

**LIST OF CREDITORS  
OF  
UNIBERA DEVELOPERS PRIVATE LIMITED  
(as on January 27, 2024)**

## **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	642	2,733,076,146	596	2,176,278,210	-	556,797,936	-	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	2,150,000	5	1,750,000	-	400,000	-	6	-
7	Operational creditors (Government Dues)	-	-	-	-	-	-	-	7	-
8	Operational creditors (other than Workmen and Employees and Government Dues)	6	126,256,634	5	88,284,598	-	37,972,036	-	8	-
9	Other creditors, if any, (other than financial creditors and operational creditors)	-	-	-	-	-	-	-	9	-
	<b>Total</b>	<b>653</b>	<b>2,861,482,780</b>	<b>606</b>	<b>2,266,312,808</b>	<b>-</b>	<b>595,169,972</b>	<b>-</b>		

## Annexure – 8

Name of the corporate debtor: Unibera Developers Private Limited; Date of commencement of CIRP: January 13, 2023; List of creditors as on: January 27, 2024  
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	82,401,227	61,390,529	Operational creditors	-	-	No	NA	-	-	21,010,698	-	
2	YOGENDRA KUMAR MISHRA (Prop. M/s PAPTEQ)	26-01-2023 (updated form received on 29 Mar'23)	5,543,021	5,543,021	Operational creditors	-	-	No	NA	-	-	-	-	
3	MR. FIRE SINGH (MOHAN BUILDING MATERIAL SUPPLIER)	12-Feb-23	1,140,184	1,015,914	Operational creditors	-	-	No	NA	-	-	124,270	-	
4	RAJ BAHADUR	20-Mar-23	1,647,872	-	Operational creditors	-	-	No	NA	-	-	1,647,872	-	
5	SANTASHA REAL ESTATE PRIVATE LIMITED	9-Apr-23	2,569,993	2,569,993	Operational creditors	-	-	No	NA	-	-	-	-	
6	COMMERCIAL TAX DEPARTMENT	9-Aug-23	32,954,337	17,765,141	GST Dues	-	-	No	NA	-	-	15,189,196	-	
			<b>126,256,634</b>	<b>88,284,598</b>		-	-			-	-	<b>37,972,036</b>	-	