

Annexure-4

Name of the corporate debtor: Asten Properties and Developers Private Limited; Date of commencement of CIRP: 13/06/2024; List of Creditors as on: 06/02/2025

List of Unsecured financial creditors (Other than financial creditors belonging to any class of creditors)

Sr. 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 claim under verification	Remarks, if any
		Date of receipt	Amount claimed	Amount of claim admitted	Nature of claim	Amount covered by guarantee	Whether related party?	% of voting share in CoC					
1	Asten Realtors (P) Ltd	25-06-2024	33,28,50,811	24,26,33,881	Loan	-	Yes	0.00%	-	-	9,02,16,930	-	Rs.7,18,86,078/- and interest thereon not admitted as the principle adjusted against the apartments allotted to M/s.Silpa Projects and Infrastructure India Private Limited in pursuance of arbitration award in CAM(Arb) No.653/2020 dated 10th August, 2022 and Land Agreement and Construction Agreement signed on 02/09/2022 for allotment of 13 apartment in lieu of the operational debt payable by the CD and its parent company M/s. Asten Realtors (P) Ltd (now under CIRP) . The claim admission mail was sent by IRP.
2	Piramal Trusteeship Services Private Limited	27-06-2024	70,83,53,110	64,20,34,777	Revocation of Guarantee	-	No	71.57%	-	-	6,63,18,333	-	The admitted amounts is the sum total of Principle as per demand notice dated 21/03/2023 Rs.55,07,65,717/- (Annexure 20) plus interest charged till 13/06/2024 Rs.9,12,69,060.34 (Rs.10,18,18,051/- as per clarification received minus interest already included in demanded amount Rs.1,05,48,990.66). The claim admission mail was sent by IRP.
3	Westex Realty & Infra LLP	27-06-2024	8,26,15,000	8,26,15,000	Debenture	-	No	9.21%	-	-	-	-	0% FCD to Equity or 15% RPS at the option of the Company 10 years after 21st March, 2016. The claim admission mail was sent by RP.
4	Siraj Mather	11-07-2024	1,99,481	1,86,483	Director' Loan	-	Yes	0.00%	-	-	12,998	-	No evidence to charge interest has been submitted. Acceptable for Collation. Only on approval by the CoC and Hon'ble NCLT the Claim shall be final. The claim admission mail was sent by IRP.
5	Fairlead Builders & Developers (P) Ltd	30-07-2024	41,64,949	-	Service Charge	-	No	0.00%	-	-	41,64,949	-	As per the ledger copy attached and books of account it is an operational creditor, hence ineligible to be collated as Financial Creditor, The form submitted without signature and evidence to prove the signatory is an authorised person. Un-acceptable for Collation
6	Moonday Raltors (P) Ltd	31-07-2024	69,993	-			No	0.00%	-	-	69,993	-	No supportings to prove it is a Financial Creditor, No evidence to prove the signatory is an authorised person. Un-Acceptable for collation
	TOTAL		1,12,82,53,344	96,74,70,142				80.78%			16,07,83,202	0	