Name of the Corporate Debtor: M/s Fortune Assets Private Limited; Date of Commencement of CIRP: 18.03.2026; List of Creditors as on: 30.10.2026

Annexure-3

Summary of List of Secured Financial Creditors (other than financial creditors belonging to a class of creditors) w.r.t. Form C

Sr. No.	Name of Creditor	Nature of Claim	Details of Claim received		Details of Claim admitted		Whether related party?	% Voting Share in CoC	Amount of Claim under Verification (Rs.)	Amount of Contingent Claim (Rs.)	Details of Security Interest	Details of guarantee, if any, held in relation to claim	Amount of any mutual credit, debts etc. - may be set off	Details of any mutual credit, debts etc. - may be set	Amount of claim Inadmissible	Reason for Claim not admitted	Remarks, if any
			Date of Receipt	Amount Claimed (Rs.)	Date of admission/updation	Amount of claim admitted (Rs.)											
1	Edelweiss Asset Reconstruction Company, in its capacity as trustee for - EARC Trust SC- 453	Secured Creditor (FC)	01.04.2026	13567898784	08.04.2026	13567898784	No	78.33	-	-	Annexure-A	-	-	-	-	-	-
	Total (A)			**13,567,898,784**		**13,567,898,784**		**78.33**					**0**	**0**	**-**		

Summary of List of Unsecured Financial Creditors: List of Financial Creditors (Unsecured)

Annexure-4

Sr. No.	Name of Creditor	Nature of Claim	*Details of Claim*		Details of Claim admitted		Whether related party?	% Voting Share in CoC	Amount of Claim under Verification (Rs.)	Amount of Contingent Claim	Details of Security Interest	Details of guarantee, if any, held in relation to	Amount of any mutual credit, debts etc. - may be	Details of any mutual credit, debts etc. -	Amount of claim Inadmissible	Reason for Claim not admitted	Remarks, if any
			Date of Receipt	Amount Claimed	Date of admission/updation	Amount of claim admitted (Rs.)											
1	Edelweiss Asset Reconstruction Company in capacity of trustee of EARC Trust SC 452	Unsecured Creditor (UFC)	02.04.2026	1851290317	08.04.2026	1851290317	No	10.69	-	-	-	-	-	-	-	-	-
2	Edelweiss Rural and Corporate Services Limited	Unsecured Creditor (UFC)	09.04.2026	1841283463	10.04.2026	1841283463	No	10.63	-	-	-	-	-	-	-	-	-
3	Edelweiss Securities and Investment Private Limited	Unsecured Creditor (UFC)	09.04.2026	60041852	10.04.2026	60041852	No	0.35	-	-	-	-	-	-	-	-	-
	-																
	Total (B)			3,752,615,632	-	3,752,615,632	-	21.67	-	-	-	-	-	-	-	-	-
	Total (A+B)			**17,320,514,416**		**17,320,514,416**		**100**									



Annexure -A

Details of Secured Assets

PART A

All those pieces and parcels of land being Plot No. I B-2, Twin District Centre, Sector 10, Rohini, New Delhi, admeasuring 7232.81 square metres and bounds as follows:

- On the East: Road
- On the West: I B-3
- On the North: Road
- On the South: Open

Together with all the buildings & structures constructed/to be constructed thereon all FSI, TDR etc., both present and future and all structures, erections, fittings, furniture at any time hereafter during the continuance of the security hereby constituted be erected, constructed or fitted and all trees, fences, hedges, ditches, ways, sewerages, drains, water-courses, liberties, privileges, common areas, right of way, easements, appurtenances whatsoever in respect of the aforesaid plot or any part thereof belonging to or in anyways appertaining or usually held, occupied or enjoyed therewith or reputed to belong or be appurtenant thereto and all the estate, right, title, interest, property, claim and demand whatsoever of the Mortgagors into and upon the same ("Project and Project Land").

PART B

All receivables arising out of the Project Land and all rights, title, interest, benefits, claims, and demands whatsoever of the Company, whether present or future. This includes all revenues, commissions, claims, choses-in-action, and all other amounts due, owing, or receivable by the Company, whether arising now or in the future, and whether secured or unsecured. It further includes all rights relating to Intellectual Property, goodwill, and all other intangible assets connected with the Project. Without limitation, this shall include all book debts, receivables, and any uncalled capital of the Company, whether existing presently or arising or acquired at any time hereafter. All such assets shall include properties of the above description, whether currently in existence or acquired in the future.

PART C

Details of the Escrow Account

1. No lien specific purpose bank account by the name Fortune Assets Pvt. Ltd. Escrow Account bearing A/c No. 5750000327000 opened and maintained by the Company with HDFC Bank at its branch at Fort, Mumbai for deposit of all the Receivables and all the moneys by the Escrow Account from time to time.
2. No lien specific purpose bank accounts opened/to be opened by the Borrower/Security Provider (individually or jointly) in their respective names with a bank acceptable to the Lender in which all the Receivables from the Project/Project Land shall be deposited.

PART D

All approvals and Project Documents in respect of the Project, both present and future and all the rights, title, interest, benefits, claims and demands whatsoever of the Borrower/Security Provider in, to and/or in respect of the Insurance Policies both present and future and all rights, claims and benefits of all monies receivable thereunder and all other claims thereunder which description shall include all properties of the above description whether presently in existence or acquired hereafter, both present and future.

PART E

The whole of the movable properties of the Borrower relating to the Project/Project Land, including without limitation all movable machinery, equipment, machinery spares, accessories, book debts, loans and advances, and all other movable assets, both present and future. This shall include assets whether installed or not, whether lying loose, stored, or situated at the Project site, warehouses, stockyards, godowns, or any other premises, and whether held by the Borrower or by its agents, affiliates, or representatives. It further includes all such movable assets whether in transit, under delivery, in storage, or otherwise, and wherever located, whether presently owned or acquired at any time in the future. All such movable properties shall be deemed to include all associated benefits, rights, and interests, whether existing now or arising in the future.

PART F

Pledge of 4,84,800 shares of Rs. 10 each by M/s Asplight Vanijya Pvt. Ltd. (Demat A/c No. 00114256); Pledge of 2,62,600 shares of Rs. 10 each by M/s Dishank Estate Management Pvt. Ltd. (Demat A/c No. 00114241) and Pledge of 2,62,600 shares of Rs. 10 each by M/s RG Promoters Private Limited (Demat A/c No. 00114471).