Annexure

										(Amt in Rs.)
Sl. No.	Category of creditor	Summary o	of claims received	Summary of claims admitted		Amount of contingent claims	Amount of claims not	Amount of claims under verification	Details in Annexure	Remarks,
		No. of claims	Amount	No. of claims	Amount of claims admitted	5	admitted			if any
1	Secured financial creditors belonging to any class of creditors - Homebuyers	153	78,53,20,232	126	58,58,26,779	-	-	19,94,93,453	1	Claims have been provisionally admitted
2	Unsecured financial creditors belonging to any class of creditors	-	-	-	-	-	-	-	2	
3	Secured financial creditors (other than financial creditors belonging to any class of creditors)	2	51,37,98,336	1	51,25,42,365	-	-	12,55,971	3	Claims have been provisionally admitted
4	Unsecured financial creditors (other than financial creditors belonging to any class of creditors)	-	-	-	-	-	-	-	4	
5	Operational creditors (Workmen)	-	-	-	-	-	-	-	5	
6	Operational creditors (Employees)	-	-	-	-	-	-	-	6	
7	Operational creditors (Government Dues)	1	1,08,330	1	1,08,330	-	-	-	7	Claim has been provisionally admitted
8	Operational creditors (other than Workmen and Employees and Government Dues)	-	-	-	-	-	-	-	8	
9	Other creditors, if any, (other than financial creditors and operational creditors)	-	0	-	0	0	0	0	9	
otal		156	1,29,92,26,898	128	1,09,84,77,474			20,07,49,424		

insolvency resolution process, as per the provisionally admitted and subject to full the full minimation based on full the information as provided by marked and exploring the compared insolvency resolution process, as per the provisions of the IBC. The claims may get revised as soon as may be practicable, when additional information warranting such revisions is produced, as per the requirements of Regulation 14(2) of the CIRP Regulations. As per Regulation 12 (1) of the CIRP Regulations, any creditor, who fails to submit a claim with proof within the time stipulated in the public announcement, may submit his claim with proof to the resolution professional, as the case may be, up to the date of issue of request for resolution plans under regulation 36B or ninety days from the insolvency commencement date, whichever is later. The creditor shall provide reasons for delay in submitting the claim beyond the period of ninety days from the insolvency commencement. When additional information warranting such revision is submitted, and also any new claims admitted on account of financial creditors, the formation of CoC shall be changed, in terms of percentage of voting shares. Further, the claims are subject to confirmation with the books of accounts which have not been updated/provided by the Suspended Board of Directors of the Corporate Debtor.

Claims have been received from class of creditors - homebuyers and the details provided in Anenxure 1

	Annexure – 1													
	Name of the corporate debtor: GALORE DEVELOEPRS PRIVATE LIMITED; Date of commencement of CIRP: 12.02.2024; List of creditors as on: 19.03.2024													
	List of secured financial creditors belonging to any class of creditors - Homebuyers													
	Name of creditor	Details of o	claim received		Details of claim admitted						Amount of	Amount of	Amount of	
Sl. No.		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	any mutual dues, that may be set-off	claim not	claim under verification	Remarks , if any
	Class of Creditors – Homebuyers (AR Mr. Rajesh Shah	Cliams received upto 19.03.2024	78,53,20,232	58,58,26,779	Secured Financial Creditor	Please refer notes below	NA	No	53.34%	-	-	-	19 94 93 453	Please refer notes below
Total			78,53,20,232	58,58,26,779					53.34%	-	-	-	19,94,93,453	

The detailed list of class of creditors - homebuyers is enclosed herewith by way of Annexure

Notes for claims from class of creditors - Homebuyers:

1. Consequent to the publication of Form A and upto 04.03.2024, 144 home buyers had submitted their claims in form CA, either in hard copy or through mail, out of which 114 claims were provisionally admitted to the extent of principal amount plus interest @8% upto 12.02.2024 and the claims were accordingly considered in 1st CoC meeting. Thereafter till 19-03-2024, the claims received from homebuyers and Commercial properties / shops in Form CA increased to 153 and a total of 126 claims have been provisionally admitted.

2.Upon receiving the claims, we diligently undertook a comprehensive verification process, thoroughly examining the details provided in the forms along with the supporting documents submitted by the claimants.

3. In instances where minor discrepancies were identified, whether in the submitted forms or queries related to supporting documents, we promptly communicated with the claimants. We requested them to rectify any issues and resubmit their claims. However, it's important to note that these claims have been provisionally admitted only for the principal amount plus interest @8% as applicable. Stamp duty and GST paid to revenue authorities are excluded, as CD is not liable for these components.

4.For cases where the forms were not duly submitted or essential supporting documents such as proof of sale of flats (e.g., agreement to sale, index 2) were missing, we have temporarily withheld the admission of their claims. Claimants have been notified to submit the necessary documents at the earliest.

5. Additionally, a significant number of claims involved interest for the delay in possession of flats from the agreed date up to the present. After careful scrutiny, we verified that the claimed interest specifically pertains to the delay in possession and not to home loan interest. Consequently, only valid interest has been provisionally admitted, and it is charged at a rate of 8%, in accordance with regulation 16A(7) of the IBC code 2016.

6. For the cases wherein only registration of sale deed is pending, we have provisionally accepted only the principal amount.

7. For the cases wherein agreement to sale has been executed, we have considered principal amount paid against the agreement value along with interest @ 8% for provisionally accepting the claim.

Updated Claims of Class of Creditors - Homebuyers as on 19.03.2024

Sr. no.	Name	Flat No	Total Claims Received	Total Claims Admitted
1	Aarefa Munirahmad Satkhed & Munirahmad Adamsaheb Satkhed	B-1001	66,11,744	52,40,436
2	Adwait Bachuwar And Ankita Bachuwar	A1-405	40,00,000	40,00,000
3	Ajay Ashok Mali	A1-805	45,42,171	38,51,187
4	Amita Prashant Bhosale	A1-205	43,49,701	43,49,701
5	Amruta Mahalingappa Kolhar	A2-804	73,30,400	46,96,800
6	Amruta Sanjay Kulkarni & Sanjay Jayant Kulkarni	A1-504	47,12,260	41,14,338
7	Anand Dattatray Potdar	A1-1403	32,10,000	32,10,000
8	Anant Subhash Bhuse	A1-201	46,98,624	45,35,665
9	Aniket Madhukar Paul & Abhishek Madhukar Paul	A2-1206	65,31,280	58,53,680
10	Aniket Vivek Shete	A1-606	48,14,868	39,20,677
11	Ashok Sambanna Sangnure & Mrs Chandana ashok sangureMrs. Chandana Ashok	A2-1503	47,19,000	43,25,227
12	Asma Iqbal Shaikh	B-1603	95,25,000	84,00,000
13	Bahubali Jaypal Kakrambe And Mandakini Bahubali Kakrambe	A2-1504	32,06,100	30,00,000
14	Balasaheb S Jodbhavi	B-1303	53,29,480	-
15	Bhagyashree Kiran Habib	A2-502	36,38,040	35,00,000
16	Bhartendu Kumar Saha	B-704	61,00,000	61,00,000
17	Chetan Nandkishor Nogja & Gayatri Chetan Nogja	B-1404	83,76,186	70,93,305
18	Dattatray Sandipan Mule	A1-1002	35,00,000	35,00,000
19	Dattatray Sandipan Mule	A1-101	53,10,000	48,60,000
20	Dattatray Sandipan Mule	A1-102	48,38,000	44,28,000
21	Dattatray Sandipan Mule & Swati Dattatray Mule	A2-305	35,00,000	35,00,000
22	Deepak S Kamble	B-1503	-	-
23	Deepali Sagar Shah & Sagar Rajkumar Shah	A1-204	44,00,531	38,40,236
24	Deepali Sagar Shah & Sagar Rajkumar Shah	A1-1602	43,59,344	37,75,264
25	Devendra Hanuman Mandhana	B-1403	79,77,900	67,34,622
26	Dhaval Dipak Ruikar	A1-1006	49,00,000	44,55,556
27	Ganesh Bhimaray Melinamani & Vandana Ganesh Melinamani	A2-1403	45,98,000	42,50,000
28	Girish Bajirao Salunkhe	A1-105	56,25,000	50,00,000
29	Hanumant Pandurang Ubale	A1-301	36,00,000	36,00,000
30	Harunrashid Shaikh	A2-504	39,39,600	38,00,000
31	Heema Ravindra Patil	B0302	52,76,800	1,05,53,600
32	Heenakausar Anvarhusen Kalal & Riyaj Likayat Korbu	A2-1406	62,87,856	53,86,158
33	Javid Shaikh.	B-804	75,00,000	75,00,000
34	Jay Baburao Vhatakar	A1-1404	49,00,000	44,00,000
35	Jaya Randive & Digambar Randive	A1-605	52,98,221	43,81,314
36	Jyoti Milind Rajguru	B-1504	74,69,000	57,23,000
37	Kadambari Anirudha Uppin & Anirudha Siddharam Uppin	A1-705	43,40,000	37,80,000
38	Kalshetti Surekha Mallinath	A2 -806	70,78,741	24,51,000
39	Kamalakar Namdeo Kanade And Ashwini Kamalakar Kanade	A1-1104	61,95,851	52,79,045
40	Kaushik Gangadhar Sonawne & Priyanka Kaushik Sonawne	A1-106	52,29,792	47,24,352
41	Kavita Arun Mantry	A1-505	44,20,533	34,81,844
42	Kavita Vishal Rathod	B-1301	50,00,000	50,00,000
43	Madanlal Shaligramji Miniyar	A1-305,306	98,43,665	77,81,255
44	Mahananda Irayya Rudramath	A1-105	40,32,400	-
45	Mahesh Sahebrao Gaikwad	A2-1605	42,56,008	38,48,448
46	Mamta Vikas Rathod	A1-1402	32,40,000	-
47	Moin Hamid Inamdar	A1-602	43,66,000	39,96,000
48	Monica Rohit Doshi	A1-1603	11,35,000	10,00,000
49	Mr. Jaykumar Rajkumar Kamble & Mrs. Shamal Jaykumar Kamble	A1-703	47,44,000	41,88,444
50	Mr. Mahesh Panchapa Kapse	A1-1201	35,00,000	35,00,000
51	Mr. Pandit Kisan Langar	A1-1206	53,00,000	49,98,941
52	Mr. Rahul S Walikar	A2-1203	35,00,000	35,00,000
53	Mr. Rahul S Walikar	B-902	56,00,000	56,00,000
54	Mr. Ramesh Bhimji Patel	A1-1202	37,00,000	37,00,000
55	Mr. Swapnil Maruti More & Mr. Ajay Maruti More	A1-603	54,94,565	50,53,140
56	Muzammil Iqbal Shaikh And Sadaf Jahan Muzammil Shaikh	A1-1105	44,45,000	39,20,000
57	Naganath Shivappa Kanjeri & Nagarbhai Naganath Kanjeri	A1-604	44,68,720	37,75,680

59	Nikhil Dinesh Maheshwari And Smita Dinesh Boob	B-904	62,10,000	60,00,000
60	Nilima Ramesh Gund & Ramesh Bhagwat Gund	A1-401	47,19,000	42,64,000
61	Nitinkumar Ramchandra Jindam & Rohini Nitinkumar Jindam	A1-1504	46,28,400	24,50,000
62	Omkar Sanjeevkumar Jadhav And Abhishek Sanjeevkumar Jadhav	B-1601	50,00,000	50,00,000
63	Parvez Siddike & Afroze Parvez Siddike	B-1002	64,00,000	-
64	Pawan Nandkishor Nogja	A2-401	55,99,500	51,70,000
65	Pradnya Sarnath Waghmare & Sarnath Nagnath Waghmare	A1-1401	35,96,342	-
66	Prafullkumar Prakash Jamadar & Manisha Prafullkumar Jamadar	A1-706	39,00,000	39,00,000
67	Prajakta Pradip Koli	A1-406	49,83,578	42,87,701
68	Prakash Kumar Lal Das	A2-1005	48,80,400	39,84,000
69	Prakash Veerappa Balti And Nabha Prakash Batli	A1-1001	51,69,262	43,99,672
70	Pratibha Dhotre	A1-1503	65,16,926	52,01,302
71	Pravin Satish Shinde And Nanda Satish Shinde	A2-1505	44,30,720	37,70,240
72	Pravin Vilas Kakde	A2-1001 & 1002	78,56,800	66,85,600
73	Punam Rajkumar Tarte & Rajkumar Dattayray Tarte	A2-1303	41,89,942	38,46,000
74	Purushottam C Bhandekar	A1-206	46,98,624	-
75	Raghavendrasinh Abaji Kshirsagar	A1-806	40,00,000	-
76	Rahul Laxman Mahadik	A1-1306	39,48,884	36,38,171
77	Ramchandra Sidram Khamitkar	A2-701	37,40,000	35,00,000
78	Rashmi Aradhye	A1-1005	38,50,000	38,50,000
79	Ravikaran Prabhakar Shinde And Usha Prabhakaran Shinde	A1-1406	57,54,125	50,22,900
80	Ravindra Ramgopal Miniyar	A2-1402	54,85,872	46,10,873
81	Ravindra Ramgopal Miniyar And Lata Ramgopal Miniyar	A1-501	44,39,893	34,84,298
82	Rekha Anil Hotkar	A1-103	54,86,650	26,07,607
83	Ritesh Mahantesh Bhanamagi	A1-802	45,00,000	43,10,258
84	Runal Mahantesh Bhanamagi	B-901	83,52,000	64,18,667
85	Rupa Chatterjee	A2-1104	45,27,644	38,50,064
86	Sachin Ashok Katte And Madhuri Sachin Katte	B-1203	63,48,216	52,94,985
87	Sachin Suryawanshi & Sudarshana Sachin Suryawanshi	A1-1402	42,93,194	39,29,364
88	Sagar Balbhim Londhe	A2-1706	32,02,000	32,02,000
89	Sagar Rajkumar Shah & Vijaya Rajkumar Shah	A1-704	44,04,526	38,40,545
90	Sanghmitra Nagnath Waghmare	A2-1003	41,89,942	-
91	Santosh Baburao Tenhalikar	B-1101	47,09,225	42,54,096
92	Santosh Subhash Suryawanshi & Shridevi Santosh Suryawanshi	A1-1204	38,90,167	35,60,492
93	Savitri Mahadeo Koganure	A2-1301	41,06,355	34,98,666
94	Shah Hardik Shashikantbhai	A1-701	3,33,87,184	2,99,35,637
95	Shekhar Shankar Ramdas	A1-902	48,50,000	47,71,739
96	Shitalkumar Maruti Kolhal	A1-302	35,00,000	35,00,000
97	Shrinath Laxman Mahadik & Sulochana Shrinath Mahadik	A1-1301	38,55,917	35,52,519
98	Shubham Krishnadev Saptale	A2-1506	58,76,856	47,79,152
99	Smita Sham Raut	A1-903	40,12,800	36,16,800
100	Soma Chatterjee	A2-1103	42,37,100	38,27,600
101	Sunil Babulal Toshniwal	A1-1702	37,10,000	35,00,000
102	Suraj Nandkishor Nogja & Nandkishor Satyanarayan Nogja	A2-1304	58,84,158	49,68,070
103	Sushila Nandkishor Nogja & Chetan Nandkishor Nogja	A2-1305	48,06,228	40,32,324
104	Sushim Amrutrao Waghmare	A1-402	66,64,000	-
105	Swapnil Shrinivas Jahagirdhar And Shriniwas Pandurang Jahagirdhar	A2-1205	52,22,528	-
106	Tejaswini P Yelgunde & Pravin S Yelgunde	B-1604	67,57,000	62,25,333
107	Vaishali Chetan Bhattad And Chetan Ashok Kumar Bhattad	A2-1401	54,20,100	45,71,156
108	Vaishali Subhash Khune	A1-1101	54,52,867	46,95,752
109	Vikas Jayprakash Rathod	B-1304	43,00,000	43,00,000
110	Vinit Jayprakash Rathod	A1-1303	45,00,000	45,00,000
111	Vipul Rajaram Ganage	A1-1304	45,38,565	40,97,140
112	Viresh Basavraj Wale	A1-403	56,65,380	-
113	Viresh Baswaraj Wale	A1-113	-	-
114	Viresh Baswaraj Wale	A1-203	55,40,706	-
115	Vishal Bhanudas Kshirsagar	A1-502	38,16,365	35,55,365
116	Vishnu Sahebrao Gaikwad	A2-1603	40,45,208	36,48,448
117	Vivek Sadani & Swati Sadani	A1-1505	54,34,716	45,77,318
118	Vrinda Dhananjay Bhosale	A2-305	52,00,000	48,23,000
119	Yogesh Dilip Sutar	A2-1105	41,21,608	37,86,750

120	Madhuri Mallikarjun Kamble	A2-1606	35,00,000	-
121	Vijaylaxmi Omkaran Umbarjc & Shriraj Omkaran Umbarje	B-1003	60,53,000	54,68,000
122	Joshila Prakash Ranbhaire & Prakash Rajaram Ranbhaire	A1-303	44,79,220	40,46,320
123	KASHINATH SANGAPPA UMBARJE, PUSHPA KASHINATH UMBARJE & SHREYASH KA	B-504	44,92,000	41,67,400
124	Bhavya Sinnur	A1-1004	40,73,198	33,69,298
125	Vijaylaxmi Omkaran Umbarje, Shrinath Omkaran Umbarje and Omkaran Siddaling	B-104	33,63,000	-
126	Omkaran Siddalingappa Umbarje	B-501	50,24,500	47,00,000
127	Shamrao Mahaling Ghaytadak	B-903	64,99,920	30,00,000
128	Dattatraya Kulkarni	B-1701	-	-
129	Raju Birrju Nishad and Rani Raju Nishad	A1-1605	40,50,000	40,50,000
130	Revansiddha Thengale	A2-1101	52,65,911	-
131	Jayashree Vijapur	A2-1502	39,77,500	-
132	Jayashri Vivek Patil	A2-1501	37,00,000	37,00,000
133	Vinod Dnyaeshwar Jadhav	B-1204	60,43,664	-
134	Pramod Mahatappa Kalshetti	A1-506	48,20,609	41,72,715
135	Manjunath Nagendra Jomivale	A1-404	50,23,990	43,88,440
136	Ketaki Mohit Shah	A1-1103	52,97,585	45,09,593
137	MOHIT SURESH SHAH	A1-503	45,31,275	38,50,344
138	Maqbool Ahemad Shaikh	B-802	46,22,500	46,22,500
139	Ganesh Baban Pasphule and Yogita Ganesh Pashphule	B-1502	60,67,736	-
140	Pradnya Sarnath Waghmare & Sarnath Nagnath Waghmare	A1-1404	-	-
141	Revansiddha Thengale	A2-1101	52,65,911	-
142	Prashant prakash kulkarni & Prerna prashant kulkarni	A1-1003	46,90,282	36,69,094
143	Sagar Balbhim londbe	A2-1701	32,02,000	32,02,000
144	Rushabh Mahantesh Bhanamagi	A1 -801	49,02,800	38,23,600
145	Yogiraj Mallinath Birajdar	B-1501	71,42,622	62,90,355
146	Sachin Dattatray Gore & Poonam Sachin Gore	B-1402	61,90,000	61,90,000
147	KASHINATH SANGAPPA UMBARJE	B-1004	36,31,800	-
148	Yogesh Arun Mandalik	A-703	57,86,560	39,35,360
149	Santosh Madhukar Nikam & Lalita Santosh Nikam	A-1106	53,26,640	48,11,840
150	Sachin Suresh Manne	A2-1301	48,34,300	-
C-1	Gajaraj Rudramath	123.87 Sqm at UG	1,13,66,800	70,00,000
C-2	Mahadeo Basanna Kognure	248.5 Sqm at UG	1,63,27,799	-
C-3	Adarsh Anil Hotkar	Shop 3	26,07,607	-
	Grand Total		78,53,20,232	58,58,26,779

	Annexure – 3													
	Name of the corporate debtor: GALORE DEVELOEPRS PRIVATE LIMITED; Date of commencement of CIRP: 12.02.2024; List of creditors as on: 19.03.2024 List of secured financial creditors (other than financial creditors belonging to any class of creditors)													
	Name of creditor	Details of claim received		Details of claim admitted (provisionally)						Amount of any				
Sl. No.		Date of Amount Amo	Amount of	Nature of	Amount covered by security	Amount covered by	Whether related	%	Amount of contingent claim	mutual dues, that may be set-off	Amount of claim not admitted	Amount of claim under verification	Remarks , if any	
			ot claimed	claim admitted	claim	interest	guarantee	party?	voting share in CoC					
1	VSJ Investments Private Limited	26.02.2024	51,25,42,365	51,25,42,365	Secured	51,25,42,365	Refer Note below	No	46.66%	-	-	-	-	Note 1
2	Reliance Projects and Property Management Services Ltd	26.02.2024	12,55,971	-		-	NA	No	0.00%	-	-	-	12,55,971	Note 2
Total			51,37,98,336	51,25,42,365		51,25,42,365			46.66%				12,55,971	

Note 1: Security Interest

Supplementary deed of Simple Mortgage dated 30.8.2013 between Galore Developers Pvt Ltd (CD) and Mrs Toral Vimal Mehta as Mortgagors and Erstwhile DHFL (Now Piramal Capital and Housing Finance Ltd (PCHFL) and Galore Developers Pvt Ltd (CD) beed of Hypothecation between Erstwhile DHFL (Now Piramal Capital and Housing Finance Ltd (PCHFL) and Galore Developers Pvt Ltd (CD) Primary Security Deed of Simple mortgage dated 29.8.2013 between Erstwhile DHFL (Now Piramal Capital and Housing Finance Ltd (PCHFL), Jay Parijat Coop Housing Society, Galaxy Homes and Galore Developers Pvt Ltd (CD)

Mortgage of Project Land 12,181 sq mtres Galaxy Panache, Survey Number 317/2B/1 (old), 127/2B1 (new), and 318/A1/2B/2A (Old), 126/A1/126/A1/2B/2A (new), Mairewadi, Solapur, along with past and future Construction thereon, excluding "Sold and Registered Units . List of units in Annexure 1 to Hypothecation deed

Exclusive Charge on Hypothecation of Receivables from the Project

Collateral Security extension of charge created on property of Galaxy Homes

Mortgage of Redevelopment rights of the borrower on project land plot no 46 and 47, s no 134/1A CTS no 2712/A/1/46-47, Village Bhamburda , Bhosale Nagar , Shivaji Nagar Pune-16 Charge on receivables from the project

Mortgage of flat no 32, 3rd Floor, New Gulistan Coop Hsg Society, Plot no 13 Carmichael Road, Cumballa Hill in the name of Mrs Toral Vimal Mehta

Deed of Personal Guarantee dated 28.8.2013 between (1) Mr Amit Ashok Thepade , (2) Mr Deepak Amrutlal Gugale , and (3) Mrs Toral Vimal Mehta

Note 2: 01 (One) claim had been received from Reliance Projects and Property Management Services Limited, however since two different claim forms were submitted for the same claim amount i.e. the first in Form C under CIRP Regulation 8 as financial creditor and the second is Form C under Liquidation Regulation 17 as Operational creditor which is not applicable as the present matter is CIRP and not Liquidation, hence the claim was not considered and observations were sent to the claimant accordingly.

	Annexure – 7													
	Name of the corporate debtor: GALORE DEVELOEPRS PRIVATE LIMITED; Date of commencement of CIRP: 12.02.2024; List of creditors as on: 19.03.2024													
	List of operational creditors (Government Dues)													
	Name of creditor	Details of c	claim received			Details of claim	m admitted							
Sl. No.		Date of receipt	Amount claimed	Amount of claim admitted	Nature of claim	Amount covered by security interest	Amount covered by guarantee	Whether related party?	% 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	Remarks, if any
1	Income Tax Officer Ward -1(1) Pune	23.02.2024	1,08,330	1,08,330	Unsecured	NA	NA	No	0.00%	0	0	0	-	Claim has been provisionally admitted
TOTAL			1,08,330	1,08,330					0.00%				-	