

**LIST OF CREDITORS
OF
UNIBERA DEVELOPERS PRIVATE LIMITED
(as on December 18, 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 | 639 | 2,72,03,07,893 | 583 | 2,13,56,81,125 | - | 56,44,13,210 | 2,02,13,558 | 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) | 6 | 12,62,56,634 | 4 | 7,05,19,457 | - | 2,27,82,840 | 3,29,54,337 | 8 | - |
| 9 | Other creditors, if any, (other than financial creditors and operational creditors) | - | - | - | - | - | - | - | 9 | - |
| | Total | 650 | 2,84,87,14,527 | 592 | 2,20,83,50,582 | - | 58,71,96,050 | 5,31,67,895 | | |

Annexure – 8

Name of the corporate debtor: Unibera Developers Private Limited; Date of commencement of CIRP: January 13, 2023; List of creditors as on: December 18, 2023

List of operational creditors (Other than Workmen and Employees and Government Dues)

| 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 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 | | | | | |
| 1 | MAHI BUILDHOME PRIVATE LIMITED | 18-Jan-23 | 8,24,01,227 | 6,13,90,529 | Operational creditors | - | - | No | NA | - | - | 2,10,10,698 | - | |
| 2 | YOGENDRA KUMAR MISHRA (Prop. M/s PAPTEQ) | 26-01-2023 (updated form received on 29 Mar'23) | 55,43,021 | 55,43,021 | Operational creditors | - | - | No | NA | - | - | - | - | |
| 3 | MR. FIRE SINGH (MOHAN BUILDING MATERIAL SUPPLIER) | 12-Feb-23 | 11,40,184 | 10,15,914 | Operational creditors | - | - | No | NA | - | - | 1,24,270 | - | |
| 4 | RAJ BAHADUR | 20-Mar-23 | 16,47,872 | - | Operational creditors | - | - | No | NA | - | - | 16,47,872 | - | |
| 5 | SANTASHA REAL ESTATE PRIVATE LIMITED | 09-Apr-23 | 25,69,993 | 25,69,993 | Operational creditors | - | - | No | NA | - | - | - | - | |
| 6 | COMMERCIAL TAX DIPARTMENT | 09-Aug-23 | 3,29,54,337 | - | GST Dues | - | - | No | NA | - | - | - | 3,29,54,337 | |
| | | | 12,62,56,634 | 7,05,19,457 | | - | - | | | - | - | 2,27,82,840 | 3,29,54,337 | |