

Annexure-3

Name of the corporate debtor: **THEME DEVELOPERS PRIVATE LIMITED**
Date of commencement of CIRP **08/08/2025**
List of creditors as on: **17/10/2025**

List of secured financial creditors (other than financial creditors belonging to any class of creditors)

(Amount in ₹)

Sl. No.	Name of Creditor	Details of claim received		Details of claim admitted						Amount of conting-nt claim	Amount of any Mutual dues, that maybe set-off	Amount of claim not admitted	Amount of claim under verifica-tion	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?	% of voting share in CoC					
1	Rare Asset Reconstruction Limited.	22/08/2025	14,19,77,00,000	14,19,77,00,000.00	Secured	14,19,77,00,000.00	14,19,77,00,000.00	No	81.05%	0	0	0	0	NIL
2	IIFL Management Services Limited	25/08/2025	2,20,51,75,492	2,20,51,75,492	Secured	2,20,51,75,492	2,20,51,75,492	No	12.59%	0	0	0	0	NIL
3	Renaissance Fiscal Services Private Limited	22/08/2025	97,02,00,000	97,02,00,000	Secured	97,02,00,000	97,02,00,000	No	5.54%	0	0	0	0	NIL
4	Mr. Pratik Madhukar Sheth	24/08/2025	14,46,95,162	14,46,95,162	Secured	14,46,95,162	14,46,95,162	No	0.82%	0	0	0	0	NIL
	TOTAL		17,51,77,70,654	17,51,77,70,654		17,51,77,70,654	17,51,77,70,654		100%	0	0	0	0	NIL