BRIEF ABOUT THE CORPORATE DEBTOR UNDERGOING CIRP IN ACCORDANCE WITH IBC, 2016

NOBAL BUILDTECH PRIVATE LIMITED

(Undergoing Corporate Insolvency Resolution Process under the Insolvency and Bankruptcy Code, 2016)

1. Brief about the Corporate Debtor

Nobal Buildtech Private Limited (hereinafter referred to as "the Corporate Debtor" or "the Company" or "Nobal") is a Private Company bearing CIN U70102DL2013PTC258879, having its registered office at Sikka House, C-60, Preet Vihar, Vikas Marg, East Delhi, Delhi - 110092. The Company was incorporated on 08/10/2013. The Corporate Debtor is engaged in the business of real estate activities, including buying, selling and operating self-owned or leased properties. The Corporate Debtor holds a single immovable asset, being a group housing plot at Greater Noida, Uttar Pradesh, allotted/leased by the Greater Noida Industrial Development Authority ("GNIDA").

The Corporate Insolvency Resolution Process ("CIRP") of the Corporate Debtor commenced with effect from 07.01.2026, in terms of the order dated 07.01.2026 read with order dated 21.01.2026 passed by the Hon'ble National Company Law Tribunal, New Delhi Bench, Court-II ("Hon'ble NCLT") in RA-83/ND/2025 in IB-143/ND/2022, whereby the CIRP of the Corporate Debtor (originally initiated vide order dated 05.11.2024 under Section 7 of the Code) stood restored. Mr. Hemant Sethi was appointed as the Interim Resolution Professional and was subsequently confirmed as the Resolution Professional ("RP") by the Committee of Creditors ("CoC").

The subsequent orders of the Hon'ble NCLAT dated 25.02.2026 stand suspended by the Hon'ble Supreme Court of India vide its order dated 23.03.2026 passed in Civil Appeal No. 3359 of 2026, and the CIRP is presently being conducted under the aegis of the said order. The matter continues to remain pending before the Hon'ble Supreme Court of India (please refer to Paragraph 9 below).

2. Timelines for Expression of Interest of Nobal Buildtech Private Limited

Particulars	Date
Publication of Form G	14.07.2026 (Financial Express) / 15.07.2026 (Jansatta)
Last date for receipt of Expression of Interest (EOI)	08.08.2026
Date of issue of Provisional List of Prospective Resolution Applicants (PRAs) by RP	18.08.2026
Last date for submission of objections to Provisional List	23.08.2026
Date of issue of Final List of PRAs by RP	02.09.2026
Issue of Information Memorandum, Evaluation Matrix and RFRP	07.09.2026
Last date for submission of Resolution Plans	07.10.2026

3. Nobal Buildtech Private Limited as per MCA & Other Sources

Company Information	
CIN	U70102DL2013PTC258879
PAN	AAECN6755E
Company Name	Nobal Buildtech Private Limited
ROC Name	ROC Delhi
Date of Incorporation	08/10/2013
Email Id	info@sikka.in
Registered Address	Sikka House, C-60, Preet Vihar, Vikas Marg, East Delhi, Delhi - 110092
Listed in Stock Exchange(s) (Y/N)	No
Category of Company	Company limited by shares
Subcategory of the Company	Non-government company
Class of Company	Private
Authorised Capital (Rs.)	1,00,000 (10,000 Equity Shares of Rs. 10/- each)
Paid up Capital (Rs.)	1,00,000 (10,000 Equity Shares of Rs. 10/- each)
Date of last Balance Sheet	31/03/2025
Company Status	Under CIRP
MSME Registration (Udyam Aadhaar)	No / Not Applicable
Jurisdiction	
ROC (name and office)	ROC Delhi
RD (name and Region)	RD, Northern Region

4. List of Directors (Current - Powers Suspended)

S. No.	DIN	Name	Designation	Shareholding
1	00344516	Gurinder Singh Sikka	Director	5,000 Equity Shares (50%)
2	00071814	Harvinder Singh Sikka	Director	5,000 Equity Shares (50%)

Note: The powers of the Board of Directors stand suspended and are being exercised by the Resolution Professional in terms of Section 17 of the Code.

5. Past Years Audited Balance Sheet of the Corporate Debtor

The latest audited financial statements of Nobal Buildtech Private Limited available with the Resolution Professional are for F.Y. 2024-25 (along with F.Y. 2023-24), and the same are attached herewith. A summary of the key figures, as extracted from the audited financial statements for the year ended 31.03.2025, is set out below:

Particulars	As at 31.03.2025 (Rs.)	As at 31.03.2024 (Rs.)
Share Capital	1,00,000	1,00,000
Reserves & Surplus	(21,09,19,000)	(21,23,93,000)
Long Term Borrowings	1,37,48,58,100	1,25,59,40,200
Trade Payables	51,46,900	64,88,800
Other Current Liabilities	7,15,700	95,85,800
Total Equity & Liabilities	1,35,97,28,800	1,25,08,75,500
Property, Plant & Equipment (Net Block)	8,72,900	11,80,900
Long Term Loans & Advances	13,75,36,200	13,24,77,300
Inventories (Construction Work-in-Progress)	1,21,82,40,600	1,11,41,22,800
Cash & Cash Equivalents	2,59,200	4,28,200
Revenue from Operations	Nil	Nil
Other Income	1,02,50,600	2,500
Profit / (Loss) for the year	1,47,500	(4,68,400)

Note: Figures have been derived from the audited financial statements, which are drawn up in amounts stated in hundreds. Prospective Resolution Applicants are advised to refer to the audited financial statements for complete particulars.

6. Location of the Known Land and its Condition at Present (Asset of the Corporate Debtor)

The Corporate Debtor holds only one immovable property, particulars whereof are set out below:

S. No.	Particulars	Name of the Holder	Location / Description of the Asset
1	Leasehold Group Housing Plot (Area - 20,246 sq. mtrs.)	Nobal Buildtech Private Limited	Plot No. GH-04C, Sector-10, Greater Noida, Gautam Budh Nagar, Uttar Pradesh - allotted by the Greater Noida Industrial Development Authority (GNIDA), Lease Deed executed on 10.12.2015

Notes:

- The above plot is the only land held by the Corporate Debtor. The Corporate Debtor does not hold any other immovable property as per the information presently available with the Resolution Professional.
- Reference is invited to GNIDA letter/order bearing No. GNIDA/Builders/2026/1247 dated 24.03.2026 issued in respect of the said plot. Litigation in respect of the said plot is pending.

- The asset is subject to the ongoing valuation exercise by the Registered Valuers appointed in the CIRP for determination of Fair Value and Liquidation Value in terms of Regulation 35 of the CIRP Regulations.

7. Details of Claims Received by the Resolution Professional

Claims received from Financial Creditors

Pursuant to the Public Announcement in Form-A dated 27.03.2026 (last date for submission of claims: 06.04.2026), the Resolution Professional has received and collated the claims of the creditors of the Corporate Debtor. The details of the claims received in the category of Financial Creditors are outlined below:

S. No.	Name of the Financial Creditor	Amount Claimed (Rs.)	Amount Admitted (Rs.)	Voting Share (%)
1	Orbis Trusteeship Services Private Limited	6,01,28,13,230	6,01,28,13,230	82.11%
2	Campbell Advertising Private Limited	1,31,03,99,455	1,31,03,99,455	17.89%
	Total	7,32,32,12,685	7,32,32,12,685	100.00%

Claims of Operational Creditors

One Claim received from the Employees' Provident Fund Organisation (EPFO) and they have been also invited to attend the meetings of the Committee of Creditors as an observer, without voting rights, in terms of Regulation 16E of the CIRP Regulations.

Constitution of the Committee of Creditors

The Committee of Creditors has been constituted with the aforesaid two Financial Creditors, and the report for constitution of the CoC was filed before the Hon'ble NCLT on 15.04.2026.

8. Details of Charges Registered against the Corporate Debtor

S. No.	Charge Holder	Charge ID	Date of Creation	Amount (Rs.)
1	Orbis Trusteeship Services Private Limited	100428708	25-02-2021	20,00,00,000
2	Others	100288438	28-06-2019	1,30,00,00,000
3	SREI Equipment Finance Limited	100083377	16-02-2014	13,27,898

Note: The above particulars are as disclosed in the Notes forming part of the audited financial statements for F.Y. 2024-25 / records of the Ministry of Corporate Affairs. Prospective Resolution Applicants are advised to independently verify the position of charges from the MCA portal.

9. Pending Litigation before the Hon'ble Supreme Court of India

Civil Appeal No. 3359 of 2026 - Orbis Trusteeship Services Private Limited v. Nobal Buildtech Private Limited & Ors.

The said Civil Appeal has been preferred by the Financial Creditor, Orbis Trusteeship Services Private Limited, before the Hon'ble Supreme Court of India, challenging the order dated 25.02.2026 passed by the Hon'ble National Company Law Appellate Tribunal in Company Appeal (AT) (Insolvency) No. 256 of 2026. The status of the proceedings is summarised below:

Date	Order / Development
23.03.2026	The Hon'ble Supreme Court issued notice in the Appeal and directed filing of reply and rejoinder within the prescribed timelines. The Hon'ble Court further ordered that the impugned judgment dated 25.02.2026 passed by the Hon'ble NCLAT shall remain suspended till the next date of hearing. The CIRP of the Corporate Debtor is accordingly being conducted under the aegis of the said order.
18.05.2026	The matter was heard by the Hon'ble Supreme Court. Liberty was granted to the Appellant to file a rejoinder. The interim order dated 23.03.2026 was directed to continue to operate till the next date of hearing.
15.07.2026	During the course of hearing, a Settlement Proposal was tendered on behalf of the erstwhile / suspended management of the Corporate Debtor.
Present Status	The matter remains sub judice and pending adjudication before the Hon'ble Supreme Court of India.

10. Other Pending Proceedings

Forum / Case No.	Brief Particulars	Status
Hon'ble NCLT, New Delhi - IA-2042/ND/2026	Application filed by the Resolution Professional seeking directions restraining GNIDA from creating any third-party interest in respect of the property/plot allotted to the Corporate Debtor during the CIRP.	Interim protection granted; matter pending. Litigation in respect of the plot is pending.

11. Details of the Bank Accounts maintained by the Corporate Debtor

The Resolution Professional has obtained information in respect of the bank account maintained by the Corporate Debtor prior to the initiation of the CIRP. The details available as on date are as under:

S. No.	Name of the Bank	Name of the Account Holder	Remarks
1	HDFC Bank Limited	Nobal Buildtech Private Limited	Debit freeze intimated by the RP; change of signatory under process. Complete particulars are being collated.

12. Details of the Resolution Professional

Name of the Resolution Professional	Mr. Hemant Sethi
IBBI Registration No.	IBBI/IPA-002/IP-N01107/2021-2022/13628 (AFA valid up to 30.06.2027)

Address for correspondence	a64, First Floor, Okhla Estate, Phase-III, Near Modi Mill, New Delhi - 110020
Process Email ID	nobalbuildtech.cirp@gmail.com

DISCLAIMER

The information provided in this teaser has been sourced from the following references:

- Audited Financial Statements for F.Y. 2024-25 and F.Y. 2023-24;
- Lease Deed dated 10.12.2015 executed by the Greater Noida Industrial Development Authority in favour of the Corporate Debtor, and correspondence with GNIDA;
- Orders of the Hon'ble NCLT, Hon'ble NCLAT and the Hon'ble Supreme Court of India;
- Minutes of the meetings of the Committee of Creditors;
- Claims received from the creditors of the Corporate Debtor;
- Information / documents procured from the Ministry of Corporate Affairs;
- Documents / information received from the erstwhile management, to the extent made available;
- Visit to the immovable property by the Resolution Professional and his team;
- Information procured from the public domain, etc.

This teaser is not an offer document and does not constitute any offer, invitation or recommendation. The information contained herein is indicative in nature, is based on the records presently available with the Resolution Professional, and is subject to change on receipt of further information/records. The Resolution Professional does not accept any liability whatsoever for the accuracy or completeness of the information contained herein.

The Prospective Resolution Applicants who are interested in submitting the Expression of Interest are requested to carry out their own independent due diligence.

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