

| 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 Cluse 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. |

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| 4 | Isac Joseph | 30/08/25 | 81,30,648 | 80,79,202 | Allottees | - | 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 | Allottees | - | 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 Principal Amount of Rs. 54,62,706 (the sum |
| 6 | Mymoona Siraj | 03/09/25 | 75,47,713 | 75,45,498 | Allottees | - | 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 |

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| 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 (date of completion). |
| 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 approval by the CoC and Hon'ble NCLT the Claim shall be final. |

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| 10 | Mibu John Paduthottu | 30/08/25 | 93,53,396 | 78,06,381 | Allottees | - | 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 | Allottees | - | 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 | Allottees | - | 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)

(Amount in ₹)

| 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 | 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 | 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.iver@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 | sreeithkunnyur@gmail.com | 28/08/25 | 8,26,15,000 | 8,26,15,000 | Debenture | - | No | 9.10 | - | - | - | - | 0% FCD to Equity or 15% RPS at 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 approval 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 | | 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 claimed | 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 | - | |