

Annexure -

Name of the Corporate Debtor:- Vijay Citispace Private Limited Date of commencement of CIRP - 20.07.2021

List of creditors as on - 17.05.2024

List of Unsecured financial creditors belonging to any class of creditors - Home Buyers

Amount in Rs. A

Sl. No.	Name of creditor	Details of claim received	Amount claimed	Details of claim received		Amount covered by security interest	Amount covered by guarantee	Whether related party ?	% of Voting share	Amount of contingent claim	Amount of any mutual dues that may be set-off	Amount of claim under verification	Remarks , if any
				Date of receipt	Amount of claim admitted								
1	Ms. Hemlata Dubey and Mr. Sonu Dubey	01.09.2021	17,35,841	17,35,785	Home Buyer	-	-	No	0.17	-	-	-	
2	Mr. Shailesh Mangesh Shinde and Mrs. Sonali Shailesh Shinde	02.09.2021	34,26,995	34,96,579	Home Buyer	-	-	No	0.34	-	-	-	
3	Mr. Prasad Vilas Bhatkar and Mrs. Pradnya Prasad Bhatkar	01.09.2021	20,55,864	20,06,026	Home Buyer	-	-	No	0.20	-	-	-	
4	Mr. Shrikant Dinanath Vishwakarma & Mr. Lakshmi Shrikant Vishwakarma	02.09.2021	27,44,823	30,33,860	Home Buyer	-	-	No	0.30	-	-	-	
5	Mr Jignesh Yogesh Bhogani (POA Yogesh Ramniakal Bhogani)	05.09.2021	34,77,500	35,66,056	Home Buyer	-	-	No	0.35	-	-	-	
6	Mr. Bhuvan Prakash Asthana and Mrs. Charushila Bhuvan Asthana	02.09.2021	34,31,620	36,07,556	Home Buyer	-	-	No	0.35	-	-	-	
7	Miss Sarla Thakorlal Shah, Mr. Atul Bansilal Shah and Miss Sushila Laxmidas Assar	05.09.2021	21,93,079	22,41,692	Home Buyer	-	-	No	0.22	-	-	-	
8	Mr. Raj Gopal Talreja and Mrs. Jia Raj Talreja	03.09.2021	35,43,350	35,47,898	Home Buyer	-	-	No	0.35	-	-	-	
9	Venkatesh R Iyer, Mrs. Priyanka Kumar Venkatesh and Mrs. Radha Ramkrishnan	05.09.2021	13,50,000	16,37,024	Home Buyer	-	-	No	0.16	-	-	-	
10	MR. Kalpesh Valaku Patil	07.09.2021	16,32,000	16,34,486	Home Buyer	-	-	No	0.16	-	-	-	
11	Mr. Vinayak Jagannath Harnekar and Mr. Jagannath Shankar Harnekar	02.09.2021	28,21,650	36,08,862	Home Buyer	-	-	No	0.35	-	-	-	
12	Mr. Sandeep Shankar Patil & Mrs. Deepa Sandeep Patil	09.09.2021	44,42,000	50,64,705	Home Buyer	-	-	No	0.50	-	-	-	
13	Mr. Rishikesh Ratnakar Puranik and Mrs. Archana R. Puranik	10.09.2021	8,14,730	10,39,152	Home Buyer	-	-	No	0.10	-	-	-	
14	Mr. Anup Gagaram Parte	22.11.2021	19,21,550	19,64,387	Home Buyer	-	-	No	0.19	-	-	-	
15	Mr. Manish D Dhadse	10.09.2021	34,58,945	35,31,557	Home Buyer	-	-	No	0.35	-	-	-	
16	Mr. Arun Ail	08.09.2021	27,05,095	32,21,340	Home Buyer	-	-	No	0.31	-	-	-	
17	Mr. KawaljitSingh JasbirSingh Sethi and Saranjeet Kaur Kawaljit Singh Sethi	14.09.2021	20,48,538	21,38,346	Home Buyer	-	-	No	0.21	-	-	-	
18	Mrs. Violet Rajaram Rajadhyax & Mr. Rajaram Shripad Rajadhyax	09.09.2021	15,23,150	19,31,162	Home Buyer	-	-	No	0.19	-	-	-	

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				Date of receipt	Amount claimed								
19	Mr. Sachin Motewar and Mrs. Sapana Sachin Motewar	10.09.2021	19,09,553	19,06,125	Home Buyer	-	-	No	0.19	-	-	-	
20	Mr. Gourav Tyagi and Ms. Trupti Tyagi	16.09.2021	33,31,739	34,55,541	Home Buyer	-	-	No	0.34	-	-	-	
21	Mr. Sumit Ganesh Pawar and Ms. Nishita Madhav Chobal	14.09.2021	20,66,639	20,58,968	Home Buyer	-	-	No	0.20	-	-	-	
22	Mrs. Bhairawi Tejas and Mr. Tejas Pramod Patil	03.09.2021	8,51,408	12,71,906	Home Buyer	-	-	No	0.12	-	-	-	
23	Mrs. Shobha B. Padalghare, Mr. Vijay B. Padalghare and Mr. Ajay B. Padalghare	15.09.2021	19,83,255	20,35,150	Home Buyer	-	-	No	0.20	-	-	-	
24	Mrs. Deepika Chanderraj Mohnot	17.09.2021	29,94,500	29,66,690	Home Buyer	-	-	No	0.29	-	-	-	
25	Ms. Monika Deelip Khade and Mr. Deelip Ramchandra Khade	21.09.2021	7,50,000	2,13,803	Home Buyer	-	-	No	0.02	-	-	-	
26	Mr. Srinivas Yenagandula and Ms. Srimayee Chattopadhyay	21.09.2021	38,54,854	40,32,113	Home Buyer	-	-	No	0.39	-	-	-	
27	Mr. Srinivasan Balaji Iyengar	15.09.2021	20,83,328	20,84,759	Home Buyer	-	-	No	0.20	-	-	-	
28	Mrs. Priyanka Surve and Mr. Nikhil Surve	29.09.2021	20,48,414	17,89,131	Home Buyer	-	-	No	0.17	-	-	-	
29	Mr. Nikhil Surve and Mrs. Priyanka Surve	29.09.2021	18,71,049	16,21,986	Home Buyer	-	-	No	0.16	-	-	-	
30	Mr. Santosh Kotian	21.09.2021	14,71,450	13,87,264	Home Buyer	-	-	No	0.14	-	-	-	
31	Mr. Sharad Sawant and Mrs. Bharti Sharad Sawant	03.08.2021	20,83,495	21,72,801	Home Buyer	-	-	No	0.21	-	-	-	
32	Ms. Dimple Duggal	22.09.2021	33,34,290	34,10,959	Home Buyer	-	-	No	0.33	-	-	-	
33	Mr. Vikram Mehta and Mrs. Vinita Mehta	24.09.2021	52,70,708	28,09,131	Home Buyer	-	-	No	0.27	-	-	-	
34	Mr. Ramchandra Purushottam Patil and Mrs. Pallavi R Patil	18.09.2021	29,13,656	37,39,085	Home Buyer	-	-	No	0.37	-	-	-	
35	Mrs. Kisha Ankur Kapoor and Mr. Ankur Sushil Kapoor	27.09.2021	30,60,000	34,68,254	Home Buyer	-	-	No	0.34	-	-	-	
36	Mr. Shyam Dashrath Bhagwat	27.09.2021	5,00,000	6,10,027	Home Buyer	-	-	No	0.06	-	-	-	
37	Mr. Nitin Bhojwani	28.09.2021	24,61,650	26,69,835	Home Buyer	-	-	No	0.26	-	-	-	
38	Mr. Ravindrakumar R. Mehta and Mrs. Manju Ravindrakumar Mehta	25.10.2021	21,58,330	23,21,688	Home Buyer	-	-	No	0.23	-	-	-	
39	Mr. Chander Raj Mohnot	25.10.2021	29,94,500	29,66,690	Home Buyer	-	-	No	0.29	-	-	-	
40	Mr. Omkar Vilas Pai (POA Mr. Vilas Shantilal Pai)	17.09.2021	29,63,280	29,83,708	Home Buyer	-	-	No	0.29	-	-	-	

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			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	Amount of contingent claim	Amount of any mutual dues that may be set-off	Amount of claim under verification
41	Mrs. Radha Pal and Vinaykumar J Pal	25.10.2021	20,29,780	25,99,482	Home Buyer	-	-	No	0.25	-	-	-	
42	Mr. Bhajinath Ram Khilwan Yadav	21.09.2021	28,31,214	36,60,164	Home Buyer	-	-	No	0.36	-	-	-	
43	Ms. Rupal Makwana	25.09.2021	31,74,402	32,02,496	Home Buyer	-	-	No	0.31	-	-	-	
44	Mr. Aditya Kumar Verma and Ms. Manju Aditya Verma	27.09.2021	36,27,087	37,42,865	Home Buyer	-	-	No	0.37	-	-	-	
45	Mr. Bhaskar Tebdulkar	30.09.2021	29,03,301	37,42,181	Home Buyer	-	-	No	0.37	-	-	-	
46	Mrs. Kinjal C Patel and Mrs. Reena N Patel	11.11.2021	25,60,000	28,83,239	Home Buyer	-	-	No	0.28	-	-	-	
47	Mrs. Trupti Ravindrakumar Varhade	10.10.2021	20,49,578	21,48,068	Home Buyer	-	-	No	0.21	-	-	-	
48	Mr. Mukesh Jandardan Worlikar and Mrs. Swati Mukesh Worlikar	02.11.2021	21,36,957	22,38,362	Home Buyer	-	-	No	0.22	-	-	-	
49	Mr. Suryakumar S Sawant	25.10.2021	16,55,175	20,86,526	Home Buyer	-	-	No	0.20	-	-	-	
50	Mr. Seema Sawant	24.10.2021	16,55,175	20,86,526	Home Buyer	-	-	No	0.20	-	-	-	
51	Ms. Suzanne Lobo, Ms. Carol Lobo and Mrs. Fatima Lobo	30.09.2021	28,61,756	35,86,727	Home Buyer	-	-	No	0.35	-	-	-	
52	Ms. Pooja Sridharan	04.10.2021	33,49,666	33,58,708	Home Buyer	-	-	No	0.33	-	-	-	
53	Mr. Yogesh Patil	10.11.2021	29,87,765	38,02,377	Home Buyer	-	-	No	0.37	-	-	-	
54	Mr. Rajan Rajkumar Chhibber (for Flat no. 304 in Vijay Galaxy)	03.08.2021	55,40,500	-	Home Buyer	-	-	No	-	-	-	-	Note 1
55	Mr. Rajan Rajkumar Chhibber (for Flat no. 404 in Vijay Galaxy)	03.08.2021	55,40,500	-	Home Buyer	-	-	No	-	-	-	-	Note 1
56	Mr. Rajan Rajkumar Chhibber (for Flat no. 504 in Vijay Galaxy)	03.08.2021	55,40,500	-	Home Buyer	-	-	No	-	-	-	-	Note 1
57	Mr. Rajan Rajkumar Chhibber (for Flat no. 604 in Vijay Galaxy)	03.08.2021	57,56,000	-	Home Buyer	-	-	No	-	-	-	-	Note 1

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Sl. No.	Name of creditor	Details of claim received	Amount claimed	Details of claim received		Amount covered by security interest	Amount covered by guarantee	Whether related party ?	% of Voting share	Amount of contingent claim	Amount of any mutual dues that may be set-off	Amount of claim under verification	Remarks , if any
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58	Mr. Rajan Rajkumar Chhibber (for Flat no. 704 in Vijay Galaxy)	03.08.2021	57,56,000	-	Home Buyer	-	-	No	-	-	-	-	Note 1
59	Mr. Rajan Rajkumar Chhibber (for Flat no. 804 in Vijay Galaxy)	03.08.2021	57,56,000	-	Home Buyer	-	-	No	-	-	-	-	Note 1
60	Mr. Khimji Harka Barsaniya	20.12.2021	25,60,000	28,85,361	Home Buyer	-	-	No	0.28	-	-	-	
61	Mr. Nanji Ganesh Patel and Narshee Ganesh Patel	20.12.2021	25,60,000	29,03,307	Home Buyer	-	-	No	0.28	-	-	-	
62	Mrs. Shraddha Puneet Sawant and Mr Puneet Suryakant Sawant	16.12.2021	48,63,566	52,10,488	Home Buyer	-	-	No	0.51	-	-	-	
63	Mrs. Vandana Ravindra Singh & and Siddesh Ravindra Singh	26.10.2021	19,84,700	25,54,648	Home Buyer	-	-	No	0.25	-	-	-	
64	Mrs. Sanjaya Hemant Kupawade and Mr. Hemant P. Kupawade	21.09.2021	21,47,259	23,57,118	Home Buyer	-	-	No	0.23	-	-	-	
65	Mr. Moses P Panyala	20.11.2021	20,29,789	21,36,295	Home Buyer	-	-	No	0.21	-	-	-	
66	Mr. Amit Vishal Jethwa	17.10.2021	33,01,087	41,76,899	Home Buyer	-	-	No	0.41	-	-	-	
67	Mr. Thomas Naini	20.11.2021	16,04,249	18,08,777	Home Buyer	-	-	No	0.18	-	-	-	
68	Mr. Ramya Myalapuri and Mr. Mayalapuri Veerendra Naidu	22.11.2021	16,70,381	16,62,648	Home Buyer	-	-	No	0.16	-	-	-	
69	Mr. Sanjay Panchal	24.11.2021	9,00,000	11,09,140	Home Buyer	-	-	No	0.11	-	-	-	
70	Mr. Dinesh Mishra and Seema Mishra	25.11.2021	22,36,044	21,51,202	Home Buyer	-	-	No	0.21	-	-	-	
71	Mr. Nigam Ramesh Shah	12.12.2021	11,00,000	13,45,348	Home Buyer	-	-	No	0.13	-	-	-	
72	Mr. Mahesh Madhukar Lakhimale and Ms. Mahima Mahesh Lakhimale	16.12.2021	31,94,324	25,99,566	Home Buyer	-	-	No	0.25	-	-	-	
73	Mr. Muthuganesh Raju Konar	20.12.2021	21,63,900	23,87,443	Home Buyer	-	-	No	0.23	-	-	-	
74	Mr. Prabir Karmokar and Mrs. Purnima Karmokar	20.12.2021	30,09,466	30,51,217	Home Buyer	-	-	No	0.30	-	-	-	
75	Ms. Payal Mahendra Parekh (for Office No. 1 in Vijay Galaxy)	26.10.2021	3,64,10,000	-	Home Buyer	-	-	No	-	-	-	-	Note 1
76	Ms. Payal Mahendra Parekh (for Office No. 2 in Vijay Galaxy)	26.10.2021	2,46,40,000	-	Home Buyer	-	-	No	-	-	-	-	Note 1
77	Mr. Rajan Rajkumar Chhibber (for Shop No. 1 in Vijay Galaxy)	26.10.2021	2,25,00,000	-	Home Buyer	-	-	No	-	-	-	-	Note 1

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Sl. No.	Name of creditor	Details of claim received	Amount in Rs. A										
			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	Amount of contingent claim	Amount of any mutual dues that may be set-off	Amount of claim under verification
78	Mr. Rajan Rajkumar Chhibber (for Shop No. 9 in Vijay Galaxy)	26.10.2021	64,50,000	-	Home Buyer	-	-	No	-	-	-	-	Note 1
79	Mr. Virendra Rajaram Yadav and Mrs. Maya Virendra Yadav	17.01.2022	21,80,825	27,54,708	Home Buyer	-	-	No	0.27	-	-	-	
80	Mr. Raghavendra Kandukar	27.03.2022	15,00,000	18,26,700	Home Buyer	-	-	No	0.18	-	-	-	
81	Mr. Amit Jagdish shah	30.01.2023	10,21,811	12,57,625	Home Buyer			No	0.12				
82	Mr. Rushikesh P Mahadik and Ms. Manish R Mahadik	30.01.2023	34,77,370	35,17,115	Home Buyer			No	0.34				
83	Mr. Amit R Gupta and Ms. Reena Veera	26.07.2023	20,11,768	16,37,448	Home Buyer			No	0.16				
	TOTAL		30,15,10,723	18,94,52,863					18.5232			-	

Notes

- 1 As per preliminary information, 6 Flats bearing Flat No. 304, 404, 504, 604, 704 and 804, 2 Shops bearing No.1 and 9 on Ground Floor and 2 Offices bearing No 1 and 2 on the First Floor in the Building "Vijay Galaxy" constructed by the Corporate Debtor has been sold by the Corporate Debtor to Mr. Rajan Chhibber and Ms. Payal Parekh , prior to commencement of the Corporate Insolvency Resolution Process of the Corporate Debtor and that in pursuance thereto the Corporate Debtor has already handed over the possession of the aforesaid 10 premises in the Building "Vijay Galaxy" to Mr. Rajan Chhibber and Ms. Payal Parekh., hence claim is not admitted.
- 2 Home Buyer's claim for Stamp Duty and registration fees have not been admitted, as the payments for stamp duty and registration charges was not made to corporate Debtor. Based on various documents produced amount of stamp duty is Rs. 2,45,50,980 and registration fees is Rs. 17,40,000.
- 3 As per regulation 16A(7) of Insolvency and Bankruptcy Board of India (Insolvency Resolution Process for Corporate Persons) Regulations, 2016 , the voting share of a creditor in a class shall be in proportion to the financial debt which includes an interest at the rate of eight per cent per annum unless a different rate has been agreed to between the parties. Accordingly the interest amounting to Rs. 374,83,651 is included in above admitted claims. The interest is calculated from date of receipt of CIRP commencement date.