

**LIST OF CREDITORS
OF
UNIBERA DEVELOPERS PRIVATE LIMITED
(as on November 8, 2023)**

Notes related to the claims verification process for Unibera Developers Private Limited

1 General notes applicable to the overall claims verification process:

- 1.1 Pursuant to an order dated March 16, 2023 (“**Order**”), the Hon’ble NCLT approved the replacement of Interim Resolution Professional (“**IRP**”) and appointed Mr. A. Viswanadha Sarma as the Resolution Professional (“**RP**”), a copy of which was made available to the RP on March 22, 2023.
- 1.2 There have been certain challenges with regards to verification of claim details with the records of the Corporate Debtor, including but not limited to – access to the updated books of accounts / relevant records etc. Given the state of operations of the Corporate Debtor(s) and ensuing circumstances, it has been the continued endeavor of the RP and the RP team to engage with relevant stakeholders in order to verify the claims in an expeditious manner, as practically feasible, by placing reliance on the Corporate Debtor’s records and books of accounts, inputs / information from the Corporate Debtor and the supporting documents submitted by the concerned creditors (including any clarifications, as may have been sought).

UNIBERA DEVELOPERS PRIVATE LIMITED

Sr. No.	Category of creditor	Summary of claims received		Summary of claims admitted		Amount of contingent claims	Amount of claims not admitted	Amount of claims under verification	Details in Annexure	Remarks, if any
		No. of claims	Amount	No. of claims	Amount of claims admitted					
1	Secured financial creditors belonging to any class of creditors	-	-	-	-	-	-	-	1	-
2	Unsecured financial creditors belonging to any class of creditors	592	2,54,19,81,351	544	2,01,33,03,470	-	50,07,35,978	2,79,41,903	2	-
3	Secured financial creditors (other than financial creditors belonging to any class of creditors)	-	-	-	-	-	-	-	3	-
4	Unsecured financial creditors (other than financial creditors belonging to any class of creditors)	-	-	-	-	-	-	-	4	-
5	Operational creditors (Workmen)	-	-	-	-	-	-	-	5	-
6	Operational creditors (Employees)	5	21,50,000	5	21,50,000	-	-	-	6	-
7	Operational creditors (Government Dues)	-	-	-	-	-	-	-	7	-
8	Operational creditors (other than Workmen and Employees and Government Dues)	5	9,33,02,297	4	7,05,19,457	-	2,27,82,840	-	8	-
9	Other creditors, if any, (other than financial creditors and operational creditors)	-	-	-	-	-	-	-	9	-
	Total	602	2,63,74,33,648	553	2,08,59,72,927	-	52,35,18,818	2,79,41,903		

Annexure – 2

Name of the corporate debtor: Unibera Developers Private Limited; Date of commencement of CIRP: January 13, 2023; List of creditors as on: November 8, 2023
List of unsecured financial creditors belonging to any class of creditors

Sl. No.	Name of Creditor	Unit No.	Details of claim received			Details of claim admitted						Amount of claims 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 in CoC	Amount of contingent claim	Amount of any Mutual dues, that may be set-off	
580	AKASH SHRIVASTAVA & MEENAKSHI SHRIVASTAVA	T2-604	23-Oct-23	68,95,214	68,16,632	1,37,11,846	57,78,387	-	57,78,387	Creditor in Class	-	-	No	0.29%	-	-	-	79,33,459	
581	NILITAN KUMARI	T2-904	18-Apr-23	50,00,000	-	50,00,000	-	-	-	Creditor in Class	-	-	No	0.00%	-	-	50,00,000	-	
582	SHYAM CHAND	T5-1704	19-Apr-23	36,39,352	16,23,908	52,63,260	34,35,323	13,56,990	47,92,313	Creditor in Class	-	-	No	0.24%	-	-	4,70,947	-	
583	SHYAM CHAND & ANKITA DEVI	T-H-Shop No. 14	19-Apr-23	2,00,000	34,387	2,34,387	1,90,477	29,057	2,19,534	Creditor in Class	-	-	No	0.01%	-	-	14,853	-	
584	ANKITA DEVI & SHYAM CHAND	T-H-Shop No. 9	19-Apr-23	8,57,500	2,54,160	11,11,660	4,21,634	86,252	5,07,886	Creditor in Class	-	-	No	0.03%	-	-	6,03,774	-	
585	TARANDEEP SINGH JAGGI	T4-1708	25-Apr-23	31,51,713	20,52,017	52,03,730	30,22,851	14,71,831	44,94,681	Creditor in Class	-	-	No	0.22%	-	-	7,09,049	-	
586	SANJIV BARANWAL & AMBIKA BARANWAL	T3-807	5-May-23	17,54,847	7,37,130	24,91,977	-	-	-	Creditor in Class	-	-	No	0.00%	-	-	24,91,977	-	
587	NARESH KUMAR	T1-1501	10-May-23	29,29,607	20,50,725	49,80,332	28,06,018	16,06,246	44,12,264	Creditor in Class	-	-	No	0.22%	-	-	5,68,068	-	
588	PANKAJ KUMAR AND KIRAN DEVI	T3-1601	17-May-23	25,46,803	14,44,037	39,90,840	23,83,037	10,08,831	33,91,868	Creditor in Class	-	-	No	0.17%	-	-	5,98,972	-	
589	AMIT GOEL	T2-1804	3-Jun-23	77,02,267	24,30,164	1,01,32,431	47,87,067	18,38,753	66,25,820	Creditor in Class	-	-	No	0.33%	-	-	35,06,611	-	
590	VIDYA DHAR SHARMA	T4-2107	6-Jun-23	30,00,000	10,31,786	40,31,786	24,00,000	8,206	24,08,206	Creditor in Class	-	-	No	0.12%	-	-	16,23,580	-	
591	ABHISHEK BATHAM	T4-12038	4-Sep-23	22,51,733	16,21,923	38,73,656	21,64,800	13,67,790	35,32,590	Creditor in Class	-	-	No	0.18%	-	-	3,41,066	-	
592	RAVINDU PRABHAT TIWARI	T5-503	26-Oct-23	34,32,570	49,53,514	83,86,084	32,86,096	19,39,805	52,26,501	Creditor in Class	-	-	No	0.26%	-	-	31,59,583	-	
	TOTAL			1,57,95,18,518	96,24,62,833	2,54,19,81,351	1,35,24,07,015	66,08,96,456	2,01,33,03,470					100%			50,07,35,978	2,79,41,903	