

Annexure - 2

Name of the corporate debtor: Asten Properties and Developers Private Limited; Date of commencement of Liquidation: 01st August 2025; List of creditors as on: 30th September 2025

List of Unsecured Financial Creditors belonging to any class of creditors - Allottee under real estate projects

Sr. No.	Name	Details of claim received		Details of claim admitted					Amount of contingent claim	Amount of any mutual dues, that may be	Amount of claim not admitted	Amount of claim under verification	Remarks
		Date of receipt	Amount claimed	Amount of claim admitted	Nature of claim	Amount covered by guarantee	Whether related party?	% voting share in CoC					
1	Silpa Projects & Infrastructure India Pvt Ltd	25/06/24	23,29,33,317	10,01,02,076	Allottees	-	No	11.02	-	-	13,28,31,241	-	Claim received and admitted During CIRP period. As per Clause 15 & 16 of the Construction Agreement the scheduled delivery date is 18 months and 30 days from the date of lifting the attachment as per the Settlement Agreement dated 08/08/2022. The lifting order in IA No.10/2023 in CMA(Arb) No.452/2020 is dated 19th August 2023. Hence the scheduled delivery date comes on 18th March, 2025. Further no revised claim submitted and no interest is eligible.
2	Dr Sunil A Antony	17/07/24	70,00,000	70,00,000	Allottees	-	No	0.77	-	-	-	-	Claim received and admitted During CIRP period. Acceptable for Collation. Only on approval by the CoC and Hon'ble NCLT the Claim shall be final.
3	Isac Joseph	30/08/25	97,73,534	97,17,846	Allottees	-	No	1.07	-	-	55,688	-	The difference between the admitted claim amount and the amount claimed by the Allottee is attributable to a variance in the calculation of interest and liquidated damages. As per Clause 15 of the Construction Agreement dated 16.11.2015, the builder committed to completing construction within 21 months. The agreement further stipulates that possession shall be handed over within 30 days after completion or after receipt of the entire payment, whichever is later. Consequently, the calculation of both interest and liquidated damages has been calculated starting from September 14, 2017 (30 days post the proposed completion date). The allottee, however, claimed these liabilities from the earlier date of August 15, 2017 (the proposed completion date), resulting in a 30 days difference that accounts for the variation in the final claimed versus admitted liability for both components.

4	Isac Joseph	30/08/25	81,30,648	80,79,202	Allotees	-	No	0.89	-	-	51,446	-	The difference between the admitted claim amount and the amount claimed by the Allottee is attributable to a variance in the calculation of interest and liquidated damages. As per Clause 15 of the Construction Agreement dated 02.07.2020, the builder committed to completing construction within 21 months. The agreement further stipulates that possession shall be handed over within 30 days after completion or after receipt of the entire payment, whichever is later. Consequently, the calculation of both interest and liquidated damages has been calculated starting from May 01, 2022 (30 days post the proposed completion date). The allottee, however, claimed these liabilities from the earlier date of April 01, 2022 (the proposed completion date), resulting in a 30 days difference that accounts for the variation in the final claimed versus admitted liability for both components.
5	E K Paul	22/08/24	1,11,15,106	1,11,15,106	Allotees	-	No	1.22	-	-	-	-	Based on the Arbitration Award and subsequent default, the total revised claim amount as per our calculation, as of the liquidation commencement date, 01/08/2025, is Rs. 1,11,15,202. This figure comprises a
6	Mymoona Siraj	03/09/25	75,47,713	75,45,498	Allotees	-	Yes	-	-	-	2,215	-	The difference between the admitted claim amount and the amount claimed by the allottee is attributable to a variance in the calculation

7	Kim George Koshy	30/08/25	95,73,792	75,97,502	Allottees	-	No	0.84	-	-	19,76,290	-	The difference between the claim admitted and the claim received from the allottee is attributable to a variance in the calculation of principal and interest calculated on the same. As I have not received any further supporting for the principal amount claimed, I have relied on the balance outstanding as per the books of accounts maintained by the CD and the principal amount admitted by IRP/RP during the CIRP stage. Amount claimed by the allottee is Rs. 58,85,660/- against the balance outstanding as per the ledger accounts of the CD amounting to Rs. 46,86,804/-. As per Clause 16 of the Construction Agreement dated 31.03.2015, the builder committed to completing construction within 30 months. The agreement further stipulates that possession shall be handed over within 30 days after completion or after receipt of the entire payment, whichever is later. Consequently, the calculation of interest has been made starting from October 28, 2017 (30 days post the proposed completion date). The allottee, however, claimed these liabilities from the earlier date of September 30, 2017
8	Dr.K S Mathew	24/06/24	1,02,96,712	1,02,69,657	Allottees	-	No	1.13	-	-	27,055	-	Difference in interest calculation, Amount
9	Damac Holdings Pvt Ltd	03/09/25	73,92,000	64,22,356	Allottees	-	Yes	-	-	-	9,69,644	-	Acceptable for Collation. Only on aproval by the CoC and Hon'ble NCLT the Claim shall be final.

10	Mibu John Paduthottu	30/08/25	93,53,396	78,06,381	Allotees	-	No	0.86	-	-	15,47,015	-	The difference between the admitted claim amount and the amount claimed by the allottee is attributable to a variance in the calculation of principal and interest. As you have not submitted any supporting for the principal amount claimed, I have taken the principal amount admitted by IRP/RP during the CIRP period. As per Clause 16 of the Construction Agreement dated 31.03.2015, the builder committed to completing construction within 30 months. The agreement further stipulates that possession shall be handed over within 30 days after completion or after receipt of the entire payment, whichever is later. Consequently, the calculation of interest has been calculated starting from October 28, 2017 (30 days post the proposed completion date). The allottee, however, claimed these liabilities from the earlier date of September 30, 2017 (the proposed completion date), resulting in a 30 days difference that accounts for the variation in the final claimed versus admitted liability for both components.
11	Anish Khalid	27/06/24	83,92,073	59,73,197	Allotees	-	No	0.67	-	-	24,18,876	-	Claim received and admitted During CIRP period. Difference in interest calculation & closing Balance in Ledger
12	Nizam Saleem Tharakandathil	30/08/25	1,07,37,714	97,08,268	Allotees	-	No	1.07	-	-	10,29,446	-	The difference between the admitted claim amount and the amount claimed by the allottee is attributable to a variance in the calculation of principal and interest. As you have not submitted any supporting for the principal amount claimed, I have taken the principal amount admitted by IRP/RP during the CIRP period. As per Clause 16 of the Construction Agreement dated 29.04.2015, the builder committed to completing construction within 30 months. The agreement further stipulates that possession shall be handed over within 30 days after completion or after receipt of the entire payment, whichever is later. Consequently, the calculation of interest has been calculated starting from November 26, 2017 (30 days post the proposed completion date). The allottee, however, claimed these liabilities from the earlier date of October 29, 2017 (the proposed completion date), resulting in a 30 days difference that accounts for the variation in the final claimed versus admitted liability for both components.
Total			33,22,46,006	19,13,37,089		-		19.54	-	-	14,09,08,916	-	

Annexure - 4
Name of the corporate debtor: Asten Properties and Developers Private Limited; Date of commencement of Liquidation: 01st August 2025; List of creditors as on: 30th September 2025
List of unsecured financial creditors (other than financial creditors belonging to any class of creditors)

SL. No.	Name	Identification No.	Email	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	(Amount in ₹)	
				Date of receipt	Amount claimed	Amount of claim admitted	Nature of claim	Amount covered by guarantee	Whether related party?	% voting share in CoC						
1	Asten Realtors (P) Ltd	U65923MH1998PTC114960	astencirp@gmail.com	25/06/24	33,28,50,811	24,26,33,881	Loan	-	Yes	-	-	-	9,02,16,930	-	Rs.7,18,86,078/- and interest thereon not admitted as the principle adjusted against the apartments allotted to M/s.Silpa Projects and Infrastructure India Private Limited in pursuance of arbitration award in CAM(Arb) No.653/2020 dated 10th August, 2022 and Land Agreement and Construction Agreement signed on 02/09/2022 for allotment of 13 apartment in lieu of the operational debt payable by the CD and its parent company M/s. Asten Realtors (P) Ltd (now under CIRP)	
2	Piramal Trusteeship Services Private Limited	U67200MH2017PTC294979	sarita.iyer@piramaltrustee.com	27/06/24	70,83,53,110	64,20,34,777	Revocation of Guarantee	-	No	70.69	-	-	6,63,18,333	-	The admitted amounts is the sum total of Principle as per demand notice dated 21/03/2023 Rs.55,07,65,717/- (Annexure 20) plus interest charged till 13/06/2024 Rs.9,12,69,060.34 (Rs.10,18,18,051/- as per clarification received minus interest already included in demanded amount Rs.1,05,48,990.66)	
3	Westex Realty & Infra LLP	AAJ-7264	sreeiithkunnivur@gmail.com	28/08/25	8,26,15,000	8,26,15,000	Debenture	-	No	9.10	-	-	-	-	0% FCD to Equity or 15% RPS is the option of the Company 10 years after 21st March, 2016	
4	Siraj Mather	ADKPS8243C	sirajmather@gmail.com	11/07/24	1,99,481	1,86,483	Director' Loan	-	Yes	-	-	-	12,998	-	No evidence to charge interest has been submitted. Acceptable for Collation. Only on aproval by the CoC and Hon'ble NCLT the Claim shall be final.	
Total					1,12,40,18,402	96,74,70,142				79.79	-	-	15,65,48,260	-		

Name of the corporate debtor: Asten Properties and Developers Private Limited; Date of commencement of Liquidation: 01st August 2025; List of creditors as on: 30th September 2025										
List of unsecured financial creditors										
	No	Amount claimed	Details of claim admitted			Amount of contingent claim	Amount of any mutual dues, that may be	Amount of claim not admitted	Amount of claim under verification	Remarks
			Amount of claim admitted	Amount covered by guarantee	% voting share in CoC					
Total of Unsecured Financial Creditors belonging to any class of creditors - Allotee under real estate projects	12.00	33,22,46,005.74	19,13,37,089.38	-	19.54	-	-	14,09,08,916.36	-	
Total of unsecured financial creditors (other than financial creditors belonging to any class of creditors)	4.00	1,12,40,18,402.00	96,74,70,141.62	-	79.79	-	-	15,65,48,260.38	-	
Total Unsecured Financial creditors	16.00	1,45,62,64,407.74	1,15,88,07,231.00	-	99.33	-	-	29,74,57,176.74	-	