

Annexure – 3

Name of the corporate debtor: Takshashila Heights India Private Limited; Date of commencement of CIRP: 21st January 2026; List of creditors as on 19th February, 2026

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

														(Amount in ₹)
Sr. 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 admitted	Nature of claim	Amount covered by security interest	Amount covered by guarantee	Whether related party?	% voting share in CoC					
1	Edelweiss Asset Reconstruction Company Limited	02-02-2026	1,56,07,02,441	1,56,07,02,441	Secured	1,56,07,02,441	-	No	63.20%	-	-	-	-	
2	IDBI Trusteeship Services Limited (Axis RERA Opportunities Fund)	30-01-2026	1,09,96,88,812.00	46,86,32,285	Secured	1,09,96,88,812.00	-	No	18.98%	-	-	-	63,10,56,527.00	Principal Amount admitted, further information/documents called for from the Financial Creditor remain pending
3	IDBI Trusteeship Services Limited (Special Window for Affordable and Middle-Income Housing Investment Fund – I)	03-02-2026	59,31,75,649.00	44,00,00,000.00	Secured	59,31,75,649.00		No	17.82%	-	-	-	15,31,75,649.00	The principal claim amount of SWAMIH Fund 1 has been provisionally admitted. A legal opinion will be sought to determine whether the claim should be classified as Interim Finance or whether the claimant should be recognized as a member of the CoC with voting rights, or both. Additionally, an opinion will be obtained regarding the treatment of the interest component and other amounts claimed, specifically whether these may also be included as part of Interim Finance. Accordingly, the claim will be processed further.
Total			3,25,35,66,902	2,46,93,34,726		3,25,35,66,902			100.00%				78,42,32,176.00	