

Summary

Name of the corporate debtor: Creatoz Builders Private Limited; Date of commencement of CIRP: 21.11.2023; List of Creditors drawn as on: 18.12.2023 w.r.t claims received upto 12.12.2023.

Filing under clause (ca) of sub-regulation (2) of regulation 13 of the IBBI (Insolvency Resolution Process for Corporate Persons) Regulations, 2016

Sl. 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 of claims received	No. of claims	Amount of claims admitted					
1	Secured financial creditors belonging to any class of creditors	0	0	0	0	0	0	0	1	
2	Unsecured financial creditors belonging to any class of creditors	16	2,52,63,135	16	2,01,93,238	0	0	2,01,93,238	2	Refer Notes Below
3	Secured financial creditors (other than financial creditors belonging to any class of creditors)	2	24,96,58,31,236	2	24,96,58,31,236	0	0	24,96,58,31,236	3	Refer Notes Below
4	Unsecured financial creditors (other than financial creditors belonging to any class of creditors)	0	0	0	0	0	0	0	4	Refer Notes Below
5	Operational creditors (Workmen)	0	0	0	0	0	0	0	5	
6	Operational creditors (Employees)	0	0	0	0	0	0	0	6	Refer Notes Below
7	Operational creditors (Government Dues)	0	0	0	0	0	0	0	7	Refer Notes Below
8	Operational creditors (other than Workmen and Employees and Government Dues)	30	31,75,59,569	30	31,75,59,569	0	0	31,75,59,569	8	Refer Notes Below
9	Other creditors, if any, (other than financial creditors and operational creditors)	0	0	0	0	0	0	0	9	Refer Notes Below
	<b>Total</b>	<b>48</b>	<b>25,30,86,53,940</b>	<b>48</b>	<b>25,30,35,84,043</b>	<b>0</b>	<b>0</b>	<b>25,30,35,84,043</b>		

Notes:

- The list of creditors is subject to further revision/update on the basis of exchange of information/documents/details substantiating the claim in accordance with the provision of IBC 2016.
- That there MAY BE some dues on account of Financial Creditors / Operational Creditors (Employees), Operational Creditors (Workmen), Operational Creditors (Statutory Dues), Operational Creditors (Others), and Other Creditors, as on 21.11.2023, as per the books of the Corporate Debtor. Books of Accounts of CD are yet to be shared with the IRP by CD. However, as only one claim(s) is/are received, the list is collated with best possible efforts, and taken on record as on 18.12.2023.
- The claims which are received, are yet to be corroborated with proper evidence, hence kept for further verification, and inclusion in the List of Creditors, as may be revised by the Interim Resolution Professional.
- The Interim Resolution Professional reserve his right to modify an entry in the list of creditors when he come across additional information warranting such modification and shall modify the entry in the list of creditors in accordance with the provision of IBC.
- The Operational Creditors aggregate claims are less than 10% of the Total Claims, as such, their representation in CoC has not been called for.
- Out of 16 UFCs in a Class, 09 UFCs have selected Shri. Vivek Dabhade (IP) to represent them, as such, he has been selected as their representative to participate in CoC Proceedings.



Name of the corporate debtor: Creatoz Builders Private Limited; Date of commencement of CIRP: 21.11.2023; List of Creditors drawn as on: 18.12.2023 w.r.t claims received upto 12.12.2023.

**List of unsecured financial creditors belonging to any class of creditors**

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	Shri. Amit Shirode – C-101	12/12/23	6,21,716	6,21,716	Home Buyer–Allottee	NO	NO				6,21,716	Please Refer the notes below.	
2	Shri. Bharat Makhija – B-701	11/12/23	9,36,979	9,36,979	Home Buyer–Allottee				32,31,916		9,36,979	- Do -	
3	Shri. Dhruv Sud – C-904	12/12/23	6,67,070	6,67,070	Home Buyer–Allottee				38,39,639		6,67,070	- Do -	
4	Shri. Himanshu Gyani – C-706	11/12/23	6,48,683	6,48,683	Home Buyer–Allottee				36,55,773		6,48,683	- Do -	
5	Shri. Mangesh Sudrik – A-402	11/12/23	7,78,291	7,78,291	Home Buyer–Allottee				32,95,733		7,78,291	- Do -	
6	Shri. Navnath Navale – F-305	12/12/23	28,81,960	26,04,172	Home Buyer–Allottee				23,46,440		26,04,172	- Do - **	
7	Shri. Pradeep Banawat – B-501	11/12/23	22,07,130	3,23,265	Home Buyer–Allottee				32,32,651		3,23,265	- Do - **	
8	Shri. Premnath Thombare – I-1002	05/12/23	27,35,500	27,35,500	Home Buyer–Allottee				27,35,500		27,35,500	- Do - **	
9	Shri. Rahul Kumar – W-802	11/12/23	10,81,842	10,81,842	Home Buyer–Allottee				34,50,938		10,81,842	- Do -	
10	Rajinder H Kaur – A-205	12/12/23	30,04,273	28,04,273	Home Buyer–Allottee				35,07,122		28,04,273	- Do -	
11	Rakesh Rashinkar – B-502	10/12/23	9,29,504	9,29,504	Home Buyer–Allottee				31,95,724		9,29,504	- Do -	
12	Shri. Sachin Rasal – B-203	11/12/23	8,57,080	8,57,080	Home Buyer–Allottee				28,37,994		8,57,080	- Do -	
13	Shri. Subhash Kale – S-101 & H-805	11/12/23	10,86,138	5,93,069	Home Buyer–Allottee				38,06,608		5,93,069	- Do - **	
14	Shri. Suresh Jharumalani – C-505	09/12/23	52,67,525	30,52,350	Home Buyer–Allottee				32,63,000		30,52,350	- Do -	
15	Shri. Vilas Joshi – C-806	11/12/23	5,27,247	5,27,247	Home Buyer–Allottee				36,55,773		5,27,247	- Do -	
16	Shri. Vinit Kumar Jhahria – Q-803	10/12/23	10,32,197	10,32,197	Home Buyer–Allottee				32,91,326		10,32,197	- Do -	
	<b>Total</b>	<b>16</b>	<b>2,52,63,135</b>	<b>2,01,93,238</b>		<b>0</b>		<b>0.08%</b>	<b>0</b>	<b>5,26,41,872</b>	<b>0</b>	<b>2,01,93,238</b>	

**Note :**

1. Since, NO Books of Accounts are received form CD, the list is collated with best possible efforts, and taken on record as on 18.12.2023, subject to further verification for admission based on evidence in support thereof.
2. In all these cases, the Name of First Joint Holder is depicted in the above list, and nature of Joint Claimant is kept as per the Form CA Filed with IRP.
3. Since, NO Books of Accounts are available, the amount paid by the Home Buyers is under verification, and will be confirmed on the basis of credible verifiable evidence, as may be available for verification to the IRP.
4. The Claim are inclusive of Amounts for Compensation expected from Builder, and Maintenance Dues for the Flat, as per the Society Statement, if any.
5. The Mutual Credit Amount Represents the Total Amount of Cost of the allotted Flat, from which the actually paid amounts and Compensation for Amenities and Maintenance Dues may be reduced after verification.
6. Presently the Interest element is not considered for the want of mention of the same in Allotment Letter or any agreement, the same will be considered when such document is made available, or at the time of Mutual Credit Transaction for the Cost of Flat in question.
7. \*\* In the case of Shri. Subhash Kale – the receipts for one flat are available, hence, only one flat may be considered, till receipt of further additional documents and after verification thereof.
8. \*\* In case of Shri. Premnath Thombare – the evidence for the payment of amount due is not available, as such the claim will be reassessed upon the receipt of such nature and after verification of the same.
9. \*\* In case of Shri. Pradeep Banawat, - The Interest has been claimed on part payment of dues, which is not corroborated with documents, hence, only principal amount is take into consideration, till then.
10. \*\*In case of Shri.Navnath Nawale, the Amount of Claim and Cost of Flat is under verification, and will be amended based on document verification.
11. \*\* In case of Shri. Suresh Jharumalani - The Interest has been claimed on part payment of dues, which is not corroborated with documents, hence, only principal amount is take into consideration, till then.
12. Out of 16 UFCs in a Class, 09 UFCs have selected Shri. Vivek Dabhade (IP) to represent them, as such, he has been selected as their representative to participate in CoC Proceedings.

3 Sec FC - Oth

Name of the corporate debtor: Creatoz Builders Private Limited; Date of commencement of CIRP: 21.11.2023; List of Creditors drawn as on: 18.12.2023 w.r.t claims received upto 12.12.2023.

**List of secured financial creditors (other than financial creditors belonging to any class of creditors)**

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 in Rs.		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 claim under verification		
1	Piramal Capital & Housing Finance Limited	12/12/2023	22,61,04,26,784	22,61,04,26,784	Financial Debt	22,61,04,26,784	22,61,04,26,784	No	90.49%	0	0	0	22,61,04,26,784	Please Refer Note below	
2	Reliance Commercial Finance Limited	12/12/2023	2,35,54,04,452	2,35,54,04,452	Financial Debt	2,35,54,04,452	2,35,54,04,452	No	9.43%	0	0	0	2,35,54,04,452	Please Refer Note below	
3															
	Total	2	24,96,58,31,236	24,96,58,31,236		24,96,58,31,236	24,96,58,31,236		99.92%	0	0	0	24,96,58,31,236		

1. Since, NO Books of Accounts are received form CD, the list is collated with best possible efforts, and taken on record as on 18.12.2023, subject to further verification for admission based on evidence in support thereof.
2. The Piramal Capital & Housing Finance Limited has been the entity under Resolution of erstwhile DiwanHousing & Finance Limited, and has shared photocopies of unstamped documents in support of their claim.
3. The recoverable status of loan granted by Diwan Housing Finance Limited to Creatoz Builders Pvt. Ltd. Is not being deliberated as of now.
4. The Prima Facie admission of such Loan by the CD in its Audited Financial Statements, as available on the MCA website, is being followed in the present scenario of Non availability of Books of Accounts of CD.
5. The Piramal Capital & Housing Finance Limited has been the entity under Resolution of erstwhile DiwanHousing & Finance Limited, and has shared CERSAI Report in support of their claim.
6. The Balance of Voting Ratio pertains to Home Buyers amounting to 0.08%, depicted in Annexure 2 Unsecured Financial Creditors in a Class

4 Unsec FC - Oth

Name of the corporate debtor: Creatoz Builders Private Limited; Date of commencement of CIRP: 21.11.2023; List of Creditors drawn as on: 18.12.2023 w.r.t claims received upto 12.12.2023.

**List of unsecured financial creditors (other than financial creditors belonging to any class of creditors)**

Sl. No.	Name of Creditor	Details of claim received		Details of claim admitted					Amount in Rs.				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	Amount of contingent claim	Amount of any Mutual dues, that may be set-off	Amount of claim not admitted	Amount of claim under verification	
					Financial Debt	0	No		0	0	0	0	Please Refer Note below
	<b>Total</b>	0	0	0		0		0	0	0	0	0	

1. Since, no other claims are received, the list is collated with best possible efforts, and taken on record as on 18.12.2023, subject to further verification for admission based on evidence in support thereof.









## 8 OC - Others

Name of the corporate debtor: Creatoz Builders Private Limited; Date of commencement of CIRP: 21.11.2023; List of Creditors drawn as on: 18.12.2023 w.r.t claims received upto 12.12.2023.

**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 in Rs.				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	Amount of claim not admitted	Amount of claim under verification	
1	Akruti Constructions	11/12/23	44,93,568	44,93,568	Operational Debt – Internal Painting Work	0	0	No	NA	0	0	0	44,93,568	Please Refer to Note below
2	Dosti Fabricators – Shri Yuvraj Nalawade	12/12/23	32,90,489	32,90,489	Operational Debt – Providing & Fixing Fab of MS StairCase	0	0	No	NA	0	0	0	32,90,489	- do -
3	Epitom Engineering Pvt. Ltd.	12/12/23	22,31,727	22,31,727	Operational Debt – Inst Comm & Testing of DG Set – Auto Changeover	0	0	No	NA	0	0	0	22,31,727	- do -
4	Excellence Surface Protectors & Multi Services – Smt. Ameena Mansoor Wadiwala	08/12/23	75,25,371	75,25,371	Operational Debt – External Painting – Wing A E F	0	0	No	NA	0	0	0	75,25,371	- do -
5	Goa Electricals – Ramchandra Padwalkar	09/12/23	1,27,88,663	1,27,88,663	Operational Debt – Inst Comm & Testing of Ext Electrical Work	0	0	No	NA	0	0	0	1,27,88,663	- do -
6	Jiya Sheikh	11/12/23	29,64,346	29,64,346	Operational Debt – Labour for Masson	0	0	No	NA	0	0	0	29,64,346	- do -
7	Laduram Kesardevji Kumawat	12/12/23	68,73,251	68,73,251	Operational Debt – Tiling & Flooring Work	0	0	No	NA	0	0	0	68,73,251	- do -
8	Matoshree Fabricators – Shri Santosh Gawade	11/12/23	15,68,560	15,68,560	Operational Debt – Goods Supplied	0	0	No	NA	0	0	0	15,68,560	- do -
9	Punyaai Infrastructure Pvt. Ltd.	09/12/23	57,87,641	57,87,641	Operational Debt – Tiling Work	0	0	No	NA	0	0	0	57,87,641	- do -
10	Rajubul Houque – Mohd Rajiul Hoque	08/12/23	33,71,790	33,71,790	Operational Debt – Labour for Masson	0	0	No	NA	0	0	0	33,71,790	- do -
11	Shilpa Vikas Shinde – Smt Shilpa Vikas Shinde	11/12/23	36,93,900	36,93,900	Operational Debt – Water Tanker Supplied	0	0	No	NA	0	0	0	36,93,900	- do -
12	Sai Sanskruti Realty – Smt. Pramila Sonawane	10/12/23	67,78,726	67,78,726	Operational Debt – Internal Painting Work	0	0	No	NA	0	0	0	67,78,726	- do -
13	Saideep Enterprises – Shri Dhananjay Chavan	12/12/23	1,87,40,835	1,87,40,835	Operational Debt – Civil & Finishing Work	0	0	No	NA	0	0	0	1,87,40,835	- do -
14	Sandhya Enterprises – Shri Nitesh Masure	12/12/23	16,32,399	16,32,399	Operational Debt – Painting Work	0	0	No	NA	0	0	0	16,32,399	- do -
15	Shivtej Enterprises – Shri Atul Satav	12/12/23	30,46,774	30,46,774	Operational Debt – Excavation Work	0	0	No	NA	0	0	0	30,46,774	- do -
16	Shree Electrical Enterprises – Shri Virendra Pawar	11/12/23	1,50,41,445	1,50,41,445	Operational Debt – Electrical Work	0	0	No	NA	0	0	0	1,50,41,445	- do -
17	Shrinath Fabricators	12/12/23	33,70,828	33,70,828	Operational Debt – Fabrication work for Store Room, and Other Fabrication etc.	0	0	No	NA	0	0	0	33,70,828	- do -
18	Shri Siddhi Enterprises – Shri Jambuvant Kand	11/12/23	22,36,753	22,36,753	Operational Debt – Facility Team for Housekeeping	0	0	No	NA	0	0	0	22,36,753	- do -



9 Other Crs

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**List of other creditors (Other than financial creditors and operational creditors)**

Sl. No.	Name of Creditor	Details of claim received		Details of claim admitted						Amount in Rs.				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	Amount of claim not admitted	Amount of claim under verification		
1															
2															
3															
4															
5															
6															
7															
8															
	<b>Total</b>	0	0	0		0	0		0	0	0	0	0		

Note :

1. Since, NO Books of Accounts of CD are available, the list is collated with best possible efforts, and taken on record as on 18.12.2023, subject to further verification for admission based on evidence in support thereof.