Annexure - 3

Name of the Corporate Debtor: Rajesh Habitat Private Limited (U70102MH2015PTC261492)

Date of Commencement of CIRP: 10-08-2026, List of Creditors as on: 22-10-2026

List of Secured Financial Creditors (other than financial creditors belonging to any class of creditors)

Sl. No.	Name of the 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 Claims 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					
1	Rare Asset Reconstruction Limited ("RARE ARC")	27-08-2026	2,06,94,33,098	1,80,81,70,863	Secured Loan given to CD	1,80,81,70,863	1,80,81,70,863	No	71.05%	-	-	-	26,12,62,235	-
1	**TOTAL**		**2,06,94,33,098**	**1,80,81,70,863**		**1,80,81,70,863**	**1,80,81,70,863**		**71.05%**	**-**	**-**	**-**	**26,12,62,235**	**-**

SECURITY INTEREST – RARE ASSET RECONSTRUCTION LIMITED ("RARE ARC"):

The details of the security interest have been extracted from the Sanction Letter dated 28-09-2017 issued by India Infoline Finance Limited ("**IIFL**"), the Indenture of Mortgage dated 09-01-2020, the Claim Form C dated 27-08-2026 (as modified), the CERSAI report dated 18-09-2026, the MCA Index of Charges of the Corporate Debtor and such other supporting documents provided by the claimant.

The Corporate Debtor availed a Term Loan facility (Loan A/c No. CL286) of up to Rs. 43.00 Crores from IIFL, out of which Rs. 42.95 Crores was disbursed. IIFL assigned the said debt to Assets Care & Reconstruction Enterprise Limited (acting as trustee of ACRE-110-Trust) vide Assignment Agreement dated 28-06-2022, which in turn assigned the same to RARE ARC vide registered Assignment Agreement dated 04-11-2025, together with all underlying security interests and guarantees.

A. Term Loan Facility of Rs. 43.00 Crores – status of claim:

Particulars	Amount (Rs.)
Sanctioned limit (Term Loan A/c CL286)	43,00,00,000
Amount disbursed	42,95,00,000
Amount claimed as on 10-08-2026	206,94,33,098
Amount admitted	180,81,70,863
Amount under verification	26,12,62,235

B. The said facility is secured by the following security interest:

a. First ranking exclusive mortgage by Rajesh Construction Company Private Limited (Mortgagor 2) and Rajesh Estates and Nirman Private Limited (Mortgagor 3) over their entire right, title and interest in the land situated at Village Hariyali (Vikhroli), Taluka Kurla, Mumbai, bearing CTS No. 92B admeasuring 2,546.00 sq. mtrs., CTS No. 95B admeasuring 2,087.60 sq. mtrs. and CTS No. 99C admeasuring 2,178.30 sq. mtrs., together with the FSI/TDR, structures and receivables thereof ("**Hariyali Property**"), under the aforesaid Indenture of Mortgage dated 09-01-2020.

b. Personal guarantees of Shri Rajesh Patel and Shri Harish Patel under the Deed of Guarantee dated 30-09-2017.

GENERAL NOTES:

1	Claims from certain financial creditors have presently not been admitted due to lack of adequate information and / or supporting documentation. As per communication with each of the respective financial creditors, these amounts may be admitted at a later date subject to additional information being provided by the respective financial creditors.
2	Claims that are admitted may be subjected to further substantiation / modification depending on further developments and the basis of additional evidence, information, or clarifications.
3	Claims under verification have not been taken into consideration to ascertain the voting percentage of the financial creditors.
4	The security interest reflected above is subject to further substantiation/ modification on the basis of additional evidence or clarification.