Annexure – 3

Name of the corporate debtor: A A Estates Private Limited Date of commencement of CIRP: 06/12/2022; List of creditors as on: 05/10/2026
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 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
		Pricipal Claimed	Interest claimed	Total Claimed	Principal admitted	Interest admitted	Total admitted	Nature of claim	Amount covered by security interest	Amount covered by guarantee	Whether related party?	% voting share in CoC					
1	India SME Asset Reconstruction Company Ltd.	60,49,18,579	1,40,63,08,469	2,01,12,27,048	60,49,18,579	1,40,63,08,469	2,01,12,27,048	TL and CC	52,55,00,000	57,00,00,000	No	20.52%	Nil	Nil	Nil	Nil	Nil
1		**60,49,18,579**	**1,40,63,08,469**	**2,01,12,27,048**	**60,49,18,579**	**1,40,63,08,469**	**2,01,12,27,048**		**52,55,00,000**	**57,00,00,000**		**20.52%**	NIL	NIL	**-**	**-**	

Security Charge of State Bank of India

Primary Security- Rs. 9.70 Crore

1. Hypothecation of unsold flats of builders in project 'RNA Address' finances by State Bank of India
2. Escrow of recivables of the propert (Saleable Area)
3. Mortgage of Development rights (TDR) wby way of registered mortgage of Saleable area.

Collateral Security - Rs. 42.85 Crore

Resgistered Mortgage Land Bearing Survey Nos. as mentioned under siuated at Village Rajwadi , Tq. Vasai, Dist Thane and in Registered District and Sub-Distirct of Thane standing in the name of RNA Corp Pvt. Ltd.

Old Sl. No.	New Sl. No.	Areas (In Sq. Mtrs.)
316	92/4	10,520
217	233/1/1	9,840
311	227 (P)	3,880
312	103(P)	7,690
313	86(P)	8,090
256	100	7,010
257	98	11,480
258	99	8,900
254	96/4	5,460
254	96/5	5,360

Guarantors:

1. Mrs. Saranga A Aggarwal
2. Shri Anubhav A Aggarwal
3. Sri Gokul A Aggarwal
4. RNA Corp. Pvt. Ltd.