

Annexure - 3														
Name of the corporate debtor: Takshashila Resicom Private Limited; Date of commencement of CIRP: 25.09.2026; List of creditors verified as on: 13.10.2026														

List of secured financial creditors (other than financial creditors belonging to any class of creditors)														
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?	% of voting share in CoC					
1	Sheth Fincap Services Private Limited	07.10.2026	9,37,74,044.00	6,35,36,285.00	Financial debt – term loan (co-borrower, joint and several) [Sec. 5(8)(a)]; secured by registered mortgage of 30 Maxima units	6,35,36,285.00	6,35,36,285.00	No	60.35%	-	-	-	3,02,37,759.00	Admitted: principal + interest at contract rate of 24% p.a. up to ICD. Under verification: 27% default/penal interest compounded (RBI circular on penal charges dt 18.08.2023; NCLT order para 9(d)), TDS and legal expenses. Same debt claimed in co-borrowers' CIRPs (CP 188 & 190/2026).
TOTAL			9,37,74,044.00	6,35,36,285.00	-	6,35,36,285.00	6,35,36,285.00	-	60.35%	-	-	-	3,02,37,759.00	

Note 1 – Basis of verification														
(i) Claim filed in Form C (Regulation 8); debt and default upheld by the Adjudicating Authority in CP(IB) 192/2026 (order dt 25.09.2026). Verified as on the ICD under Regulation 13(1).														
(ii) Interest admitted at the contract rate of 24% p.a. (monthly rests) up to the ICD. Default interest @27% and penal charges @27% compounded monthly are kept under verification: RBI circular 'Fair Lending Practice – Penal Charges in Loan Accounts' dt 18.08.2023 (effective 01.04.2024) bars penal interest added to the rate and its capitalisation; the Adjudicating Authority directed the IRP to verify RBI compliance.														
(iii) Security interest: registered mortgage (ROC charge ID 101077654) – Sec. 3(31); value subject to valuation and to the prior charge of Axis Finance Ltd. on project receivables. Guarantee: personal guarantees of the promoter-directors. Recoveries in the co-borrowers' CIRPs and the guarantors' insolvency processes to be adjusted to avoid double recovery.														

Date: 13.10.2026
Place: Ahmedabad

Sd/-
IP Chetan B. Patel
Interim Resolution Professional of
Takshashila Resicom Private Limited
IP Reg. No.: IBBI/PA-002/IP-N00819/2019-2020/12561
AFA validity up to: 30.06.2027