

**Annexure-3**  
**Name of the corporate debtor: Aastha Buildhome Developers Private Limited**  
**Date of commencement of CIRP: 09.12.2022**  
**List of Creditors as on: 06-03-2025**  
**List of Secured financial creditors (other than financial creditors belonging to any class of creditors)**

| 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? | % voting share in CoC |                            |  |                              |                                    |   |
| 1.      | Piramal Capital Housing Finance Limited | 20/12/2022                | 10,23,21,036.00 | 10,23,21,036.00           | Secured Loan    | 10,23,21,036.00                     | Yes                         | No                     | 28.06                 | Nil                        | Nil  | Nil                          | Nil                                | By an order dated 22nd January 2025, the Honourable Adjudicating Authority (AA) had granted permission for the withdrawal of the claim. However, it is pertinent to note that Piramal is not a member of the Committee of Creditors (COC), and the Resolution Professional (RP) has submitted an application for the reconstitution of the COC before the AA on 6th March 2025. |
|         |   |                           |                 |                           |                 |                                     |                             |                        |                       |                            |  |                              |                                    |   |
|         | Total                                   |                           | 10,23,21,036.00 | 10,23,21,036.00           |                 | 10,23,21,036.00                     |                             |                        | 28.06                 |                            |  |                              |                                    |   |