceedings, awards, decrees, orders or recovery/execution proceedings are subject to the moratorium under Section 14 of the Code, the rights and remedies of the concerned parties shall remain subject to the restrictions, exceptions and consequences prescribed under the Code.

The RP reserves the right, at any stage of the CIRP, to call for and obtain additional information, documents, records, payment details, allotment records, reconciliations, confirmations, legal opinions, judicial orders or any other material considered necessary for verification and determination of the claims, and to revise, modify, enhance, reduce, reclassify or reject any claim, in whole or in part, in accordance with law.

Accordingly, the amounts presently reflected against the respective Homebuyers/Allottees shall not be construed as final or conclusive admission of the claims or as a final determination of the rights, liabilities or entitlements of any allottee or other stakeholder. The final quantum, classification and treatment of the claims shall remain subject to completion of verification and reconciliation and shall be dealt with in accordance with the IBC, CIRP Regulations, applicable laws, judicial pronouncements and orders/directions of the Hon'ble Adjudicating Authority or any other competent forum.