

## Annexure-2

Name of the corporate debtor: Tushar Realhome LLP

Date of commencement of CIRP 27/02/2023

List of creditors as on: 29/04/2023

## List of Unsecured Financial Creditors belonging to any Class of Creditors

(Amount in Rs.)

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	
		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	Ajay Chaturvedi	13-03-23	4078875	1650000	Real Estate Allottee	0	0	0	0.32%	0	0	0	2428875	To provide proof for balance amount of claim
2	Ashay Kumar Sharma	14-03-23	3802389	2268185	Real Estate Allottee	0	0	0	0.44%	0	0	0	1534204	To provide details and proofs for part of claim. Also see footnotes of annexure
3	Annu Ragswal	14-03-23	4207473	3150000	Real Estate Allottee	0	0	0	0.61%	0	0	0	1057473	Subject to submission of valid documents for legal heir and legal opinion awaited for part of claim for interest. Also see footnotes of annexure
4	Bhalra Operations Pvt. Ltd	14-03-23	22298583	22258583	Real Estate Allottee	0	0	0	4.29%	0	40000	0	0	Legal charges included in claim amount disallowed. Also see footnotes of annexure
5	Gajendra Singh	13-03-23	5039768	3287038	Real Estate Allottee	0	0	0	0.63%	0	0	0	1752730	Subject to verification of amounts received back by claimant from the books of CD and legal opinion awaited for part of claim. Also see footnotes of annexure
6	Naresh Yadav	09-03-23	4686441	3068759	Real Estate Allottee	0	0	0	0.59%	0	0	0	1617682	Claim amt. revised vide email dated 9/04/2023. Legal opinion awaited for part of the claim and credit note dated 24/07/2018 to be examined.
7	Neetu Chaturvedi	13-03-23	6600000	3000000	Real Estate Allottee	0	0	0	0.06%	0	0	0	3000000	To provide proof for balance amount of claim
8	Rajesh Kumar Sharma	13-03-23	3816475	2540000	Real Estate Allottee	0	0	0	0.49%	0	0	0	1276475	Legal opinion awaited for claim for interest and delay period penalty. Credit note dated 16-07-2019 to be examined. Also see footnote of the annexure
9	Sheela Choudhary & Arun Kumar	13-03-23	3213382	2881882	Real Estate Allottee	0	0	0	0.56%	0	0	0	331500	Legal opinion awaited for claim for interest and delay period penalty
10	Ranjit Dadhich & Lalit Kumar Dadhich (Flat no.1408)	13-03-23	3263437	0	Real Estate Allottee	0	0	0	0.00%	0	0	0	3263437	The claim documents to be verified after further discussion with the claimant.
11	Ranjit Dadhich & Lalit Kumar Dadhich (Flat no.1408)	13-03-23	3731677	0	Real Estate Allottee	0	0	0	0.00%	0	0	0	3731677	All the claim documents to be verified after further discussion with the claimant.
12	Sangeeta Sharma	14-03-23	10672799	10672799	Real Estate Allottee	0	0	0	2.06%	0	0	0	0	Please see footnote to the Annexure
13	Sudhish Pareek	14-03-23	4945237	4224087	Real Estate Allottee	0	0	0	0.81%	0	0	0	721150	Confirmed from SOA of CD. Legal opinion awaited for delay period penalty and other credit notes are being examined. Also please see footnotes to the Annexure
14	Ashok Kumar Roongta	23-03-23	5662977	3000000	Real Estate Allottee	0	0	0	0.58%	0	0	0	2662977	Legal opinion awaited for part of the claim. Also see footnotes of annexure
15	Drya Jainan	26-03-23	6800000	0	Real Estate Allottee	0	0	0	0.00%	0	6800000	0	0	Rejected due to insufficient proofs

16	Indu Jainam	26-03-23	4250060	1800000	Real Estate Allottee	0	0	0	0.35%	0	0	0	0	0	0	2450000	To provide proofs and legal opinion awaited for part of claim
17	Ram Nivas Sharma	26-03-23	6024536	3282970	Real Estate Allottee	0	0	0	0.63%	0	0	0	0	0	0	2741566	Legal opinion awaited for part of the claim. Also please see footnotes of the Annexure
18	Ramesh Chand Sharma	27-03-23	6110860	3182500	Real Estate Allottee	0	0	0	0.61%	0	0	0	0	0	0	2928360	Legal opinion awaited for part of the claim. Also please see footnotes of the Annexure
19	Maheshwari Ganjam	31-03-23	3435283	3434283	Real Estate Allottee	0	0	0	0.66%	0	0	0	1000	0	0	0	Please see footnote to the Annexure
20	Sanjiv Kanwar	01-04-23	3724652	0	Real Estate Allottee	0	0	0	0.00%	0	0	0	0	0	0	3724652	To provide proofs
21	Munish Mishra	03-04-23	19900000	19900000	Real Estate Allottee	0	0	0	3.84%	0	0	0	0	0	0	0	Confirmed from SOA of CD. Please see footnote to the Annexure
22	Manoj Kumar Tripathi	03-04-23	4880078	4880078	Real Estate Allottee	0	0	0	0.94%	0	0	0	0	0	0	0	Confirmed from SOA of CD. Please see footnote to the Annexure
23	Ragu Mishra	03-04-23	13093147	13093147	Real Estate Allottee	0	0	0	2.52%	0	0	0	0	0	0	0	Confirmed from SOA of CD. Please see footnote to the Annexure
24	Veerender Sonigara	03-04-23	2800000	2800000	Real Estate Allottee	0	0	0	0.54%	0	0	0	0	0	0	0	Please see footnote to the Annexure
25	Prem Joshi	05-04-23	200000	0	Real Estate Allottee	0	0	0	0.00%	0	0	0	0	0	0	200000	To provide proofs
26	Kaushala Sharma	05-04-23	3909764	3909764	Real Estate Allottee	0	0	0	0.75%	0	0	0	0	0	0	0	Subject to valid transfer of titles from the previous allottee. Also see footnote to the Annexure
27	Jai Anandan Sharma	05-04-23	11451764	11451764	Real Estate Allottee	0	0	0	2.21%	0	0	0	0	0	0	0	Subject to valid transfer of titles from the previous allottee. Also see footnote to the Annexure.
28	Ashul Maheshwari	11-04-23	4688948	4459788	Real Estate Allottee	0	0	0	0.89%	0	0	0	0	0	0	229160	Confirmed from SOA of CD. Credit notes to be verified. Also see footnotes to the Annexure.
29	Deependra Singh	11-04-23	3657000	3657000	Real Estate Allottee	0	0	0	0.70%	0	0	0	0	0	0	0	Confirmed from SOA of CD. Also please see the footnotes of Annexure
30	Priyam Singh Shekhawat	12-04-23	2198755	0	Real Estate Allottee	0	0	0	0.00%	0	0	0	0	0	0	2198755	Claim form is unsigned and to provided proof
31	Ranjeet Singh Chundawat	11-04-23	3657000	3657000	Real Estate Allottee	0	0	0	0.70%	0	0	0	0	0	0	0	Confirmed from SOA of CD. Also see footnotes to Annexure
32	Sunil Parvati	15-04-23	2700000	2700000	Real Estate Allottee	0	0	0	0.52%	0	0	0	0	0	0	0	Please see footnote to the Annexure
33	Rajesh Kumar Agarwal	09-04-23	10086181	9498528	Real Estate Allottee	0	0	0	1.83%	0	0	0	0	0	0	537653	Confirmed from SOA of CD. Credit note 19-12-2018 to be examined. Also see footnote to Annexure
34	Urnika Kumari	09-04-23	4670657	4065247	Real Estate Allottee	0	0	0	0.78%	0	0	0	0	0	0	605410	Legal opinion awaited for part of claim. Credit notes to be examined. Also see footnotes to the Annexure
35	Raman Chowdhary & Shalini Chowdhary	28-03-23	5607178	2358800	Real Estate Allottee	0	0	0	0.45%	0	0	0	0	0	0	1250000	Confirmed from SOA of CD. Claim for cash payment rejected. Legal opinion awaited for delay period penalty. Credit notes to be examined. Also see footnotes to the Annexure
36	Rajghrath Prasad	15-04-23	2700000	2700000	Real Estate Allottee	0	0	0	0.52%	0	0	0	0	0	0	0	Please see footnote to the Annexure
37	Neeru Chauthan	10-04-23	2100000	1100000	Real Estate Allottee	0	0	0	0.21%	0	0	0	0	0	0	1000000	Credit not to be verified. Please see footnote to the Annexure
38	Nitin Dey	11-04-23	4588929	4430900	Real Estate Allottee	0	0	0	0.85%	0	0	0	0	0	0	25000	Credit not to be verified. Please see footnote to the Annexure
39	Karika Chaudhary	17-04-23	3968386	3028478	Real Estate Allottee	0	0	0	0.58%	0	0	0	0	0	0	34325	Legal opinion awaited for interest claim. Please see footnote of Annexure
40	Kiran Verma & Dhresh Lal Verma	17-04-23	4748000	0	Real Estate Allottee	0	0	0	0.00%	0	0	0	0	0	0	2375000	To provide proof. Claim for cash payment rejected.
41	Sneh Lata Bhanal & Shanti Lal Bhanal	19-04-23	7216000	4100000	Real Estate Allottee	0	0	0	0.79%	0	0	0	0	0	0	3116000	Legal opinion awaited on interest claim. Please see footnote to the Annexure
42	Hannam Prasad Sharma	23-04-23	2673621	0	Real Estate Allottee	0	0	0	0.00%	0	0	0	0	0	0	2673621	To provide proof
43	Mahvir Singh Rathore	28-04-23	4118161	0	Real Estate Allottee	0	0	0	0.00%	0	0	0	0	0	0	4118161	To provide proof
	<b>TOTAL</b>		<b>229808413</b>	<b>172790680</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>33.30%</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4405325</b>	<b>52612408</b>

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Note:

1. All claims have been provisionally admitted on the basis of submitted proof by claimants and Statement of Accounts drawn from tally software of CD provided and confirmed by the promoter. Balance Sheets of the CD are not available after the period 31.03.2019. Claims shall be further verified after availability of all records of the corporate Debtor. The claim amount may undergo further changes during the process of availability of further records / finalisation of balance Sheets of the Corporate Debtor for the previous years. The CoC may undergo change subject to the verification and collation of claims which is continuing.
2. Status of column with respect to "amount of claim under verification" may change after books of corporate debtor are made available / receipt of required proofs from claimant/ other sources; as soon as may be practicable and when IRP / RP comes across additional information warranting such revision. The CoC may undergo change subject to the verification and collation of claims which is continuing.
3. As per Regulation 14 of IBB (CIRP) Regulations, 2016, where the amount claimed by a creditor is not precise due to any contingency or other reason, the interim resolution professional or the resolution professional, as the case may be, shall make the best estimate of the amount of the claim based on the information available with him. The interim resolution professional or the resolution professional, as the case may be, shall revise the amounts of claims admitted, including the estimates of claims made under sub regulation (1), as soon as may be practicable, when he comes across additional information warranting such revision.
4. The claims admitted are subject to further revision/substantiation/modification on the basis of any additional information / evidence / clarification which may be received subsequently and which warrant such revision/substantiation/modification.
5. Information / evidence / clarification may also be pending from Creditor/Management/Employees for the claims under further verification.



**Babu Lal Gurjar**  
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Tushar Realhome LLP  
Regn. No. IBB/PA-003/IP-N00297/2020-2021/13260  
AFA No: AA3/13260/02/271123/300779 valid up to 27/11/2023  
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