

## 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 17th April, 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	1,56,07,02,441.00	1,56,07,02,441.00	Secured	1,56,07,02,441.00	-	No	46.9800%	-	-	-	-	-
2	IDBI Trusteeship Services Limited (Axis RERA Opportunities Fund)	30-01-2026	1,09,69,27,192.00	1,09,69,27,192.00	Secured	1,09,69,27,192.00	-	No	33.0195%	-	-	-	-	-
3	IDBI Trusteeship Services Limited (Special Window for Affordable and Middle-Income Housing Investment Fund - I)	03-02-2026	59,31,75,649.00	59,11,75,649.00	Secured	59,11,75,649.00	-	No	17.7955%	-	-	20,00,000.00	-	The claim of SWAMIH Fund 1 has been admitted at ₹59,11,75,649, while ₹20,00,000 towards future legal expenses has been rejected. Pursuant to the CoC's approval, a legal opinion was obtained regarding the classification of the claim. Based on the legal opinion, SWAMIH Fund 1 is recognized as a secured financial creditor and shall participate in the CoC with voting rights. However, the claim does not qualify as interim finance.
Total			<b>3,25,08,05,282</b>	<b>3,24,88,05,282</b>		<b>3,24,88,05,282</b>			<b>97.79%</b>			<b>20,00,000.00</b>	<b>0.00</b>	