

Annexure-3

Name of the corporate debtor: THEME DEVELOPERS PRIVATE LIMITED  
Date of commencement of CIRP 08/08/2025  
List of creditors as on: 14/01/2026

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 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?	% 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	78.72%	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	12.23%	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	5.38%	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	0.80%	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		97.13%	0	0	0	0	NIL