

Annexure-2 -List of unsecured financial creditors belonging to any class of creditors

(Amount in Lakhs)

Name of the corporate debtor: Anuradha Real Estate Developers Private Limited													Date of commencement of CIRP: 11/08/2021	List of creditors as on: 23/03/2023			Remarks, if any
Sr No	Name of Creditor	Details of Claim Received		Details of claim admitted				Amount of contingent claim (Rs. In Lakhs)	Amount of any mutual dues, that may be set-off	Amount of claim not admitted (Rs.)	Amount of claim under verification (Rs. In Lakhs)						
		Date of receipt	Amount Claimed (Rs.)	Amount of Claim admitted (Rs.)	Details of claim received	Amount covered by guarantee	Whether related party?					% voting share in CoC					
1	Kunal Sodhi	10-Sep-21	13398660	0.00	Class of Creditors- Home Buyer	Nil	No	NIL	NIL	Nil	0.00	13398660.00					
2	Kiran Roliya	10-Sep-21	18000000	3675000	Class of Creditors- Home Buyer	Nil	No	0.31	NIL	Nil	0.00	14325000.00					
3	Govind Parekh,Kalavati Parekh & Hiren Parekh	10-Sep-21	17000000	6871111	Class of Creditors- Home Buyer	Nil	No	0.56	NIL	Nil	0.00	10128889.00					
4	Nagin Parekh	13-Sep-21	712548	500000	Class of Creditors- Home Buyer	Nil	No	0.05	NIL	Nil	0.00	212548.00					
5	Chirag D Parekh	4-Sep-21	220712	220712	Class of Creditors- Home Buyer	Nil	No	0.07	NIL	Nil	0.00	0.00					
		4-Sep-21	220712	220712	Class of Creditors- Home Buyer	Nil	No		NIL	Nil	0.00	0.00					
		4-Sep-21	220712	220712	Class of Creditors- Home Buyer	Nil	No		NIL	Nil	0.00	0.00					
		4-Sep-21	220712	220712	Class of Creditors- Home Buyer	Nil	No		NIL	Nil	0.00	0.00					
6	Jay Shah	4-Sep-21	2999589	2700000.00	Class of Creditors- Home Buyer	Nil	No	0.23	NIL	Nil	0.00	299589.00					
7	Anuja Shah	4-Sep-21	2999589	2700000.00	Class of Creditors- Home Buyer	Nil	No	0.23	NIL	Nil	0.00	299589.00					
8	Vaibhav Doshi Huf	6-Sep-21	222192	200000.00	Class of Creditors- Home Buyer	Nil	No	0.02	NIL	Nil	0.00	22192.00					
9	Vaibhav Doshi	6-Sep-21	222192	200000.00	Class of Creditors- Home Buyer	Nil	No	0.02	NIL	Nil	0.00	22192.00					
		6-Sep-21	222192	0.00	Class of Creditors- Home Buyer	Nil	No		NIL	Nil	0.00	222192.00					
10	Ashroj Credit india Pvt Ltd	3-Sep-21	26670630	19360000	Class of Creditors- Home Buyer	Nil	No	2.03	NIL	Nil	0.00	7310630.00					
		3-Sep-21	18184521	15000000.00	Class of Creditors- Home Buyer	Nil	No		NIL	Nil	0.00	3184521.00					
11	Parth Kamlesh Doshi	6-Sep-21	19149534	18000000.00	Class of Creditors- Home Buyer	Nil	No	1.53	NIL	Nil	0.00	1149534.00					
12	Fair Developers Pvt Ltd	3-Sep-21	21215274	17500000.00	Class of Creditors- Home Buyer	Nil	No	1.58	NIL	Nil	0.00	3715274.00					
13	Harshadsinh B Rana	6-Sep-21	19149534	18000000.00	Class of Creditors- Home Buyer	Nil	No	1.53	NIL	Nil	0.00	1149534.00					
14	Jagruti K Thakkar	4-Sep-21	21455403	19850000.00	Class of Creditors- Home Buyer	Nil	No	1.67	NIL	Nil	0.00	1605403.00					
15	Keyur B Thakkar	4-Sep-21	21455403	19850000.00	Class of Creditors- Home Buyer	Nil	No	1.68	NIL	Nil	0.00	1605403.00					
16	Keyur B Thakkar HUF	4-Sep-21	21455403	19850000.00	Class of Creditors- Home Buyer	Nil	No	1.68	NIL	Nil	0.00	1605403.00					
17	O3 Developers pvt Ltd(Formerly known as Infinium natural res. Inv. P ltd)	5-Sep-21	1636849	1500000.00	Class of Creditors- Home Buyer	Nil	No	0.13	NIL	Nil	0.00	136849.00					

18	Amrapali Fincap Limited	5-Sep-21	4007120	3000000.00	Class of Creditors- Home Buyer	Nil	No	1.31	NIL	Nil	0.00	1007120.00
		5-Sep-21	4007120	2800000.00	Class of Creditors- Home Buyer	Nil	No		NIL	Nil	0.00	1207120.00
		5-Sep-21	4007120	2800000.00	Class of Creditors- Home Buyer	Nil	No		NIL	Nil	0.00	1207120.00
		5-Sep-21	4007120	2800000.00	Class of Creditors- Home Buyer	Nil	No		NIL	Nil	0.00	1207120.00
		5-Sep-21	4007120	2800000.00	Class of Creditors- Home Buyer	Nil	No		NIL	Nil	0.00	1207120.00
		5-Sep-21	4007120	0.00	Class of Creditors- Home Buyer	Nil	No		NIL	Nil	0.00	4007120.00
19	Bacon vanija private limited	6-Sep-21	6460110	6000000.00	Class of Creditors- Home Buyer	Nil	No	0.58	NIL	Nil	0.00	460110.00
		6-Sep-21	646011	600000.00	Class of Creditors- Home Buyer	Nil	No		NIL	Nil	0.00	46011.00
20	Poojan Mehta	6-Sep-21	19529305	18180000.00	Class of Creditors- Home Buyer	Nil	No	3.18	NIL	Nil	0.00	1349305.00
		6-Sep-21	19529305	18180000	Class of Creditors- Home Buyer	Nil	No		NIL	Nil	0.00	1349305.00
		6-Sep-21	16435553	15300000	Class of Creditors- Home Buyer	Nil	No		NIL	Nil	0.00	1135553.00
		6-Sep-21	16435553	15300000.00	Class of Creditors- Home Buyer	Nil	No		NIL	Nil	0.00	1135553.00
21	Krishna Kulkarni	3-Sep-21	500000	500000	Class of Creditors- Home Buyer	Nil	No	0.11	NIL	Nil	0.00	0.00
		3-Sep-21	500000	500000	Class of Creditors- Home Buyer	Nil	No		NIL	Nil	0.00	0.00
22	Namaha Property LLP	4-Sep-21	22508540	7611000	Class of Creditors- Home Buyer	Nil	No	1.02	NIL	Nil	0.00	14897540.00
23	Murugesan M Devendran	4-Sep-21	18261726	17000000	Class of Creditors- Home Buyer	Nil	No	2.68	NIL	Nil	0.00	1261726.00
		4-Sep-21	16435553	15300000	Class of Creditors- Home Buyer	Nil	No		NIL	Nil	0.00	1135553.00
24	Ulpa Shah	4-Sep-21	1402904	1000000	Class of Creditors- Home Buyer	Nil	No	0.11	NIL	Nil	0.00	402904.00
25	Rajendra D Dedhia	1-Oct-21	2749658	2500000	Class of Creditors- Home Buyer	Nil	No	0.21	NIL	Nil	0.00	249658.00
26	Lord Shree Ganesh Developers	22-Oct-21	25769205	14000000.00	Class of Creditors- Home Buyer	Nil	No	23.11	NIL	Nil	0.00	11769205.00
		22-Oct-21	31291178	17000000.00	Class of Creditors- Home Buyer	Nil	No		NIL	Nil	0.00	14291178.00
		22-Oct-21	31291178	17000000.00	Class of Creditors- Home Buyer	Nil	No		NIL	Nil	0.00	14291178.00
		22-Oct-21	25769205	14000000.00	Class of Creditors- Home Buyer	Nil	No		NIL	Nil	0.00	11769205.00
		22-Oct-21	31291178	17000000.00	Class of Creditors- Home Buyer	Nil	No		NIL	Nil	0.00	14291178.00
		22-Oct-21	31291178	17000000.00	Class of Creditors- Home Buyer	Nil	No		NIL	Nil	0.00	14291178.00
		22-Oct-21	31291178	17000000.00	Class of Creditors- Home Buyer	Nil	No		NIL	Nil	0.00	14291178.00
		22-Oct-21	31291178	17000000.00	Class of Creditors- Home Buyer	Nil	No		NIL	Nil	0.00	14291178.00
		22-Oct-21	25769205	14000000.00	Class of Creditors- Home Buyer	Nil	No		NIL	Nil	0.00	11769205.00
		22-Oct-21	31291178	17000000.00	Class of Creditors- Home Buyer	Nil	No		NIL	Nil	0.00	14291178.00
27	Nainraj Enterprises Pvt Ltd	20-Nov-21	6218415	0	Class of Creditors- Home Buyer	Nil	No	NIL	NIL	Nil	0.00	6218415.00
		20-Nov-21	6218415	0	Class of Creditors- Home Buyer	Nil	No		NIL	Nil	0.00	6218415.00
28	Varsha G Arya, Gyan P Arya	11-Dec-21	12767883	5155000	Class of Creditors- Home Buyer	Nil	No	0.52	NIL	Nil	0.00	7612883.00

For calculation of Voting Right notional interest of 8% per annual has been considered

29	HARENDRA D SHAH,RAJENDRA D SHAH	22-Nov-21	6802358	0	Class of Creditors- Home Buyer	Nil	No	NIL	NIL	Nil	0.00	6802358.00
30	PANKAJ D SHAH,SHAILESH D SHAH	22-Nov-21	6802358	0	Class of Creditors- Home Buyer	Nil	No	NIL	NIL	Nil	0.00	6802358.00
31	Tejas shah,Ramesh shah	22-Nov-21	6218415	5893660	Class of Creditors- Home Buyer	Nil	No	2.76	NIL	Nil	0.00	324755.00
	Tejas shah,Ramesh shah	22-Nov-21	5425357	5101094	Class of Creditors- Home Buyer	Nil	No		NIL	Nil	0.00	324263.00
	Tejas shah,Ramesh shah	22-Nov-21	6218415	5893660	Class of Creditors- Home Buyer	Nil	No		NIL	Nil	0.00	324755.00
	Tejas shah,Ramesh shah	22-Nov-21	5425357	5101094	Class of Creditors- Home Buyer	Nil	No		NIL	Nil	0.00	324263.00
32	Sandesh Sharad Pathak	24-Feb-22	4500000		Class of Creditors- Home Buyer	Nil	No		NIL	Nil	0.00	4500000.00
33	DEEPIKA SHARMA / SANJIVKUMAR SHA	24-Feb-22	10828900	4000000	Class of Creditors- Home Buyer	Nil	No	0.52	NIL	Nil	0.00	6828900.00
34	DR VIKAS BHALLA	24-Feb-22	6172799	4672799	Class of Creditors- Home Buyer	Nil	No	0.66	NIL	Nil	0.00	1500000.00
35	SEEMA SURENDRA SHARMA	24-Feb-22	10856105	1797000	Class of Creditors- Home Buyer	Nil	No	0.21	NIL	Nil	0.00	9059105.00
36	RICHA AGRAWAL / MUKESH AGRAWAL	22-Feb-22	7888700	4100734	Class of Creditors- Home Buyer	Nil	No	0.59	NIL	Nil	0.00	3787966.00
37	RAMESH MANDHANIA / ATIRAJ MANDHA	24-Feb-22	6327417	3611520	Class of Creditors- Home Buyer	Nil	No	0.51	NIL	Nil	0.00	2715897.00
38	JINDHAR CHOUGULE	24-Feb-22	6677205	3803184	Class of Creditors- Home Buyer	Nil	No	0.53	NIL	Nil	0.00	2874021.00
39	BRIJMOHAN AGARWAL / SHOBHA AGAR	24-Feb-22	1004000	502000	Class of Creditors- Home Buyer	Nil	No	0.08	NIL	Nil	0.00	502000.00
40	PRAVINKUMAR BAPU DHOLE	24-Feb-22	6677205	3801600	Class of Creditors- Home Buyer	Nil	No	0.53	NIL	Nil	0.00	2875605.00
41	MAHESH BANG HUF/MAHESH BANG/PR	26-Feb-22	5666193	3168000	Class of Creditors- Home Buyer	Nil	No	0.46	NIL	Nil	0.00	2498193.00
42	DR RAJSHREE GARG / DR Ajay GARG	21-Feb-22	6737048	4437048	Class of Creditors- Home Buyer	Nil	No	0.61	NIL	Nil	0.00	2300000.00
43	RENU S SINGH / SATYAPRAKASH R SIN	21-Feb-22	9187400	4283400	Class of Creditors- Home Buyer	Nil	No	0.60	NIL	Nil	0.00	4904000.00
44	CARLYLE PEREIRA / LORRAINE PAREIR	24-Feb-22	9100000	5600000	Class of Creditors- Home Buyer	Nil	No	0.75	NIL	Nil	0.00	3500000.00
45	MAHESH BANG / PRAMILA BANG / MANA	26-Feb-22	7300000	800000	Class of Creditors- Home Buyer	Nil	No	0.19	NIL	Nil	0.00	6500000.00
	MAHESH BANG / PRAMILA BANG / MANA	26-Feb-22	7300000	500000	Class of Creditors- Home Buyer	Nil	No		NIL	Nil	0.00	6800000.00
46	ASHWINA ABHISHEK KHAITAN	26-Feb-22	6478200	3186000	Class of Creditors- Home Buyer	Nil	No	0.47	NIL	Nil	0.00	3292200.00
47	KALPESH SHAH / JIGISHA SHAH	24-Feb-22	3823200	3823200	Class of Creditors- Home Buyer	Nil	No	0.56	NIL	Nil	0.00	0.00
48	SHAILA H MEHTA	21-Feb-22	5267520	5267520	Class of Creditors- Home Buyer	Nil	No	0.73	NIL	Nil	0.00	0.00
49	GIRISH GARG / ALKA GARG	28-Feb-22	4564699	4437048	Class of Creditors- Home Buyer	Nil	No	0.61	NIL	Nil	0.00	127651.00
50	MANISHA GARG	28-Feb-22	4564519	4438896	Class of Creditors- Home Buyer	Nil	No	0.61	NIL	Nil	0.00	125623.00
51	KUSUM SAHEWALA/KAMAL SAHEWALA	28-Feb-22	8672800	4672800	Class of Creditors- Home Buyer	Nil	No	0.66	NIL	Nil	0.00	4000000.00
52	Niraj Sharma & Laxmidevi Sharma	18-Feb-22	8468789	4460400	Class of Creditors- Home Buyer	Nil	No	0.63	NIL	Nil	0.00	4008389.00
53	Akash/Akshay/kiran/ Amarnath Sharma	28-Feb-22	5175000	525000	Class of Creditors- Home Buyer	Nil	No	0.08	NIL	Nil	0.00	4650000.00
54	Ram Ratan saraf / Niraj saraf	28-Feb-22	6974500	0	Class of Creditors- Home Buyer	Nil	No		NIL	Nil	0.00	6974500.00
55	SURESH LUDHANI /LAVINA S LUDHANI	28-Feb-22	6243000	0	Class of Creditors- Home Buyer	Nil	No		NIL	Nil	0.00	6243000.00
56	Neeta Kundan Keny	28-Feb-22	5850000	5850000	Class of Creditors- Home Buyer	Nil	No	0.73	NIL	Nil	0.00	0.00

57	Tasneem saifuddin Lokhandwala	01-Jul-22	5287097	3009600	Class of Creditors- Home Buyer	Nil	No	0.44	NIL	Nil	0.00	2277497.00
58	Mamta Mehta Kamdar	10-Sep-22	3200000	4185000	Class of Creditors- Home Buyer	Nil	No	0.53	NIL	Nil	0.00	
			962995607.00	592887216.00				61.20				371093391.00