

Annexure-3

Name of the corporate debtor: THEME DEVELOPERS PRIVATE LIMITED

Date of commencement of CIRP 08/08/2025

List of creditors as on: 09/04/2026

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	65.77%	0	0	0	0	NIL
2	IIFL One Value Fund - Series B (through its investment manager, IIFL Management Services Limited)	25/08/2025	5,29,00,52,844	5,29,00,52,844	Secured	5,29,00,52,844	5,29,00,52,844	No	24.51%	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	4.49%	0	0	0	0	NIL
4	Mr. Pratik Madhukar Sheth	24/08/2025	34,78,87,345	34,78,87,345	Secured	34,78,87,345	34,78,87,345	No	1.61%	0	0	0	0	NIL
5	Greenfinity Buildcon Private Limited	12/02/2026	18,90,12,668	18,90,12,668	Secured	18,90,12,668	18,90,12,668	No	0.88%	0	0	0	0	NIL
	TOTAL		20,99,48,52,857	20,99,48,52,857		20,99,48,52,857	20,99,48,52,857		97.26%	0	0	0	0	NIL