Annexure-3

Name of the corporate debtor: Mabsoot Buildhomes India Private Limited ; Date of commencement of CIRP: 2nd May, 2023 (Order received on 8th May 2023) ; List of creditors as on: 04th August, 2025

List of Financial creditors (Other than financial Creditors belongin to any class of creditors)

(Amount in ₹)

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 Provisionally admitted	Nature of claim	Amount covered by security interest	Amount covered by guarantee	Whether related party?	% of voting share in CoC					
1	Phoenix ARC Private Limited acting in its capacity as Trustee of Phoenix Trust FY 24-5*	22-May-23	₹ 2,74,36,88,832.00	₹ 2,74,31,51,332.00	Secured financial creditor	-	-	No	99.92	-	-	₹ 5,37,500.00	-	
Total			₹ 2,74,36,88,832.00	₹ 2,74,31,51,332.00					99.92			₹ 5,37,500.00		

Notes:

1. All claims have been provisionally admitted on the basis of submitted proof by claimants . No Records have been received from the ex-management of the Corporate Debtor. Claims shall be further verified subject to the provision of such records by the ex-management of the Corporate Debtor, or receipt of further information / documents from the claimants. The CoC may undergo change subject to the verification and collation of claims which is an ongoing process.

2. An application under Section 66 of the IBC bearing I.A. No.1367/2025 has been filed challenging the sale of such units by the ex-management, among other grounds. The outcome of the matter is still awaited.

3. An application under Section 19(2) of the IBC bearing I.A. No.4634/2025 has also been filed detailing the events of non-cooperation by Suspended Board of Directors.

4. Certain units have been sold by the ex-management without obtaining an NOC for such sale from Phoenix ARC Private Limited (Lender). Claims received against such units continue to remain unsecured. The Lender may have to exercise itsrights against such sale as deemed fit.

5. As per Regulation 14 of IBBI (CIRP) Regulations, 2016, where the amount claimed by a creditor is not precise due to any contingency or other reason, the interim resolution professional or the resolution professional, as the case may be, shall make the best estimate of the amount of the claim based on the information available with him. The interim resolution professional or the resolution professional, as the case may be, shall revise the amounts of claims admitted, including the estimates of claims made under sub regulation (1), as soon as may be practicable, when he comes across additional information warranting such revision.

6. The claims admitted are subject to further revision/substantiation/modification on the basis of any additional information / evidence / clarification which may be received subsequently and which warrant such revision/substantiation/modification.

7. An authorised representative under provisions of IBC and CIRP Regulations is not being appointed at this stage since the number of claimants is less than 10.

AJIT GYANCHAND JAIN
IBBI/IPA-001/IP-P00368/2017-18/10625
INSOLVENCY PROFESSIONAL

Mr. Ajit Gyanchand Jain
(Resolution Professional)
IBBI Registration No. IBBI/IPA-001/IP-P00368/2017-18/10625
In the matter of Mabsoot Buildhomes India Private Limited
A.F.A valid till 31.12.2025