

**LIST OF CREDITORS  
OF  
UNIBERA DEVELOPERS PRIVATE LIMITED  
(as on September 18, 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).
- 1.3 There have been 10 claims (S.No. 643 to 652) included in Annexure 2 as part of creditors in class, for which the delay in submission has been condoned by CoC and thereafter by Hon’ble NCLT on April 12th, 2024 (written order received on April 25th, 2024)

**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	652	2,77,02,83,041	606	2,20,45,88,625	-	56,56,94,416	-	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	17,50,000	-	4,00,000	-	6	-
7	Operational creditors (Government Dues)	-	-	-	-	-	-	-	7	-
8	Operational creditors (other than Workmen and Employees and Government Dues)	8	13,93,58,031	7	9,93,31,457	-	4,00,26,724	-	8	-
9	Other creditors, if any, (other than financial creditors and operational creditors)	1	11,56,315	1	9,10,484	-	2,45,831	-	9	-
	<b>Total</b>	<b>666</b>	<b>2,91,29,47,387</b>	<b>619</b>	<b>2,30,65,80,566</b>	<b>-</b>	<b>60,63,66,971</b>	<b>-</b>		

Annexure – 1

Name of the corporate debtor: Unibera Developers Private Limited; Date of commencement of CIRP: January 13, 2023; List of creditors as on: September 18, 2024

List of secured 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 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					
			-	-		-	-			-	-	-	-	
			-	-	-	-	-		0.00%	-	-	-	-	

**Annexure – 2**  
**Name of the corporate debtor: Unibera Developers Private Limited; Date of commencement of CIRP: January 13, 2023; List of creditors as on: September 18, 2024**  
**List of unsecured financial creditors belonging to any class of creditors**

Sl. No.	Name of Creditor	Unit No.	Date of receipt	Details of claim received			Amount of claim admitted			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
				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					
				Principal	Interest	Total	Principal	Interest	Total										
1	ABHISHEK BISWAS & RUCHIRA BISWAS	T1-103	27-Jan-23	10,20,000	11,07,121	21,27,121	9,89,427	7,14,122	17,03,549	Creditor in Class	-	-	No	0.08%	-	-	4,23,572	-	
2	HARBINDER SINGH VIRDI & ARVINDER KAUR	T1-202	24-Jan-23	31,72,424	19,26,669	50,99,093	30,27,441	16,39,063	46,66,504	Creditor in Class	-	-	No	0.21%	-	-	4,32,589	-	
3	NEEL KAMAL GHAI	T1-203	20-Jan-23	28,05,555	17,28,919	45,34,474	26,80,146	14,71,889	41,52,035	Creditor in Class	-	-	No	0.19%	-	-	3,82,439	-	
4	NEETA AGARWAL	T1-204	23-Jan-23	22,78,190	15,19,896	37,98,086	22,78,190	9,61,602	32,39,792	Creditor in Class	-	-	No	0.15%	-	-	5,58,294	-	
5	HARVINDER SINGH	T1-302	24-Jan-23	35,86,115	21,97,799	57,83,914	34,61,580	18,86,520	53,48,100	Creditor in Class	-	-	No	0.24%	-	-	4,35,814	-	
6	PARMINDER SINGH & JOGINDER KAUR	T1-403	25-Jan-23	3,03,000	3,16,033	6,19,033	3,03,000	2,27,318	5,30,318	Creditor in Class	-	-	No	0.02%	-	-	88,715	-	
7	SUMAN SHARMA	T1-501	23-Jan-23	31,64,634	20,83,402	52,48,036	30,27,444	17,78,043	48,05,487	Creditor in Class	-	-	No	0.22%	-	-	4,42,549	-	
8	SUKHVINDER SINGH & SUKHBIR KAUR	T1-503	24-Jan-23	4,28,000	4,80,136	9,08,136	4,15,171	2,89,732	7,04,903	Creditor in Class	-	-	No	0.03%	-	-	2,03,233	-	
9	SYED KHUDRATHULLAH & ZAHIDA SHIREEN	T1-601	25-Jan-23	34,18,987	20,42,133	54,61,120	32,66,059	17,38,438	50,04,497	Creditor in Class	-	-	No	0.23%	-	-	4,56,622	-	
10	CHANDER SHEKHAR	T1-602	27-Jan-23	31,72,423	19,43,436	51,15,859	30,27,440	16,51,634	46,79,074	Creditor in Class	-	-	No	0.21%	-	-	4,36,785	-	
11	BHAWAN SINGH NEGI AND MRS KAMALA NEGI	T1-703	27-Jan-23	29,85,390	21,06,957	50,92,347	28,44,550	17,94,580	46,39,130	Creditor in Class	-	-	No	0.21%	-	-	4,53,217	-	
12	PREM KUMAR RAGHAV & USHA RANI RAGHAV	T1-802	21-Jan-23	31,69,681	19,81,406	51,51,087	30,27,440	16,87,408	47,14,848	Creditor in Class	-	-	No	0.21%	-	-	4,36,239	-	
13	RAM PAL BADHAN	T1-902	21-Jan-23	31,69,896	19,61,352	51,31,248	30,27,410	16,69,377	46,96,787	Creditor in Class	-	-	No	0.21%	-	-	4,34,461	-	
14	RUMA PURKAIT	T1-903	25-Jan-23	30,47,357	18,10,104	48,57,461	30,47,357	13,69,592	44,16,949	Creditor in Class	-	-	No	0.20%	-	-	4,40,512	-	
15	MR. JASWANT SINGH ADHIKARI & MS. ANJU ADHIKARI	T1-1004	26-Jan-23	32,40,293	21,17,812	53,58,105	30,96,094	16,93,269	47,89,363	Creditor in Class	-	-	No	0.22%	-	-	5,68,742	-	
16	M S CHAUHAN	T1-1201	26-Jan-23	31,72,424	19,32,125	51,04,549	30,27,440	16,43,746	46,71,186	Creditor in Class	-	-	No	0.21%	-	-	4,33,363	-	
17	AMAR JIT SINGH	T1-1402	27-Jan-23	31,71,157	20,11,618	51,82,775	30,27,441	16,72,430	46,99,871	Creditor in Class	-	-	No	0.21%	-	-	4,82,904	-	
18	KRISHNA SHARMA	T1-1702	21-Jan-23	25,46,250	11,52,345	36,98,595	24,03,638	9,66,949	33,70,587	Creditor in Class	-	-	No	0.15%	-	-	3,28,008	-	
19	GHASI RAM	T1-1704	24-Jan-23	25,47,370	16,93,639	42,41,009	24,53,607	14,51,598	39,05,205	Creditor in Class	-	-	No	0.18%	-	-	3,35,804	-	
20	CHHATTAR PAL SHARMA & JAI PARKASH SHARMA	T1-1803	20-Jan-23	32,94,925	20,13,894	53,08,819	31,43,224	17,13,308	48,56,532	Creditor in Class	-	-	No	0.22%	-	-	4,52,287	-	
21	SATYAMVADA & ARUN KUMAR	T1-2204	26-Jan-23	5,54,985	4,43,348	9,98,333	5,38,351	3,80,741	9,19,092	Creditor in Class	-	-	No	0.04%	-	-	79,241	-	
22	RITIKA MISHRA & ALOK VERMA	T1-404	21-Jan-23	33,34,599	21,66,431	55,01,030	31,85,576	18,40,176	50,25,752	Creditor in Class	-	-	No	0.23%	-	-	4,75,278	-	
23	RISHI RANJAN KALA & SHRIRANJAN KALA	T1-1102	29-Jan-23	31,66,613	20,47,114	52,13,727	30,27,440	17,45,582	47,73,022	Creditor in Class	-	-	No	0.22%	-	-	4,40,705	-	
24	HEMA RAM & PURAN RAM	T1-1903	27-Jan-23	37,76,429	22,02,991	59,79,420	36,00,562	18,69,766	54,70,328	Creditor in Class	-	-	No	0.25%	-	-	5,09,092	-	
25	BHAGWAN SINGH & SUSHILA DEVI	T1-201	27-Jan-23	42,50,270	17,59,040	60,09,310	34,81,101	14,23,703	49,04,804	Creditor in Class	-	-	No	0.22%	-	-	11,04,506	-	
26	SRIPARNA DAS	T1-1103	24-Jan-23	27,94,357	17,11,353	45,05,710	26,69,510	14,57,496	41,27,006	Creditor in Class	-	-	No	0.19%	-	-	3,78,704	-	
27	KUSUM SHAMRA & RAMESH CHANDRA SHARMA	T1-1802	22-Jan-23	4,25,928	88,578	5,14,506	47,620	8,825	56,445	Creditor in Class	-	-	No	0.00%	-	-	4,58,061	-	
28	KUNDAN KUMAR	T1-1804	26-Jan-23	18,46,153	10,99,460	29,45,613	17,76,964	9,43,827	27,20,791	Creditor in Class	-	-	No	0.12%	-	-	2,24,822	-	
29	ANIL KUMAR	T1-2003	20-Jan-23	31,48,054	19,53,089	51,01,143	30,27,440	16,71,357	46,98,797	Creditor in Class	-	-	No	0.21%	-	-	4,02,346	-	
30	JOGINDER PAL SINGH AND NISHNEET KAUR	T1-101	19-Jan-23 (Revised claim form submitted on 12-Dec-23)	4,28,000	4,59,213	8,87,213	4,15,171	3,68,607	7,83,778	Creditor in Class	-	-	No	0.04%	-	-	1,03,435	-	
31	SURENDRA KUMAR & URMILA KUMAR	T1-303	25-Jan-23	37,59,255	18,46,773	56,06,028	33,59,746	14,67,190	48,26,936	Creditor in Class	-	-	No	0.22%	-	-	7,79,092	-	
32	ABHIRAM JHA	T1-1204	27-Jan-23	30,02,124	19,08,600	49,10,724	30,02,124	17,55,344	47,57,468	Creditor in Class	-	-	No	0.22%	-	-	1,53,256	-	
33	KSHITIZ CHAUDHARY & SARLA CHAUDHARY	T1-504	19-Jan-23	33,47,907	21,52,600	55,00,507	33,47,907	15,31,007	48,78,914	Creditor in Class	-	-	No	0.22%	-	-	6,21,593	-	
34	MANAB GHOSH & SUDESHNA GHOSH	T1-603	23-Jan-23	28,04,656	16,16,516	44,21,172	26,69,509	13,70,681	40,40,190	Creditor in Class	-	-	No	0.18%	-	-	3,80,982	-	
35	ABHISHEK RANJAN & ANAMIKA KUMARI	T1-604	24-Jan-23	34,44,481	14,08,672	48,53,153	32,51,026	11,81,502	44,32,528	Creditor in Class	-	-	No	0.20%	-	-	4,20,625	-	
36	SHEO KUMAR GUPTA	T1-701	26-Jan-23	31,72,424	19,50,158	51,22,582	30,27,439	16,59,070	46,86,509	Creditor in Class	-	-	No	0.21%	-	-	4,36,073	-	
37	DEEPAK KUMAR & PREETI SHARMA	T1-702	23-Jan-23	36,05,592	18,89,863	54,95,455	33,76,474	15,91,227	49,67,701	Creditor in Class	-	-	No	0.23%	-	-	5,27,754	-	
38	UPENDRA SINGH NEGI & SUMETRI NEGI	T1-801	23-Jan-23	31,72,424	19,48,435	51,20,859	30,27,441	16,57,610	46,85,051	Creditor in Class	-	-	No	0.21%	-	-	4,35,808	-	

**Annexure – 2**  
**Name of the corporate debtor: Unibera Developers Private Limited; Date of commencement of CIRP: January 13, 2023; List of creditors as on: September 18, 2024**  
**List of unsecured financial creditors belonging to any class of creditors**

Sl. No.	Name of Creditor	Unit No.	Details of claim received			Amount of claim admitted			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
39	APARNA BISWAS	T1-803	26-Jan-23	27,97,358	17,16,225	45,13,583	26,69,511	14,49,747	41,19,258	Creditor in Class	-	-	No	0.19%	-	3,94,325	-	-
40	KANHAIYA LAL	T1-804	26-Jan-23	35,90,253	22,57,385	58,47,638	34,30,163	19,23,489	53,53,652	Creditor in Class	-	-	No	0.24%	-	4,93,986	-	-
41	SHYAM LAL AND MRS. MAYA	T1-901	24-Jan-23	31,72,425	19,37,487	51,09,912	30,27,440	16,48,197	46,75,637	Creditor in Class	-	-	No	0.21%	-	4,34,275	-	-
42	PRIYANKA ARYA & ANKUSH KUMAR ARYA	T1-1504	22-Jan-23	30,79,833	20,33,023	51,12,856	29,48,064	17,34,247	46,82,311	Creditor in Class	-	-	No	0.21%	-	4,30,545	-	-
43	NARESH KUMAR GUPTA AND HEMA GUPTA	T1-1002	24-Jan-23	31,72,424	19,32,494	51,04,918	30,27,440	16,38,760	46,66,200	Creditor in Class	-	-	No	0.21%	-	4,38,718	-	-
44	GS TANWAR & ARCHANA TANWAR	T1-1003	19-Jan-23	28,00,757	16,77,130	44,77,887	26,69,510	14,24,864	40,94,374	Creditor in Class	-	-	No	0.19%	-	3,83,513	-	-
45	RAMENDER SINGH & RADHA RATHI	T1-1101	26-Jan-23	31,72,424	21,84,508	53,56,932	30,27,441	16,56,672	46,84,113	Creditor in Class	-	-	No	0.21%	-	6,72,819	-	-
46	KAMLESH OLI & RAMESH CHANDRA OLI	T1-1603	23-Jan-23	31,72,424	19,54,081	51,26,505	30,27,441	16,62,415	46,89,856	Creditor in Class	-	-	No	0.21%	-	4,36,649	-	-
47	AJIT KUMAR & ARCHANA KUMARI	T1-1104	21-Jan-23	29,26,160	18,64,627	47,90,787	28,03,787	15,88,910	43,92,697	Creditor in Class	-	-	No	0.20%	-	3,98,090	-	-
48	SRIDHAR RAGHUNATHAN AND NIVEDITA RAGHUNATHAN	T1-1202	22-Jan-23	31,72,424	19,46,398	51,18,822	31,72,424	14,51,146	46,23,570	Creditor in Class	-	-	No	0.21%	-	4,95,252	-	-
49	AKSHAY KUMAR JAIN	T1-1801	27-Jan-23	13,01,134	3,05,422	16,06,556	12,37,443	2,57,081	14,94,524	Creditor in Class	-	-	No	0.07%	-	1,12,032	-	-
50	ANKIT SIGHAL	T1-2101	27-Jan-23	12,91,000	2,48,275	15,39,275	12,29,524	2,10,180	14,39,704	Creditor in Class	-	-	No	0.07%	-	99,571	-	-
51	SUBRATA MONDAL & TANUSREER MONDAL	T1-1401	23-Jan-23	33,56,769	19,71,921	53,28,690	32,08,422	16,78,843	48,87,265	Creditor in Class	-	-	No	0.22%	-	4,41,425	-	-
52	JAIDEEP	T1-1503	21-Jan-23	31,72,424	19,35,778	51,08,202	30,27,439	16,46,993	46,74,432	Creditor in Class	-	-	No	0.21%	-	4,33,770	-	-
53	ROHIT KUMAR	T2-308	23-Jan-23	26,14,127	17,26,161	43,40,288	25,12,725	11,11,773	36,24,498	Creditor in Class	-	-	No	0.16%	-	7,15,790	-	-
54	MOHIT GUPTA & VIRENDER KUMAR GUPTA	T2-705	21-Jan-23	25,31,824	15,97,209	41,29,033	24,32,001	13,66,002	37,98,003	Creditor in Class	-	-	No	0.17%	-	3,31,030	-	-
55	ARTI KUMARI PRASAD	T1-1703	27-Jan-23	23,73,399	15,79,276	39,52,675	23,73,399	10,93,001	34,66,400	Creditor in Class	-	-	No	0.16%	-	4,86,275	-	-
56	RENUKA & SHIVA ANCHAL VERMA	T2-1403	27-Jan-23	25,31,147	15,27,836	40,58,983	24,19,310	12,88,892	37,08,202	Creditor in Class	-	-	No	0.17%	-	3,50,781	-	-
57	NEHA SHARMA & DEEPAK SONI	T1-1904	23-Jan-23	19,56,850	12,27,770	31,84,620	18,84,224	10,46,782	29,31,006	Creditor in Class	-	-	No	0.13%	-	2,53,614	-	-
58	CHANDER SHEKHAR	T2-1704	24-Jan-23	30,83,186	20,69,066	51,52,252	29,75,665	18,07,545	47,83,210	Creditor in Class	-	-	No	0.22%	-	3,69,042	-	-
59	ARVIND KUMAR JAIN	T1-2102	27-Jan-23	12,91,000	3,06,719	15,97,719	12,27,792	2,57,137	14,84,929	Creditor in Class	-	-	No	0.07%	-	1,12,790	-	-
60	ANITA GUPTA & TRIPTI MAHESHWARI	T1-2104	27-Jan-23	17,88,106	7,93,874	25,81,980	16,92,314	6,52,149	23,44,463	Creditor in Class	-	-	No	0.11%	-	2,37,517	-	-
61	SURESH BABU VERMA & KHEMENDER VERMA	T1-502	7-Feb-23	39,42,731	24,17,379	63,60,110	37,69,004	20,83,716	58,52,720	Creditor in Class	-	-	No	0.27%	-	5,07,390	-	-
62	MUNIPATI SAMUEL	T1-1202B	14-Feb-23	31,59,977	23,85,031	55,45,008	30,27,441	16,72,260	46,99,701	Creditor in Class	-	-	No	0.21%	-	8,45,307	-	-
63	PIEYUSH GUPTA	T2-104	26-Jan-23	44,30,692	28,13,220	72,43,912	42,56,000	24,06,234	66,62,234	Creditor in Class	-	-	No	0.30%	-	5,81,678	-	-
64	GAGAN DEEP & AJAY KUMAR	T2-201	23-Jan-23	26,06,413	17,03,418	43,09,831	24,50,999	14,27,112	38,78,111	Creditor in Class	-	-	No	0.18%	-	4,31,720	-	-
65	RITU KASHYAP	T2-206	26-Jan-23	21,03,795	12,89,862	33,93,657	20,21,600	10,42,961	30,64,561	Creditor in Class	-	-	No	0.14%	-	3,29,096	-	-
66	SAURABH PRIYADARSHINI	T2-302	27-Jan-23	23,89,571	22,10,811	46,00,382	20,29,294	11,85,697	32,14,991	Creditor in Class	-	-	No	0.15%	-	13,85,391	-	-
67	AMARJIT SINGH	T2-307	25-Jan-23	21,87,793	15,50,193	37,37,986	21,07,195	13,29,856	34,37,051	Creditor in Class	-	-	No	0.16%	-	3,00,935	-	-
68	SUNITA GUPTA	T2-507	9-Feb-23	20,94,741	14,77,691	35,72,432	20,94,741	7,80,423	28,75,164	Creditor in Class	-	-	No	0.13%	-	6,97,268	-	-
69	VIKAS KUMAR	T2-505	27-Jan-23	23,60,116	16,81,278	40,41,394	14,54,652	9,22,221	23,76,873	Creditor in Class	-	-	No	0.11%	-	16,64,521	-	-
70	ASHOK KUMAR JOSHI	T2-602	19-Jan-23	21,71,971	14,53,498	36,25,469	20,87,719	12,44,285	33,32,004	Creditor in Class	-	-	No	0.15%	-	2,93,465	-	-
71	SWATI AGARWAL	T2-508	6-Feb-23	26,15,512	17,20,607	43,36,119	26,15,512	17,20,607	43,36,119	Creditor in Class	-	-	No	0.20%	-	-	-	-
72	ANJLI GROVER & DHIRAJ KUMAR GROVER	T2-707	23-Jan-23	27,60,827	16,45,482	44,06,309	27,60,827	8,51,084	36,11,911	Creditor in Class	-	-	No	0.16%	-	7,94,398	-	-
73	ASHOK ARORA & GUNJAN ARORA	T2-806	23-Jan-23	21,76,261	16,47,829	38,24,090	20,32,637	13,79,351	34,11,988	Creditor in Class	-	-	No	0.15%	-	4,12,102	-	-
74	RAJEEV RANJAN	T2-903	24-Jan-23	21,28,043	13,66,359	34,94,402	20,45,729	11,69,445	32,15,174	Creditor in Class	-	-	No	0.15%	-	2,79,228	-	-
75	ANSHUL DEEP SAXENA	T2-907	26-Jan-23	18,82,274	24,44,412	43,26,686	17,91,700	10,26,449	28,18,149	Creditor in Class	-	-	No	0.13%	-	15,08,537	-	-
76	YOGESH SINGH & MADHULIKA SINGH	T2-1201	24-Jan-23	27,09,269	17,14,780	44,24,049	25,00,645	13,57,745	38,58,390	Creditor in Class	-	-	No	0.18%	-	5,65,659	-	-
77	URVEE JAIN	T2-1207	17-Jan-23	20,62,561	18,25,393	38,87,954	19,82,558	11,81,586	31,64,144	Creditor in Class	-	-	No	0.14%	-	7,23,810	-	-
78	MAHI BUILDHOME PVT. LTD.	T2-1402	18-Jan-23	22,15,554	4,92,217	27,07,771	-	-	-	Creditor in Class	-	-	No	0.00%	-	27,07,771	-	-

**Annexure – 2**  
**Name of the corporate debtor: Unibera Developers Private Limited; Date of commencement of CIRP: January 13, 2023; List of creditors as on: September 18, 2024**  
**List of unsecured financial creditors belonging to any class of creditors**

Sl. No.	Name of Creditor	Unit No.	Details of claim received			Amount of claim admitted			Details of claim admitted				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	Amount of contingent claim	Amount of any Mutual dues, that may be set-off	
79	GAURAV KUMAR SINGH & TRIPTI SINGH	T2-103	27-Jan-23	29,21,092	18,14,156	47,35,248	28,05,922	15,84,691	43,90,613	Creditor in Class	-	-	No	0.20%	-	-	3,44,635	-	-
80	RAVINDRA DINKAR JOSHI & VANDANA JOSHI	T2-1404	21-Jan-23	47,08,295	29,46,737	76,55,032	44,93,288	25,64,836	70,58,124	Creditor in Class	-	-	No	0.32%	-	-	5,96,908	-	-
81	MAHI BUILDHOME PVT. LTD.	T2-1406	18-Jan-23	22,15,554	4,92,217	27,07,771	-	-	-	Creditor in Class	-	-	No	0.00%	-	-	27,07,771	-	-
82	MANAV ARORA & KRISHAN KUMAR ARORA	T2-1408	27-Jan-23	18,23,126	12,56,313	30,79,439	17,57,499	10,09,930	27,67,429	Creditor in Class	-	-	No	0.13%	-	-	3,12,010	-	-
83	MAHI BUILDHOME PVT. LTD.	T2-1501	18-Jan-23	27,01,895	6,00,265	33,02,160	-	-	-	Creditor in Class	-	-	No	0.00%	-	-	33,02,160	-	-
84	ANANDA PAL	T2-1505	27-Jan-23	25,31,824	17,22,574	42,54,398	24,32,000	13,70,712	38,02,712	Creditor in Class	-	-	No	0.17%	-	-	4,51,686	-	-
85	MAHI BUILDHOME PVT. LTD.	T2-1507	18-Jan-23	22,15,554	4,92,217	27,07,771	-	-	-	Creditor in Class	-	-	No	0.00%	-	-	27,07,771	-	-
86	MAHI BUILDHOME PVT. LTD.	T2-1601	18-Jan-23	32,50,000	8,64,678	41,14,678	-	-	-	Creditor in Class	-	-	No	0.00%	-	-	41,14,678	-	-
87	SOUMENDRA AND SUPARNA CHATTERJEE	T2-1608	23-Jan-23	35,89,306	22,51,924	58,41,230	35,89,306	21,55,215	57,44,521	Creditor in Class	-	-	No	0.26%	-	-	96,709	-	-
88	SHAMMI GUPTA	T2-1701	20-Jan-23	27,50,000	11,26,541	38,76,541	26,04,317	9,51,460	35,55,777	Creditor in Class	-	-	No	0.16%	-	-	3,20,764	-	-
89	RENU GUPTA	T2-1702	20-Jan-23	22,55,000	9,25,333	31,80,333	21,35,540	7,76,997	29,12,537	Creditor in Class	-	-	No	0.13%	-	-	2,67,796	-	-
90	SAROJINI BEHERA & PRABODHA KUMAR BEHERA	T2-303	26-Jan-23	34,03,062	22,10,545	56,13,607	32,69,512	18,94,005	51,63,517	Creditor in Class	-	-	No	0.23%	-	-	4,50,090	-	-
91	DEV RAJ & ABHISHEK GARG	T2-1706	27-Jan-23	21,05,851	12,52,519	33,58,370	20,21,599	11,32,381	31,53,980	Creditor in Class	-	-	No	0.14%	-	-	2,04,390	-	-
92	MAHI BUILDHOME PVT. LTD.	T2-1902	18-Jan-23	29,15,561	3,42,199	32,57,760	-	-	-	Creditor in Class	-	-	No	0.00%	-	-	32,57,760	-	-
93	MAHI BUILDHOME PVT. LTD.	T2-2002	18-Jan-23	22,15,554	4,92,217	27,07,771	-	-	-	Creditor in Class	-	-	No	0.00%	-	-	27,07,771	-	-
94	TUHINA BISWAS	T2-2003	26-Jan-23	29,21,092	18,67,843	47,88,935	28,05,920	15,97,635	44,03,555	Creditor in Class	-	-	No	0.20%	-	-	3,85,380	-	-
95	SUSHMIT BISWAS	T2-2004	26-Jan-23	44,28,993	28,94,871	73,23,864	42,55,894	24,77,366	67,33,260	Creditor in Class	-	-	No	0.31%	-	-	5,90,604	-	-
96	WANDANA WALIA	T2-2104	27-Jan-23	43,12,614	6,39,980	49,52,594	41,38,394	6,39,980	47,78,374	Creditor in Class	-	-	No	0.22%	-	-	1,74,220	-	-
97	MAHI BUILDHOME PVT. LTD.	T2-2107	18-Jan-23	22,15,554	4,92,217	27,07,771	-	-	-	Creditor in Class	-	-	No	0.00%	-	-	27,07,771	-	-
98	MAHI BUILDHOME PVT. LTD.	T2-2207	18-Jan-23	22,15,554	4,92,217	27,07,771	-	-	-	Creditor in Class	-	-	No	0.00%	-	-	27,07,771	-	-
99	DIVAY VINGIANI	T2-12028	26-Jan-23	19,71,159	12,98,060	32,69,219	18,92,971	11,11,308	30,04,279	Creditor in Class	-	-	No	0.14%	-	-	2,64,940	-	-
100	WANDANA DAGAR & SUNIL DAGAR	T2-12068	23-Jan-23	21,04,579	13,42,251	34,46,830	20,21,600	11,52,413	31,74,013	Creditor in Class	-	-	No	0.14%	-	-	2,72,817	-	-
101	SHRIDHAR SHARMA	T2-12078	21-Jan-23	7,61,063	3,47,357	11,08,420	7,20,292	2,92,221	10,12,513	Creditor in Class	-	-	No	0.05%	-	-	95,907	-	-
102	AWANISH SINGH & MANJU SINGH	T2-502	25-Jan-23	22,89,451	14,06,688	36,96,139	21,96,781	12,00,835	33,97,616	Creditor in Class	-	-	No	0.15%	-	-	2,98,523	-	-
103	SANDEEP SINGH & ANAMIKA RAJPUT	T2-406	31-Jan-23	2,83,000	3,09,647	5,92,647	-	-	-	Creditor in Class	-	-	No	0.00%	-	-	5,92,647	-	-
104	ANUBHAV SRIVASTAVA & VINITA SRIVASTAVA	T2-305	26-Jan-23	25,31,616	16,50,980	41,82,596	24,32,000	14,11,455	38,43,455	Creditor in Class	-	-	No	0.17%	-	-	3,39,141	-	-
105	YOGENDRA PAL	T2-403	23-Jan-23	34,20,951	17,26,626	51,47,577	32,68,752	17,26,626	49,95,378	Creditor in Class	-	-	No	0.23%	-	-	1,52,199	-	-
106	SUNEET DESHWAL & NIDHI TOMAR	T2-901	31-Jan-23	10,90,177	9,02,529	19,92,706	-	-	-	Creditor in Class	-	-	No	0.00%	-	-	19,92,706	-	-
107	SANDEEP KUMAR & PRACHI	T2-1203	13-Feb-23	21,28,043	13,77,628	35,05,671	20,45,730	11,78,575	32,24,305	Creditor in Class	-	-	No	0.15%	-	-	2,81,366	-	-
108	NEETU SINGH & RAJEEV KUMAR	T2-1703	31-Jan-23	21,34,477	11,83,095	33,17,572	20,90,371	11,83,095	32,73,466	Creditor in Class	-	-	No	0.15%	-	-	44,106	-	-
109	SONIA GANDHI	T2-1707	30-Jan-23	22,55,000	9,23,555	31,78,555	21,35,541	7,76,439	29,11,980	Creditor in Class	-	-	No	0.13%	-	-	2,66,575	-	-
110	RAJESH GANDHI	T2-1801	30-Jan-23	27,50,000	11,26,735	38,76,735	26,04,318	9,47,325	35,51,643	Creditor in Class	-	-	No	0.16%	-	-	3,25,092	-	-
111	ABHINANDAN GAUR & GEETA GAUR	T2-1202	27-Jan-23	21,29,280	14,05,166	35,34,446	21,29,280	9,93,378	31,22,658	Creditor in Class	-	-	No	0.14%	-	-	4,11,788	-	-
112	RUPESH KUMAR KAMAT	T2-608	21-Jan-23	29,69,617	19,77,536	49,47,153	29,69,617	14,03,359	43,72,976	Creditor in Class	-	-	No	0.20%	-	-	5,74,177	-	-
113	SANDEEP KUMAR OBEROI & ANU OBEROI	T2-105	19-Jan-23	11,66,420	9,00,627	20,67,047	11,29,992	7,14,872	18,44,864	Creditor in Class	-	-	No	0.08%	-	-	2,22,183	-	-
114	AVHILASH KUMAR & GAURAV KUMAR SINGH	T2-203	25-Jan-23	29,44,063	18,16,603	47,60,666	28,09,410	15,45,014	43,54,424	Creditor in Class	-	-	No	0.20%	-	-	4,06,242	-	-
115	T S KANAKASABESAN & T K KARPAGAM	T2-204	23-Jan-23	58,23,412	49,61,643	1,07,85,055	56,00,001	30,62,845	86,62,846	Creditor in Class	-	-	No	0.39%	-	-	21,22,209	-	-
116	NEELU BALIYAN & YOGESH KUMAR	T2-205	27-Jan-23	35,62,695	11,92,474	47,55,169	35,62,695	14,48,602	50,11,297	Creditor in Class	-	-	No	0.23%	-	-	1,03,43,872	-	-
117	JOYDIP MONDAL & MAYA MONDAL	T2-1002	20-Jan-23	22,66,775	13,79,991	36,46,766	21,77,400	11,78,970	33,56,370	Creditor in Class	-	-	No	0.15%	-	-	2,90,396	-	-
118	ANITA SINGH	T3-403	26-Jan-23	21,10,176	14,61,074	35,71,250	20,42,721	12,58,396	33,01,117	Creditor in Class	-	-	No	0.15%	-	-	2,70,133	-	-

**Annexure – 2**  
**Name of the corporate debtor: Unibera Developers Private Limited; Date of commencement of CIRP: January 13, 2023; List of creditors as on: September 18, 2024**  
**List of unsecured financial creditors belonging to any class of creditors**

Sl. No.	Name of Creditor	Unit No.	Details of claim received			Amount of claim admitted			Details of claim admitted				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	Amount of contingent claim	Amount of any Mutual dues, that may be set-off	
119	LUPENDRA KUMAR & DEEPTI BALA	T2-401	19-Jan-23	24,16,733	16,44,849	40,61,582	24,16,733	15,16,916	39,33,649	Creditor in Class	-	-	No	0.18%	-	-	1,27,933	-	-
120	MANISHA DHINGRA & BABITA SAYAL	T3-103	26-Jan-23	24,04,300	16,88,189	40,92,489	23,05,838	14,11,839	37,17,677	Creditor in Class	-	-	No	0.17%	-	-	3,74,812	-	-
121	PRAMOD KUMAR A SHARMA AND VIDHYABEN A SHARMA	T3-501	23-Jan-23	31,07,161	21,05,410	52,12,571	30,65,775	15,51,929	46,17,704	Creditor in Class	-	-	No	0.21%	-	-	5,94,867	-	-
122	ABHISHEK ANAND	T2-406	21-Jan-23	25,27,462	14,06,033	39,33,495	25,27,462	11,65,960	36,93,422	Creditor in Class	-	-	No	0.17%	-	-	2,40,073	-	-
123	RAKESH KUMAR SETHI	T2-407	26-Jan-23	23,62,000	11,59,962	35,21,962	21,05,263	1,62,000	22,67,263	Creditor in Class	-	-	No	0.10%	-	-	12,54,699	-	-
124	RAVISH BHARTI & SHUBHAM	T2-408	27-Jan-23	26,60,605	17,66,610	44,27,215	25,57,400	15,08,235	40,65,635	Creditor in Class	-	-	No	0.18%	-	-	3,61,580	-	-
125	VIJENDRA SINGH & SUMAN DEVI	T2-503	26-Jan-23	29,21,092	18,60,182	47,81,274	28,05,853	15,79,876	43,85,729	Creditor in Class	-	-	No	0.20%	-	-	3,95,545	-	-
126	NEELAM KAUSHAL AND NARENDER KUMAR KAUSHAL	T2-504	27-Jan-23	38,96,853	24,70,870	63,67,723	37,43,191	21,19,448	58,62,639	Creditor in Class	-	-	No	0.27%	-	-	5,05,084	-	-
127	SURENDRA KUMAR & PUSHPA SHARMA	T2-506	25-Jan-23	22,74,726	9,68,239	32,42,965	20,99,405	8,06,824	29,06,229	Creditor in Class	-	-	No	0.13%	-	-	3,36,736	-	-
128	NIRMAL JOSHI AND VINOD KUMAR	T2-603	24-Jan-23	30,33,092	18,83,437	49,16,529	29,05,922	16,25,028	45,30,950	Creditor in Class	-	-	No	0.21%	-	-	3,85,579	-	-
129	SANJAY KUMAR SINGH	T3-906	23-Jan-23	21,68,961	14,41,100	36,10,061	21,68,961	10,19,662	31,88,623	Creditor in Class	-	-	No	0.14%	-	-	4,21,438	-	-
130	DHIRENDRA VIKRAM SINGH & BARKHA SINGH	T2-702	23-Jan-23	21,93,126	14,43,711	36,36,837	21,07,196	11,85,838	32,93,034	Creditor in Class	-	-	No	0.15%	-	-	3,43,803	-	-
131	JITENDRA KANDRU AND MEERA DEVI	T3-1001	25-Jan-23	23,97,477	16,22,681	40,20,158	23,97,477	12,24,461	36,21,938	Creditor in Class	-	-	No	0.16%	-	-	3,98,220	-	-
132	GOURAV KUMAR	T2-708	25-Jan-23	24,66,237	16,45,410	41,11,647	24,08,249	14,27,326	38,35,575	Creditor in Class	-	-	No	0.17%	-	-	2,76,072	-	-
133	VIVEK SINGH & INDU SINGH	T2-803	25-Jan-23	21,28,043	13,70,399	34,98,442	21,28,043	11,11,106	32,39,149	Creditor in Class	-	-	No	0.15%	-	-	2,59,293	-	-
134	KUSUM LATA SINGH & KANWAL JEET SINGH	T2-804	20-Jan-23	38,99,285	29,80,386	68,79,671	37,42,986	21,89,716	59,32,702	Creditor in Class	-	-	No	0.27%	-	-	9,46,969	-	-
135	GIRISH CHANDRA PUJARI	T2-805	24-Jan-23	25,31,824	16,04,722	41,36,546	24,32,000	13,72,470	38,04,470	Creditor in Class	-	-	No	0.17%	-	-	3,32,076	-	-
136	SURBHI GUPTA	T2-808	21-Jan-23	25,69,678	17,12,021	42,81,699	25,69,678	10,66,117	36,35,795	Creditor in Class	-	-	No	0.16%	-	-	6,45,904	-	-
137	SUNEET DESHWAL & NIDHI TOMAR	T2-901	23-Jan-23	10,90,177	9,02,529	19,92,706	10,57,500	7,77,209	18,34,709	Creditor in Class	-	-	No	0.08%	-	-	1,57,997	-	-
138	MEENU BHARDWAJ & CHANDRESH SHARMA	T2-908	23-Jan-23	22,92,790	9,49,430	32,42,220	21,79,180	8,01,346	29,80,526	Creditor in Class	-	-	No	0.14%	-	-	2,61,694	-	-
139	KRISHNA DEVI & REKHA	T2-1001	23-Jan-23	19,20,000	6,14,826	25,34,826	18,28,570	5,20,696	23,49,266	Creditor in Class	-	-	No	0.11%	-	-	1,85,560	-	-
140	RAKESH KUMAR	T3-1107	23-Jan-23	20,93,704	13,85,753	34,79,457	19,96,009	11,78,956	31,74,965	Creditor in Class	-	-	No	0.14%	-	-	3,04,492	-	-
141	INDRAJEET VERMA & DR.SONI VERMA	T3-1404	24-Jan-23	34,92,759	23,34,241	58,27,000	30,07,745	19,51,840	49,59,584	Creditor in Class	-	-	No	0.22%	-	-	8,67,416	-	-
142	RAM SURAT PRASAD & JAYA KUSHWAHA	T2-1006	23-Jan-23	20,89,656	13,26,169	34,15,825	20,02,029	11,30,260	31,32,289	Creditor in Class	-	-	No	0.14%	-	-	2,83,536	-	-
143	OM DUTT SHARMA & SARITA SHARMA	T2-1007	25-Jan-23	22,66,889	13,15,784	35,82,673	21,70,836	11,21,794	32,92,630	Creditor in Class	-	-	No	0.15%	-	-	2,90,043	-	-
144	MOHD. ALEEM & SUFIYA BANO	T2-1103	21-Jan-23	34,14,305	20,24,614	54,38,919	32,75,183	17,84,357	50,59,540	Creditor in Class	-	-	No	0.23%	-	-	3,79,379	-	-
145	SWATANTRA VIR SINGH & MRS PUSHPA TEVATIA	T1-1201B	25-Jan-23	33,63,553	22,23,331	55,86,884	31,48,000	18,60,376	50,08,376	Creditor in Class	-	-	No	0.23%	-	-	5,78,508	-	-
146	BHUTH NATH HALDAR & SOMA HALDAR	T2-1105	25-Jan-23	25,45,688	15,24,942	40,70,630	24,32,000	13,02,581	37,34,581	Creditor in Class	-	-	No	0.17%	-	-	3,36,049	-	-
147	SEEMA PANDEY & MAHESH PRASAD	T4-804	27-Jan-23	41,87,620	18,85,985	60,73,605	35,35,209	13,97,098	49,32,307	Creditor in Class	-	-	No	0.22%	-	-	11,41,298	-	-
148	RITU SAREEN & PRAMOD SAREEN	T2-1107	25-Jan-23	23,24,437	8,77,011	32,01,448	21,92,864	7,35,439	29,28,303	Creditor in Class	-	-	No	0.13%	-	-	2,73,145	-	-
149	AJAY AGARWAL	T4-102	19-Jan-23	23,83,256	15,22,194	39,05,450	22,81,898	13,28,429	36,10,327	Creditor in Class	-	-	No	0.16%	-	-	2,95,123	-	-
150	OMPATI GREWAL	T2-1206	24-Jan-23	20,99,515	14,51,428	35,50,943	20,21,600	12,34,860	32,56,460	Creditor in Class	-	-	No	0.15%	-	-	2,94,483	-	-
151	SUBIR BANDYOPADHYAY	T2-1502	27-Jan-23	24,12,953	5,61,622	29,74,575	22,98,050	4,75,447	27,73,497	Creditor in Class	-	-	No	0.13%	-	-	2,01,078	-	-
152	AISHWARYA	T4-306	27-Jan-23	15,95,634	12,08,663	28,04,297	15,46,071	5,09,730	20,55,801	Creditor in Class	-	-	No	0.09%	-	-	7,48,496	-	-
153	MANNI SINGH	T2-1604	26-Jan-23	63,84,508	36,39,170	1,00,23,678	63,84,508	11,82,192	75,66,700	Creditor in Class	-	-	No	0.34%	-	-	24,56,978	-	-
154	GOUTAM KUMAR MONDAL & SIMI MONDAL	T2-1705	25-Jan-23	25,33,148	15,78,542	41,11,690	24,32,000	13,42,885	37,74,885	Creditor in Class	-	-	No	0.17%	-	-	3,36,805	-	-
155	SUDHEER DWIVEDI & BHARAT RAM DWIVEDI	T2-1708	27-Jan-23	23,85,021	13,26,776	37,11,797	20,57,276	10,14,005	30,71,281	Creditor in Class	-	-	No	0.14%	-	-	6,40,516	-	-
156	MAMTA SARASWAT	T2-1805	27-Jan-23	23,04,799	13,87,588	36,92,387	21,94,114	10,10,631	32,04,745	Creditor in Class	-	-	No	0.15%	-	-	4,87,642	-	-
157	PRABHAV SHARMA	T2-1808	26-Jan-23	27,28,829	17,26,252	44,55,081	26,22,926	14,77,233	41,00,159	Creditor in Class	-	-	No	0.19%	-	-	3,54,922	-	-
158	SUSHIL KUMAR YADAV & RAJ KUMARI YADAV	T2-1906	25-Jan-23	21,07,650	12,82,058	33,89,708	20,21,597	10,93,598	31,15,195	Creditor in Class	-	-	No	0.14%	-	-	2,74,513	-	-



**Annexure – 2**  
**Name of the corporate debtor: Unibera Developers Private Limited; Date of commencement of CIRP: January 13, 2023; List of creditors as on: September 18, 2024**  
**List of unsecured financial creditors belonging to any class of creditors**

Sl. No.	Name of Creditor	Unit No.	Details of claim received			Amount of claim admitted			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
159	ASHISH BANSAL & BRUPAL BANSAL	T2-12038	24-Jan-23	21,29,970	13,53,159	34,83,129	21,29,970	10,59,558	31,89,528	Creditor in Class	-	-	No	0.14%	-	2,93,601	-	-
160	PRIYADARSHEE GAUTAM AND DEWASANI GAUTAM	T2-12058	27-Jan-23	25,31,824	16,03,697	41,35,521	24,31,996	13,82,415	38,14,411	Creditor in Class	-	-	No	0.17%	-	3,21,110	-	-
161	WINOD KUMAR JINDAL AND VISHAL JINDAL	T2-107	13-Feb-23	23,73,389	15,60,426	39,33,815	22,74,681	13,32,870	36,07,551	Creditor in Class	-	-	No	0.16%	-	3,26,264	-	-
162	URMILA DUBEY	T2-801	30-Jan-23	25,87,388	16,76,329	42,63,717	24,84,248	14,33,480	39,17,728	Creditor in Class	-	-	No	0.18%	-	3,45,989	-	-
163	RAKESH KUMAR & ANITA DEVI	T2-1405	12-Feb-23	25,85,860	16,44,598	42,30,458	24,32,001	12,97,746	37,29,747	Creditor in Class	-	-	No	0.17%	-	5,00,711	-	-
164	SUNITA KUMARI & PRASHANT KUMAR	T2-1508	13-Feb-23	26,70,283	16,90,464	43,60,747	25,64,998	14,44,144	40,09,142	Creditor in Class	-	-	No	0.18%	-	3,51,605	-	-
165	YOGESH KUMAR & RAMPAL SINGH	T2-1606	15-Feb-23	21,02,943	13,48,482	34,51,425	20,21,600	11,54,128	31,75,728	Creditor in Class	-	-	No	0.14%	-	2,75,697	-	-
166	PAVAN KUMAR	T2-2204	15-Feb-23	58,43,147	25,67,058	84,10,205	48,71,281	19,01,535	67,72,816	Creditor in Class	-	-	No	0.31%	-	16,37,389	-	-
167	NANDINI BAHRI DHANDA	T3-105	27-Jan-23	31,55,999	20,70,614	52,26,613	31,55,999	12,78,852	44,34,851	Creditor in Class	-	-	No	0.20%	-	7,91,762	-	-
168	RAJEEV KUMAR	T3-203	23-Jan-23	30,43,418	10,89,278	41,32,696	17,96,295	5,69,138	23,65,433	Creditor in Class	-	-	No	0.11%	-	17,67,263	-	-
169	MONI SINGH KAROTIA	T4-308	19-Jan-23	27,68,383	17,54,670	45,23,053	26,80,276	15,09,207	41,89,483	Creditor in Class	-	-	No	0.19%	-	3,33,570	-	-
170	SATISH CHAND GOYAL	T3-206	27-Jan-23	17,79,225	15,60,262	33,39,487	17,18,029	10,79,100	27,97,129	Creditor in Class	-	-	No	0.13%	-	5,42,358	-	-
171	S PADMA & ARAVIND SHANKAR	T4-908	22-Jan-23	31,13,917	20,56,379	51,70,296	29,86,499	17,58,484	47,44,983	Creditor in Class	-	-	No	0.22%	-	4,25,313	-	-
172	SONIA DAWAR & MONIKA DAWAR	T3-404	21-Jan-23	32,46,852	21,23,878	53,70,730	31,05,760	18,12,593	49,18,353	Creditor in Class	-	-	No	0.22%	-	4,52,377	-	-
173	LALIT KUMAR & HEMAKSHI BAGHEL	T3-408	25-Jan-23	33,11,135	21,70,624	54,81,759	31,67,250	18,49,821	50,17,070	Creditor in Class	-	-	No	0.23%	-	4,64,689	-	-
174	REKHA SHARMA	T5-501	27-Jan-23	35,00,000	-	35,00,000	34,26,691	-	34,26,691	Creditor in Class	-	-	No	0.16%	-	73,309	-	-
175	KISHAN SINGH LATWAL	T3-603	27-Jan-23	25,39,397	16,92,717	42,32,114	25,39,397	11,39,329	36,78,726	Creditor in Class	-	-	No	0.17%	-	5,53,388	-	-
176	GIRISH KUMAR	T4-1201	25-Jan-23	33,38,304	21,60,370	54,98,674	32,01,705	18,46,811	50,48,516	Creditor in Class	-	-	No	0.23%	-	4,50,158	-	-
177	LATE. KULBIR SINGH ARORA (REPRESENTED BY SON GAGANDEEP SINGH)	T3-605	22-Jan-23	25,65,563	17,97,513	43,63,076	25,65,563	17,97,513	43,63,076	Creditor in Class	-	-	No	0.20%	-	-	-	-
178	RAJ CHOPRA & SHALINI CHOPRA	T4-1807	22-Jan-23	25,25,152	16,04,721	41,29,873	25,25,152	11,68,795	36,93,947	Creditor in Class	-	-	No	0.17%	-	4,35,926	-	-
179	NANDINI BAHRI DHANDA	T3-703	27-Jan-23	25,87,575	17,00,199	42,87,774	25,87,575	10,48,517	36,36,092	Creditor in Class	-	-	No	0.16%	-	6,51,682	-	-
180	PRAMOD KUMAR & NIKHIL KUMAR	T3-705	23-Jan-23	27,75,354	15,12,724	42,88,078	26,54,752	15,12,724	41,67,476	Creditor in Class	-	-	No	0.19%	-	1,20,602	-	-
181	ANSHUL DEEP SAXENA	T3-706	26-Jan-23	16,06,372	22,61,703	38,68,075	15,54,926	8,89,925	24,44,851	Creditor in Class	-	-	No	0.11%	-	14,23,224	-	-
182	SHISHIR KUMAR & BABITA THAKUR	T3-801	27-Jan-23	29,07,307	19,29,369	48,36,676	27,96,342	16,69,372	44,65,714	Creditor in Class	-	-	No	0.20%	-	3,70,962	-	-
183	RAJENDRA KUMAR JAIN	T3-802	26-Jan-23	21,16,682	14,09,704	35,26,386	20,26,000	11,93,786	32,19,786	Creditor in Class	-	-	No	0.15%	-	3,06,600	-	-
184	MRS. MEETA JAIN	T3-803	26-Jan-23	20,73,686	13,81,844	34,55,530	19,83,580	11,81,785	31,65,365	Creditor in Class	-	-	No	0.14%	-	2,90,165	-	-
185	AASHISH KUMAR SRIVASTAVA	T3-806	27-Jan-23	20,55,177	15,21,651	35,76,828	19,79,504	13,05,269	32,84,773	Creditor in Class	-	-	No	0.15%	-	2,92,055	-	-
186	MAHI BUILDHOME PVT. LTD.	T3-1007	18-Jan-23	22,15,554	4,92,217	27,07,771	-	-	-	Creditor in Class	-	-	No	0.00%	-	27,07,771	-	-
187	MAHI BUILDHOME PVT. LTD.	T3-1202	18-Jan-23	22,15,554	4,92,217	27,07,771	-	-	-	Creditor in Class	-	-	No	0.00%	-	27,07,771	-	-
188	NANDINI BAHRI DHANDA	T3-1405	27-Jan-23	31,55,998	20,70,613	52,26,611	31,55,998	12,89,813	44,45,811	Creditor in Class	-	-	No	0.20%	-	7,80,800	-	-
189	LALIT PANT AND CHANDRA PANT	T3-1502	27-Jan-23	28,31,021	18,90,179	47,21,200	27,08,056	16,13,588	43,21,644	Creditor in Class	-	-	No	0.20%	-	3,99,556	-	-
190	RAJEEV JAIN	T3-1504	22-Jan-23	29,68,235	19,52,179	49,20,414	29,68,235	14,48,943	44,17,178	Creditor in Class	-	-	No	0.20%	-	5,03,237	-	-
191	SANDEEP KUMAR SHARMA & DEEPTI SHARMA	T3-1506	23-Jan-23	29,71,081	97,91,062	1,27,62,143	29,71,081	12,73,068	42,44,149	Creditor in Class	-	-	No	0.19%	-	85,17,994	-	-
192	MAHI BUILDHOME PVT. LTD.	T3-1508	18-Jan-23	32,50,000	8,64,678	41,14,678	-	-	-	Creditor in Class	-	-	No	0.00%	-	41,14,678	-	-
193	POONAM VAISH & NITISH KUMAR VAISH	T3-1602	27-Jan-23	14,52,925	9,52,993	24,05,918	14,52,925	5,64,609	20,17,534	Creditor in Class	-	-	No	0.09%	-	3,88,384	-	-
194	MAHI BUILDHOME PVT. LTD.	T3-1607	18-Jan-23	22,15,554	4,92,217	27,07,771	-	-	-	Creditor in Class	-	-	No	0.00%	-	27,07,771	-	-
195	MAHI BUILDHOME PVT. LTD.	T3-1608	18-Jan-23	35,55,563	4,17,316	39,72,879	-	-	-	Creditor in Class	-	-	No	0.00%	-	39,72,879	-	-
196	OSCAR SHIPPING & LOGISTICS PVT LTD	T3-1701	24-Jan-23	30,53,960	19,98,769	50,52,729	30,53,960	15,28,190	45,82,150	Creditor in Class	-	-	No	0.21%	-	4,70,579	-	-
197	SUNIL KUMAR & NEETU TOMAR	T4-404	23-Jan-23	25,37,183	16,08,255	41,45,438	24,55,360	11,46,052	36,01,412	Creditor in Class	-	-	No	0.16%	-	5,44,026	-	-
198	MAHI BUILDHOME PVT. LTD.	T3-1706	18-Jan-23	22,15,554	4,81,837	26,97,391	-	-	-	Creditor in Class	-	-	No	0.00%	-	26,97,391	-	-

**Annexure – 2**  
**Name of the corporate debtor: Unibera Developers Private Limited; Date of commencement of CIRP: January 13, 2023; List of creditors as on: September 18, 2024**  
**List of unsecured financial creditors belonging to any class of creditors**

Sl. No.	Name of Creditor	Unit No.	Details of claim received			Amount of claim admitted			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						
199	MAHI BUILDHOME PVT. LTD.	T3-1708	18-Jan-23	27,01,895	5,87,607	32,89,502	-	-	-	Creditor in Class	-	-	No	0.00%	-	-	32,89,502	-	-
200	GAGAN KUMAR	T3-1906	24-Jan-23	19,86,545	13,71,119	33,57,664	19,18,504	11,78,099	30,96,603	Creditor in Class	-	-	No	0.14%	-	-	2,61,061	-	-
201	NEENA PURI	T3-2002	26-Jan-23	16,24,671	10,48,005	26,72,676	15,54,925	8,94,000	24,48,925	Creditor in Class	-	-	No	0.11%	-	-	2,23,751	-	-
202	CHANDER KANT PURI	T3-2008	26-Jan-23	19,82,395	13,52,831	33,35,226	18,96,249	11,55,210	30,51,459	Creditor in Class	-	-	No	0.14%	-	-	2,83,767	-	-
203	KULDEEP JAIN & DR BHARTI JAIN	T3-2101	24-Jan-23	29,46,804	19,47,345	48,94,149	28,18,750	16,56,779	44,75,529	Creditor in Class	-	-	No	0.20%	-	-	4,18,620	-	-
204	MAHI BUILDHOME PVT. LTD.	T3-2103	18-Jan-23	22,15,554	4,92,217	27,07,771	-	-	-	Creditor in Class	-	-	No	0.00%	-	-	27,07,771	-	-
205	MAHI BUILDHOME PVT. LTD.	T3-2107	18-Jan-23	22,15,554	4,92,217	27,07,771	-	-	-	Creditor in Class	-	-	No	0.00%	-	-	27,07,771	-	-
206	DR. VANDANA GUPTA	T3-2108	24-Jan-23	29,48,235	19,35,822	48,84,057	28,18,751	16,45,992	44,64,743	Creditor in Class	-	-	No	0.20%	-	-	4,19,314	-	-
207	MAHI BUILDHOME PVT. LTD.	T3-2202	18-Jan-23	22,15,554	4,92,217	27,07,771	-	-	-	Creditor in Class	-	-	No	0.00%	-	-	27,07,771	-	-
208	SURENDRA KUMAR JANGIR & ANITA JANGID	T3-2203	20-Jan-23	22,55,000	8,42,364	30,97,364	10,37,735	3,57,736	13,95,471	Creditor in Class	-	-	No	0.06%	-	-	17,01,893	-	-
209	MOHIT SHARMA	T3-12068	25-Jan-23	15,58,487	7,91,626	23,50,113	15,58,487	7,67,156	23,25,643	Creditor in Class	-	-	No	0.11%	-	-	24,470	-	-
210	SURESH KUMAR	T3-12078	23-Jan-23	15,58,487	8,75,784	24,34,271	14,91,375	7,44,298	22,35,673	Creditor in Class	-	-	No	0.10%	-	-	1,98,598	-	-
211	VIKAS SACHDEVA	T3-1205	13-Feb-23	17,39,030	20,08,580	37,47,610	16,83,500	11,19,993	28,03,493	Creditor in Class	-	-	No	0.13%	-	-	9,44,117	-	-
212	AMIT KUMAR SANGAL & NEHA SANGAL	T4-503	19-Jan-23	28,47,920	10,82,049	39,29,969	27,72,748	10,71,854	38,44,602	Creditor in Class	-	-	No	0.17%	-	-	85,367	-	-
213	VIKAS GOYAL	T3-102	27-Jan-23	18,39,841	15,78,168	34,18,009	17,71,747	10,85,380	28,57,127	Creditor in Class	-	-	No	0.13%	-	-	5,60,882	-	-
214	SUSHIL KUMAR	T4-508	23-Jan-23	32,98,575	21,36,168	54,34,743	31,63,598	17,03,068	48,66,666	Creditor in Class	-	-	No	0.22%	-	-	5,68,077	-	-
215	SURENDRA KUMAR GUPTA AND SUMAN GUPTA	T3-104	22-Jan-23	28,28,932	18,98,474	47,27,406	27,06,001	16,20,719	43,26,720	Creditor in Class	-	-	No	0.20%	-	-	4,00,686	-	-
216	NARENDRA KUMAR MITTAL & SADHANA MITTAL	T3-106	27-Jan-23	23,50,477	15,81,857	39,32,334	22,48,339	13,46,115	35,94,454	Creditor in Class	-	-	No	0.16%	-	-	3,37,880	-	-
217	NISHA PANDEY	T3-201	25-Jan-23	20,36,125	12,26,535	32,62,660	18,41,897	9,55,402	27,97,299	Creditor in Class	-	-	No	0.13%	-	-	4,65,361	-	-
218	SURENDER KUMAR SINGLA	T3-207	24-Jan-23	19,49,432	13,44,719	32,94,151	18,69,600	11,49,681	30,19,281	Creditor in Class	-	-	No	0.14%	-	-	2,74,870	-	-
219	SANDEEP SHUKLA	T3-305	27-Jan-23	28,28,932	18,72,390	47,01,322	27,06,010	15,98,172	43,04,182	Creditor in Class	-	-	No	0.20%	-	-	3,97,140	-	-
220	VAIBHAV TYAGI	T3-307	19-Jan-23	35,83,259	16,17,274	52,00,533	25,70,699	9,30,952	35,01,651	Creditor in Class	-	-	No	0.16%	-	-	16,98,882	-	-
221	NEHA YADAV & PANKAJ YADAV	T3-401	26-Jan-23	28,96,411	17,57,394	46,53,805	27,67,499	14,96,929	42,64,428	Creditor in Class	-	-	No	0.19%	-	-	3,89,377	-	-
222	AMIT BHARDWAJ AND NISHA GAUR	T3-405	23-Jan-23	31,88,280	20,94,398	52,82,678	31,88,280	13,21,350	45,09,630	Creditor in Class	-	-	No	0.20%	-	-	7,73,048	-	-
223	MS. VANDANA GOSWAMI & MR. DHRUBA GOSWAMI	T3-407	19-Jan-23	31,72,119	16,03,732	47,75,851	23,58,771	5,88,092	29,46,863	Creditor in Class	-	-	No	0.13%	-	-	18,28,988	-	-
224	GEETA VASHISTH AND SUSHIL KUMAR VASHISTH	T4-705	27-Jan-23	29,21,203	18,59,160	47,80,363	28,11,262	15,93,600	44,04,862	Creditor in Class	-	-	No	0.20%	-	-	3,75,501	-	-
225	ATUL KUMAR & NIDHI YADAV	T3-503	26-Jan-23	21,52,774	14,41,962	35,94,736	20,59,556	12,31,273	32,90,829	Creditor in Class	-	-	No	0.15%	-	-	3,03,907	-	-
226	AAVEG AGARWAL & MRS. GEETA AGARWAL	T3-505	23-Jan-23	30,86,458	21,00,387	51,86,845	29,51,989	17,05,905	46,57,894	Creditor in Class	-	-	No	0.21%	-	-	5,28,951	-	-
227	ANKIT MEHTA	T3-506	24-Jan-23	22,34,366	13,97,408	36,31,774	22,34,366	10,11,711	32,46,077	Creditor in Class	-	-	No	0.15%	-	-	3,85,697	-	-
228	SAI KRISHNA KOSURI	T3-601	22-Jan-23	27,27,075	17,80,265	45,07,340	27,27,075	13,58,021	40,85,096	Creditor in Class	-	-	No	0.19%	-	-	4,22,244	-	-
229	DEEPAK KUMAR PANDEY	T3-602	27-Jan-23	22,37,127	14,73,318	37,10,445	21,39,912	12,57,451	33,97,363	Creditor in Class	-	-	No	0.15%	-	-	3,13,082	-	-
230	VINAY KUSHAWAHA & ANUPMA KUSHAWAHA	T3-606	20-Jan-23	20,90,751	14,01,363	34,92,114	20,90,751	10,41,521	31,32,272	Creditor in Class	-	-	No	0.14%	-	-	3,59,842	-	-
231	GEET MALA GARG & MR. ANKIT GARG	T3-607	26-Jan-23	16,25,566	10,45,823	26,71,389	15,54,926	9,39,106	24,94,032	Creditor in Class	-	-	No	0.11%	-	-	1,77,357	-	-
232	VINIT KUMAR & JYOTSNA LAL	T3-704	23-Jan-23	24,10,774	16,07,774	40,18,548	24,10,754	12,06,967	36,17,721	Creditor in Class	-	-	No	0.16%	-	-	4,00,827	-	-
233	VINEET AGGARWAL & SANJU GUPTA	T3-707	25-Jan-23	22,95,567	18,38,268	41,33,835	22,95,567	16,13,017	39,08,584	Creditor in Class	-	-	No	0.18%	-	-	2,25,251	-	-
234	SUNIL TIWARI	T3-804	19-Jan-23	27,75,971	18,45,178	46,21,149	26,54,750	15,74,825	42,29,575	Creditor in Class	-	-	No	0.19%	-	-	3,91,574	-	-
235	MRS RAJUL JAIN	T3-805	26-Jan-23	22,47,688	14,75,346	37,23,034	21,49,600	12,59,167	34,08,767	Creditor in Class	-	-	No	0.15%	-	-	3,14,267	-	-
236	SOMA RANI & ANIL KUMAR	T4-1008	19-Jan-23	21,81,935	15,86,534	37,68,469	21,09,750	13,62,521	34,72,271	Creditor in Class	-	-	No	0.16%	-	-	2,96,198	-	-
237	AARTI DIJA CHAWLA	T3-901	25-Jan-23	25,93,187	17,18,177	43,11,364	25,93,187	10,75,109	36,68,296	Creditor in Class	-	-	No	0.17%	-	-	6,43,068	-	-
238	PRATIBHA TEWARI	T4-1403	20-Jan-23	28,06,403	18,40,171	46,46,574	28,06,403	12,76,523	40,82,926	Creditor in Class	-	-	No	0.19%	-	-	5,63,648	-	-

**Annexure – 2**  
**Name of the corporate debtor: Unibera Developers Private Limited; Date of commencement of CIRP: January 13, 2023; List of creditors as on: September 18, 2024**  
**List of unsecured financial creditors belonging to any class of creditors**

Sl. No.	Name of Creditor	Unit No.	Details of claim received			Amount of claim admitted			Details of claim admitted					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				Amount of contingent claim	Amount of any Mutual dues, that may be set-off	
239	ANMOL KHANNA & BHAWNA KHANNA	T4-1603	24-Jan-23	25,44,423	13,54,832	38,99,255	25,44,423	11,10,343	36,54,766	Creditor in Class	-	-	No	0.17%	-	-	2,44,489	-	-
240	MR. PRAVEEN KUMAR GARG & MRS. PREETI GARG	T4-1701	25-Jan-23	21,21,823	13,41,814	34,63,637	21,21,823	10,65,011	31,86,834	Creditor in Class	-	-	No	0.14%	-	-	2,76,803	-	-
241	HARISH KUMAR	T3-1003	27-Jan-23	19,90,045	13,67,436	33,57,481	19,90,045	10,16,458	30,06,503	Creditor in Class	-	-	No	0.14%	-	-	3,50,978	-	-
242	POOJA DEVI	T3-1004	20-Jan-23	13,75,682	4,28,229	18,03,911	13,10,173	3,58,856	16,69,029	Creditor in Class	-	-	No	0.08%	-	-	1,34,882	-	-
243	RAMVIR SINGH CHAUDHARY & KAMLESH	T3-1008	27-Jan-23	25,61,088	17,04,770	42,65,858	24,49,750	14,55,410	39,05,160	Creditor in Class	-	-	No	0.18%	-	-	3,60,698	-	-
244	BIPIN SINGH & SANDHYA SINGH	T3-1103	27-Jan-23	18,00,000	5,22,740	23,22,740	17,61,903	4,50,786	22,12,689	Creditor in Class	-	-	No	0.10%	-	-	1,10,051	-	-
245	PAWAN KUMAR GUPTA & SHASHI GUPTA	T3-1105	24-Jan-23	28,61,099	18,96,857	47,57,956	28,61,099	12,92,216	41,53,315	Creditor in Class	-	-	No	0.19%	-	-	6,04,641	-	-
246	DHARMENDRA KUMAR	T3-1106	23-Jan-23	22,62,610	14,93,752	37,56,362	22,62,610	11,31,758	33,94,368	Creditor in Class	-	-	No	0.15%	-	-	3,61,994	-	-
247	RAVI MANDLOI & SUPRIYA MANDLOI	T4-1704	20-Jan-23	21,93,739	14,69,808	36,63,547	21,93,739	10,95,870	32,89,609	Creditor in Class	-	-	No	0.15%	-	-	3,73,938	-	-
248	KIRTI SHARMA	T4-304	26-Jan-23	44,20,729	24,01,594	68,22,323	41,86,636	20,24,806	62,11,442	Creditor in Class	-	-	No	0.28%	-	-	6,10,881	-	-
249	TANVI GOEL	T3-1207	25-Jan-23	27,84,665	22,12,454	49,97,119	26,26,367	18,57,270	44,83,637	Creditor in Class	-	-	No	0.20%	-	-	5,13,482	-	-
250	COL.ARUN YADAV	T5-903	21-Jan-23	31,77,874	21,76,664	53,54,538	31,77,874	14,86,487	46,64,361	Creditor in Class	-	-	No	0.21%	-	-	6,90,177	-	-
251	SUNEET JOHRI & CHITRA SRIVASTAVA	T3-1401	23-Jan-23	30,89,325	20,32,220	51,21,545	30,89,325	18,71,939	49,61,264	Creditor in Class	-	-	No	0.23%	-	-	1,60,281	-	-
252	VIBHAV SARAN	T3-1402	20-Jan-23	24,91,588	15,87,422	40,79,010	24,91,588	11,67,962	36,59,550	Creditor in Class	-	-	No	0.17%	-	-	4,19,460	-	-
253	NRIPENDRA KUMAR	T5-1202	26-Jan-23	34,54,187	23,62,940	58,17,127	33,31,036	20,27,290	53,58,326	Creditor in Class	-	-	No	0.24%	-	-	4,58,801	-	-
254	AJAY KUMAR AGARWAL & POONAM AGARWAL	T3-1406	19-Jan-23	22,27,462	14,78,611	37,06,073	22,27,462	10,05,929	32,33,391	Creditor in Class	-	-	No	0.15%	-	-	4,72,682	-	-
255	VINIT CHAUHAN	T5-104	22-Jan-23	37,64,226	24,91,428	62,55,654	36,14,145	21,15,653	57,29,798	Creditor in Class	-	-	No	0.26%	-	-	5,25,856	-	-
256	MEGHA AGARWAL & AKHLESH KUMAR GUPTA	T3-1505	27-Jan-23	29,47,180	19,41,302	48,88,482	29,47,180	19,41,302	48,88,482	Creditor in Class	-	-	No	0.22%	-	-	-	-	-
257	KRISHAN KANT KUMAR	T3-1604	27-Jan-23	27,64,890	18,73,840	46,38,730	27,64,890	2,47,713	30,12,603	Creditor in Class	-	-	No	0.14%	-	-	16,26,127	-	-
258	SUNNY DAWAR	T3-1608	23-Jan-23	28,91,170	10,07,372	38,98,542	28,91,170	9,18,546	38,09,716	Creditor in Class	-	-	No	0.17%	-	-	88,826	-	-
259	MANISH BANсал	T3-1702	20-Jan-23	14,00,000	10,30,093	24,30,093	13,43,040	5,54,485	18,97,525	Creditor in Class	-	-	No	0.09%	-	-	5,32,568	-	-
260	PUSHPENDRA SINGH	T3-1904	22-Jan-23	19,98,102	12,66,607	32,64,709	18,96,249	10,67,769	29,64,018	Creditor in Class	-	-	No	0.13%	-	-	3,00,691	-	-
261	VARSHA JAIN	T3-2005	26-Jan-23	4,75,880	4,28,751	9,04,631	4,61,523	3,69,617	8,31,140	Creditor in Class	-	-	No	0.04%	-	-	73,491	-	-
262	SHAIKENDRA KUMAR PAL & MADHU PAL	T3-12048	27-Jan-23	25,53,883	15,94,009	41,47,892	25,53,883	13,44,903	38,98,786	Creditor in Class	-	-	No	0.18%	-	-	2,49,106	-	-
263	SANTOSH BALA	T3-302	28-Jan-23	23,99,117	16,40,062	40,39,179	22,94,565	14,00,310	36,94,875	Creditor in Class	-	-	No	0.17%	-	-	3,44,304	-	-
264	PRATIKSHA SHARMA AND GIREESH SHARMA	T3-303	30-Jan-23	24,64,001	32,62,346	57,26,347	21,49,999	8,88,733	30,38,732	Creditor in Class	-	-	No	0.14%	-	-	26,87,615	-	-
265	JAI MAL & SANTOSH KUMARI	T3-402	28-Jan-23	28,61,486	18,55,623	47,17,109	28,42,921	11,06,948	39,49,869	Creditor in Class	-	-	No	0.18%	-	-	7,67,240	-	-
266	ANJU RAI & SUNIL RAI	T3-12038	29-Jan-23	26,17,229	13,99,523	40,16,752	26,17,229	11,30,033	37,47,262	Creditor in Class	-	-	No	0.17%	-	-	2,69,490	-	-
267	SUSHIL KUMAR	T5-402	25-Jan-23	40,92,013	19,55,763	60,47,776	38,97,946	16,56,777	55,54,723	Creditor in Class	-	-	No	0.25%	-	-	4,93,053	-	-
268	SATISH CHAND GOYAL	T4-106	27-Jan-23	19,48,139	15,74,702	35,22,841	18,96,347	11,55,717	30,52,064	Creditor in Class	-	-	No	0.14%	-	-	4,70,777	-	-
269	NANDINI BAHRI DHANDA	T4-301	27-Jan-23	34,03,567	22,09,968	56,13,535	34,03,567	13,84,098	47,87,665	Creditor in Class	-	-	No	0.22%	-	-	8,25,870	-	-
270	SANGITA TALWAR & VAIBHAV TALWAR	T5-604	21-Jan-23	35,63,443	23,17,637	58,81,080	34,08,257	19,73,948	53,82,205	Creditor in Class	-	-	No	0.24%	-	-	4,98,875	-	-
271	RUPENDRA GUPTA & MRS. SANDHYA GUPTA	T4-305	27-Jan-23	22,15,182	14,84,055	36,99,237	21,24,539	11,96,270	33,20,809	Creditor in Class	-	-	No	0.15%	-	-	3,78,428	-	-
272	SUNIL SINGH NEGI & YAMINI NEGI	T5-1203	20-Jan-23	43,75,021	28,21,776	71,96,797	41,98,842	24,08,833	66,07,674	Creditor in Class	-	-	No	0.30%	-	-	5,89,123	-	-
273	SATYENDRA SINGH & MRS. PANKAJ RANI SINGH	T5-1403	21-Jan-23	24,79,957	16,26,891	41,06,848	24,67,037	12,44,249	37,11,286	Creditor in Class	-	-	No	0.17%	-	-	3,95,562	-	-
274	AJAY BHALLA & ASHU BHALLA	T4-401	20-Jan-23	26,26,444	17,22,744	43,49,188	26,26,444	12,75,788	39,02,232	Creditor in Class	-	-	No	0.18%	-	-	4,46,956	-	-
275	ARVIND KUMAR VARSHNEY	T4-405	20-Jan-23	35,22,326	12,93,583	48,15,909	15,37,824	4,99,344	20,37,168	Creditor in Class	-	-	No	0.09%	-	-	27,78,741	-	-
276	GOPESH KUMAR PARASHAR	T4-702	27-Jan-23	23,25,937	8,12,414	31,38,351	21,85,934	6,78,680	28,64,614	Creditor in Class	-	-	No	0.13%	-	-	2,73,737	-	-
277	MADAN SINGH	T4-706	20-Jan-23	26,14,545	17,10,594	43,25,139	25,07,558	11,83,681	36,91,239	Creditor in Class	-	-	No	0.17%	-	-	6,33,900	-	-
278	ROHIT KUMAR & DINESH KUMAR	T5-1404	27-Jan-23	33,02,809	22,61,700	55,64,509	31,71,550	19,32,005	51,03,555	Creditor in Class	-	-	No	0.23%	-	-	4,60,954	-	-

**Annexure – 2**  
**Name of the corporate debtor: Unibera Developers Private Limited; Date of commencement of CIRP: January 13, 2023; List of creditors as on: September 18, 2024**  
**List of unsecured financial creditors belonging to any class of creditors**

Sl. No.	Name of Creditor	Unit No.	Details of claim received			Amount of claim admitted			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	
279	SANDEEP JAIN	T4-802	27-Jan-23	22,28,912	14,09,522	36,38,434	21,29,116	12,01,833	33,30,949	Creditor in Class	-	-	No	0.15%	-	-	3,07,485	-	-
280	MANMOHAN JOSHI AND RUBINA JOSHI	T4-803	19-Jan-23	27,74,426	17,89,736	45,64,162	26,60,900	15,30,234	41,91,134	Creditor in Class	-	-	No	0.19%	-	-	3,73,028	-	-
281	MANORMA SHARMA & ASHOK KUMAR SHARMA	T4-805	24-Jan-23	22,61,848	14,35,084	36,96,932	22,61,848	9,83,764	32,45,612	Creditor in Class	-	-	No	0.15%	-	-	4,51,320	-	-
282	NANDINI BAHRI DHANDA	T4-807	27-Jan-23	23,64,587	15,37,195	39,01,782	22,54,999	13,08,792	35,63,791	Creditor in Class	-	-	No	0.16%	-	-	3,37,991	-	-
283	RAHUL SIROHI & JITENDRA PAL SIROHI	T5-1502	24-Jan-23	40,67,475	16,85,509	57,52,984	40,67,475	16,85,509	57,52,984	Creditor in Class	-	-	No	0.26%	-	-	-	-	-
284	ZEYA QAMAR & SHEHLA NIGAR	T4-1106	27-Jan-23	28,94,646	18,98,895	47,93,541	27,70,236	15,98,772	43,69,009	Creditor in Class	-	-	No	0.20%	-	-	4,24,532	-	-
285	GOVINDA RAGHAV & MEENU RAGHAV	T5-1803	24-Jan-23	24,66,832	16,32,618	40,99,450	24,66,832	12,42,165	37,08,997	Creditor in Class	-	-	No	0.17%	-	-	3,90,453	-	-
286	POONAM PREET BHANDARI & GAURAV BHANDARI	T4-1206	19-Jan-23	28,89,014	14,26,974	43,15,988	23,83,694	10,36,936	34,20,630	Creditor in Class	-	-	No	0.16%	-	-	8,95,358	-	-
287	NANDINI BAHRI DHANDA	T4-1208	27-Jan-23	34,03,195	22,07,791	56,10,986	34,03,195	13,83,945	47,87,140	Creditor in Class	-	-	No	0.22%	-	-	8,23,846	-	-
288	CHANDRA PRAKASH GAUR AND DEEPA GAUR	T4-1502	19-Jan-23	27,74,426	17,94,234	45,68,660	26,60,899	15,34,066	41,94,965	Creditor in Class	-	-	No	0.19%	-	-	3,73,695	-	-
289	SATISH KUMAR	T4-1508	20-Jan-23	21,12,738	13,14,382	34,27,120	20,34,999	11,27,412	31,62,411	Creditor in Class	-	-	No	0.14%	-	-	2,64,709	-	-
290	GYAN PRAKASH CHAUDHARY & CHAYA VERMA	T4-1601	21-Jan-23	32,89,809	20,81,288	53,71,097	32,89,809	2,94,749	35,84,558	Creditor in Class	-	-	No	0.16%	-	-	17,86,539	-	-
291	MAHI BUILDHOME PVT. LTD.	T4-1607	18-Jan-23	29,15,561	3,42,199	32,57,760	-	-	-	Creditor in Class	-	-	No	0.00%	-	-	32,57,760	-	-
292	MAHI BUILDHOME PVT. LTD.	T4-1702	18-Jan-23	26,65,000	7,09,036	33,74,036	-	-	-	Creditor in Class	-	-	No	0.00%	-	-	33,74,036	-	-
293	ESHA JHA & TRILOK KUMAR JHA	T4-1706	25-Jan-23	17,11,597	10,00,132	27,11,729	15,99,333	8,34,772	24,34,105	Creditor in Class	-	-	No	0.11%	-	-	2,77,624	-	-
294	RAM AVTAR GARG & GEET MALA GARG	T5-2002	27-Jan-23	24,66,832	16,20,209	40,87,041	23,68,738	13,87,832	37,56,570	Creditor in Class	-	-	No	0.17%	-	-	3,30,471	-	-
295	RAGHVENDRA AGARWAL	T4-1906	22-Jan-23	29,62,523	19,34,185	48,96,708	28,41,299	16,53,859	44,95,158	Creditor in Class	-	-	No	0.20%	-	-	4,01,550	-	-
296	RAJENDRA KUMAR	T4-2004	27-Jan-23	4,97,770	3,99,389	8,97,159	4,97,770	3,99,389	8,97,159	Creditor in Class	-	-	No	0.04%	-	-	-	-	-
297	MAHI BUILDHOME PVT. LTD.	T4-2205	18-Jan-23	39,05,213	4,58,354	43,63,567	-	-	-	Creditor in Class	-	-	No	0.00%	-	-	43,63,567	-	-
298	KRISHAN KUMAR GUPTA & SAROJ GUPTA	T4-12058	22-Jan-23	22,61,848	15,93,794	38,55,642	22,54,729	9,79,506	32,34,235	Creditor in Class	-	-	No	0.15%	-	-	6,21,407	-	-
299	TEJBIR SINGH	T4-12078	23-Jan-23	16,52,813	7,39,601	23,92,414	15,64,269	6,22,204	21,86,473	Creditor in Class	-	-	No	0.10%	-	-	2,05,941	-	-
300	SUBIR PALIT & INDRANI PALIT	T4-407	6-Feb-23	20,62,395	10,60,663	31,23,058	20,62,395	10,60,663	31,23,058	Creditor in Class	-	-	No	0.14%	-	-	-	-	-
301	VIVEK PRATAP SINGH & SHIV PRATAP SINGH	T4-101	27-Jan-23	33,71,978	22,02,263	55,74,241	33,71,978	14,58,493	48,30,471	Creditor in Class	-	-	No	0.22%	-	-	7,43,770	-	-
302	ROSHNI DEVI	T4-103	22-Jan-23	15,70,000	3,41,815	19,11,815	14,95,238	2,55,964	17,51,202	Creditor in Class	-	-	No	0.08%	-	-	1,60,613	-	-
303	MR. ANKIT GARG & MR. RAM AVTAR GARG	T4-107	26-Jan-23	17,39,894	11,00,331	28,40,225	16,68,699	9,40,623	26,09,322	Creditor in Class	-	-	No	0.12%	-	-	2,30,903	-	-
304	SHAMBHU SHARAN	T4-201	23-Jan-23	29,15,167	17,90,300	47,05,467	27,45,206	13,08,869	40,54,075	Creditor in Class	-	-	No	0.18%	-	-	6,51,392	-	-
305	GAURAV KUMAR CHAWLA & GAYATRI CHAWLA	T4-202	25-Jan-23	22,89,892	14,97,921	37,87,813	21,96,369	9,91,387	31,87,756	Creditor in Class	-	-	No	0.14%	-	-	6,00,057	-	-
306	MOHIT JAISWAL & SWATI JAISWA	T4-204	24-Jan-23	28,29,266	18,33,683	46,62,949	27,07,928	12,27,460	39,35,388	Creditor in Class	-	-	No	0.18%	-	-	7,27,561	-	-
307	KAUSHAL KUMAR PANDEY & KIRAN PANDEY	T4-207	20-Jan-23	24,82,123	16,09,284	40,91,407	23,81,547	13,73,042	37,54,589	Creditor in Class	-	-	No	0.17%	-	-	3,36,818	-	-
308	MRS. GARIMA SRIVASTAVA AND MR. ROHIT SRIVASTAVA	T5-204	23-Jan-23	49,38,821	30,54,297	79,93,118	47,37,478	10,68,853	58,06,331	Creditor in Class	-	-	No	0.26%	-	-	21,86,787	-	-
309	KALU RAM RATHI	T4-408	25-Jan-23	31,17,008	20,51,229	51,68,237	29,97,185	17,56,321	47,53,506	Creditor in Class	-	-	No	0.22%	-	-	4,14,731	-	-
310	NAVEEN KUMAR SINGH & ARCHANA SINGH	T4-502	27-Jan-23	24,08,232	15,36,611	39,44,843	24,08,232	11,15,478	35,23,710	Creditor in Class	-	-	No	0.16%	-	-	4,21,133	-	-
311	MRS. GARIMA SRIVASTAVA AND MR. ROHIT SRIVASTAVA	T5-803	23-Jan-23	49,38,821	30,53,726	79,92,547	47,37,478	10,68,853	58,06,331	Creditor in Class	-	-	No	0.26%	-	-	21,86,216	-	-
312	INDRAJEET VERMA & DR. SONI VERMA	TH-GF-02	25-Jan-23	14,00,000	5,59,578	19,59,578	13,20,754	4,69,703	17,90,457	Creditor in Class	-	-	No	0.08%	-	-	1,69,121	-	-
313	NEELAM MISHRA & AVNISH KUMAR MISHRA	T4-601	22-Jan-23	11,72,807	1,66,085	13,38,892	5,95,238	1,50,596	7,45,834	Creditor in Class	-	-	No	0.03%	-	-	5,93,058	-	-
314	RUPENDRA SINGH & KAVITA SINGH	T4-604	21-Jan-23	29,29,545	18,68,592	47,98,137	28,13,579	15,42,276	43,55,855	Creditor in Class	-	-	No	0.20%	-	-	4,42,282	-	-
315	VIVEK KUMAR	T4-704	22-Jan-23	32,25,766	20,10,215	52,35,981	30,77,713	17,10,398	47,88,111	Creditor in Class	-	-	No	0.22%	-	-	4,47,870	-	-
316	DIPKA KASHYAP	TH-GF-04	27-Jan-23	21,85,343	1,64,657	23,50,000	20,30,879	1,64,657	21,95,536	Creditor in Class	-	-	No	0.10%	-	-	1,54,464	-	-
317	PRIYA MUTNEJA & RAVISH KUMAR	T4-708	22-Jan-23	27,71,455	18,11,842	45,83,297	26,45,501	15,40,086	41,85,587	Creditor in Class	-	-	No	0.19%	-	-	3,97,710	-	-
318	ABHISHEK KUMAR	T4-801	25-Jan-23	27,64,104	18,01,571	45,65,675	26,50,879	15,40,366	41,91,245	Creditor in Class	-	-	No	0.19%	-	-	3,74,430	-	-

**Annexure – 2**  
**Name of the corporate debtor: Unibera Developers Private Limited; Date of commencement of CIRP: January 13, 2023; List of creditors as on: September 18, 2024**  
**List of unsecured financial creditors belonging to any class of creditors**

Sl. No.	Name of Creditor	Unit No.	Details of claim received			Amount of claim admitted			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						
319	SEEMA PANDEY & MAHESH PRASAD	T4-904	27-Jan-23	41,87,620	18,85,985	60,73,605	-	-	-	Creditor in Class	-	-	No	0.00%	-	-	60,73,605	-	-
320	RASHMI BHARGAVA	T4-904	26-Jan-23	7,44,053	6,43,137	13,87,190	7,24,544	5,56,751	12,81,295	Creditor in Class	-	-	No	0.06%	-	-	1,05,895	-	-
321	DINKAR SINGH AND DIPTESHWAR SINGH	T4-905	20-Jan-23	22,15,182	15,17,918	37,33,100	22,15,182	11,07,180	33,22,362	Creditor in Class	-	-	No	0.15%	-	-	4,10,738	-	-
322	ARUNA SHARMA AND VINOD KUMAR SHARMA	T4-906	20-Jan-23	23,51,923	15,51,325	39,03,248	23,51,923	10,69,261	34,21,184	Creditor in Class	-	-	No	0.16%	-	-	4,82,064	-	-
323	SHRI VISHAL VEDI & SMT SHILPI VEDI	T4-1002	24-Jan-23	26,14,545	16,97,527	43,12,072	25,07,558	13,61,862	38,69,420	Creditor in Class	-	-	No	0.18%	-	-	4,42,652	-	-
324	MANISHA TYAGI & SAURABH KUMAR TYAGI	T4-1003	27-Jan-23	26,65,703	16,69,747	43,35,450	24,00,638	13,35,586	37,36,224	Creditor in Class	-	-	No	0.17%	-	-	5,99,226	-	-
325	ARVIND SINGH YADAV	TH-GF -10	27-Jan-23	11,66,000	4,35,241	16,01,241	10,99,999	3,64,982	14,64,981	Creditor in Class	-	-	No	0.07%	-	-	1,36,260	-	-
326	UMESH KUMAR SAXENA	T1-1001	22-Jan-23	31,72,424	19,31,937	51,04,361	30,18,579	16,35,253	46,53,832	Creditor in Class	-	-	No	0.21%	-	-	4,50,529	-	-
327	SHASHI RANJAN & RAVI RANJAN	T4-1006	26-Jan-23	25,29,740	16,37,863	41,67,603	24,26,382	13,99,940	38,26,322	Creditor in Class	-	-	No	0.17%	-	-	3,41,281	-	-
328	ANAND KUMAR	T1-12048	27-Jan-23	30,16,916	16,04,637	46,21,553	28,73,199	15,08,671	43,81,870	Creditor in Class	-	-	No	0.20%	-	-	2,39,683	-	-
329	KAILASH CHAND	T4-1104	25-Jan-23	31,43,161	20,07,845	51,51,006	30,14,550	17,14,878	47,29,428	Creditor in Class	-	-	No	0.21%	-	-	4,21,578	-	-
330	SANJEEV SHARMA	T4-1105	19-Jan-23	30,95,269	19,84,492	50,79,761	29,68,615	16,93,288	46,61,903	Creditor in Class	-	-	No	0.21%	-	-	4,17,858	-	-
331	KUSUM SHARMA & RAMESH SHARMA	T4-1108	23-Jan-23	31,13,477	13,36,239	44,49,716	25,57,165	9,71,566	35,28,731	Creditor in Class	-	-	No	0.16%	-	-	9,20,985	-	-
332	PRANJAL PRATIM SARMAH & SILPI ACHARYYA	T4-1202	25-Jan-23	27,46,945	17,96,049	45,42,994	26,40,779	15,38,080	41,78,859	Creditor in Class	-	-	No	0.19%	-	-	3,64,135	-	-
333	MEHARBAN SINGH RAWAT	T4-1203	20-Jan-23	29,03,461	19,58,414	48,61,875	27,87,179	16,31,170	44,18,349	Creditor in Class	-	-	No	0.20%	-	-	4,43,526	-	-
334	GEETA CHAUHAN	T1-12038	24-Jan-23	31,28,358	20,50,137	51,78,495	29,88,716	17,43,336	47,32,052	Creditor in Class	-	-	No	0.21%	-	-	4,46,443	-	-
335	MONIKA BHANSALI	T4-1401	27-Jan-23	34,04,301	21,25,378	55,29,679	32,62,344	18,14,118	50,76,462	Creditor in Class	-	-	No	0.23%	-	-	4,53,217	-	-
336	ADITYA VASHISHT & KAILASH KUMAR SHARMA	T4-1402	18-Jan-23	28,36,498	18,23,368	46,59,866	27,20,432	15,58,930	42,79,362	Creditor in Class	-	-	No	0.19%	-	-	3,80,504	-	-
337	V. JAYARAM AND SUDHA JAYARAM	T1-1203	21-Jan-23	31,72,424	19,52,735	51,25,159	31,72,424	14,61,305	46,33,729	Creditor in Class	-	-	No	0.21%	-	-	4,91,430	-	-
338	MUKTESH SHARMA	T4-1404	23-Jan-23	24,13,127	10,01,190	34,14,317	22,77,747	8,39,056	31,16,803	Creditor in Class	-	-	No	0.14%	-	-	2,97,514	-	-
339	DINESH DEHURY & MAMATAMAYEE DEVI	T4-1405	26-Jan-23	29,03,152	18,84,595	47,87,747	27,86,282	16,12,975	43,99,257	Creditor in Class	-	-	No	0.20%	-	-	3,88,490	-	-
340	NANDINI BAHRU DHANDA	T4-1406	27-Jan-23	27,89,556	18,64,087	46,53,643	27,89,556	11,34,396	39,23,952	Creditor in Class	-	-	No	0.18%	-	-	7,29,691	-	-
341	MAHI BUILDHOME PVT. LTD.	T4-1407	18-Jan-23	29,15,561	3,42,199	32,57,760	-	-	-	Creditor in Class	-	-	No	0.00%	-	-	32,57,760	-	-
342	RENU BHANDARI & RASHMI BHANDARI	T4-1408	27-Jan-23	33,59,109	20,92,350	54,51,459	32,12,002	17,85,253	49,97,255	Creditor in Class	-	-	No	0.23%	-	-	4,54,204	-	-
343	PRABIR KUMAR DAS & SMT. JAYANTI DAS	T2-404	23-Jan-23	38,96,634	24,68,688	63,65,322	37,42,999	21,10,195	58,53,194	Creditor in Class	-	-	No	0.27%	-	-	5,12,128	-	-
344	KAMALAPATI KASHYAP & SUCHITA KASHYAP	T2-703	27-Jan-23	23,64,286	14,52,783	38,17,069	22,45,729	12,33,966	34,79,695	Creditor in Class	-	-	No	0.16%	-	-	3,37,374	-	-
345	SURABHI JOSHI & KAPIL JOSHI	T4-1506	25-Jan-23	24,56,657	15,99,088	40,55,745	23,55,831	13,01,355	36,57,186	Creditor in Class	-	-	No	0.17%	-	-	3,98,559	-	-
346	SATYANARAYAN PADHY	T2-1003	24-Jan-23	21,28,043	13,71,552	34,99,595	21,28,043	10,85,844	32,13,887	Creditor in Class	-	-	No	0.15%	-	-	2,85,708	-	-
347	MAHESH CHAND SHARMA & NEETA SHARMA	T4-1605	21-Jan-23	33,65,661	21,30,981	54,96,642	29,23,479	16,13,003	45,36,482	Creditor in Class	-	-	No	0.21%	-	-	9,60,160	-	-
348	MAHI BUILDHOME PVT. LTD.	T4-1606	18-Jan-23	26,65,000	7,09,036	33,74,036	-	-	-	Creditor in Class	-	-	No	0.00%	-	-	33,74,036	-	-
349	RAJESH KUMAR	T4-1608	20-Jan-23	19,15,364	13,86,683	33,02,047	18,48,750	11,90,746	30,39,496	Creditor in Class	-	-	No	0.14%	-	-	2,62,551	-	-
350	LOKESH SHARMA AND ANU SHARMA	T2-1108	22-Jan-23	24,77,979	16,65,974	41,43,953	24,77,979	16,37,667	41,15,646	Creditor in Class	-	-	No	0.19%	-	-	28,307	-	-
351	JAYANT KUMAR JHA	T2-1503	20-Jan-23	44,12,516	19,28,806	63,41,322	39,12,986	15,15,837	54,28,823	Creditor in Class	-	-	No	0.25%	-	-	9,12,499	-	-
352	PRIYAMVADA PANDA & RAJ KUMAR PANDA	T4-1803	23-Jan-23	28,36,499	18,29,469	46,65,968	28,36,499	18,02,207	46,38,706	Creditor in Class	-	-	No	0.21%	-	-	27,262	-	-
353	SAHIL GUPTA & VINOD KUMAR GUPTA	T4-1901	26-Jan-23	21,21,823	13,56,292	34,78,115	21,21,823	9,66,822	30,88,645	Creditor in Class	-	-	No	0.14%	-	-	3,89,470	-	-
354	AKHIL SINGH	T4-2005	25-Jan-23	33,53,899	13,08,020	46,61,919	29,76,402	11,01,753	40,78,155	Creditor in Class	-	-	No	0.18%	-	-	5,83,764	-	-
355	NISHA GOYAL	T4-2104	25-Jan-23	22,65,182	14,27,545	36,92,727	22,65,182	10,60,407	33,25,589	Creditor in Class	-	-	No	0.15%	-	-	3,67,138	-	-
356	PRAKASH CHANDRA	T4-12018	24-Jan-23	33,37,497	21,54,445	54,91,942	32,01,432	18,49,765	50,51,197	Creditor in Class	-	-	No	0.23%	-	-	4,40,745	-	-
357	NIRMLA DEVI & ANIKET MITTAL	T4-605	5-Feb-23	17,82,844	12,48,073	30,30,917	17,82,844	8,62,132	26,44,976	Creditor in Class	-	-	No	0.12%	-	-	3,85,941	-	-
358	SUDIRGH CHITRANSH & SHIVANI SRIVASTAVA	T4-904	29-Jan-23	36,68,599	16,26,430	52,95,029	31,08,823	13,54,973	44,63,796	Creditor in Class	-	-	No	0.20%	-	-	8,31,233	-	-

**Annexure – 2**  
**Name of the corporate debtor: Unibera Developers Private Limited; Date of commencement of CIRP: January 13, 2023; List of creditors as on: September 18, 2024**  
**List of unsecured financial creditors belonging to any class of creditors**

Sl. No.	Name of Creditor	Unit No.	Details of claim received			Amount of claim admitted			Details of claim admitted					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				Amount of contingent claim	Amount of any Mutual dues, that may be set-off	
359	KUNAL KISHORE MISHRA	T4-1007	4-Feb-23	16,53,889	12,13,975	28,67,864	15,99,206	10,43,733	26,42,939	Creditor in Class	-	-	No	0.12%	-	-	2,24,925	-	-
360	SANGEETA RANA & PRADEEP SINGH	T4-12068	12-Feb-23	26,99,367	16,85,206	43,84,573	26,99,367	12,71,502	39,70,869	Creditor in Class	-	-	No	0.18%	-	-	4,13,704	-	-
361	SUNIL DATT JOSHI & SHIV DATT JOSHI	T3-204	18-Jan-23	28,28,933	18,93,529	47,22,462	27,06,001	12,52,688	39,58,689	Creditor in Class	-	-	No	0.18%	-	-	7,63,773	-	-
362	DHRUBA GOSWAMI	T4-1507	19-Jan-23	29,91,907	18,29,984	48,21,891	26,25,024	17,50,513	43,75,537	Creditor in Class	-	-	No	0.20%	-	-	4,46,354	-	-
363	SARASWATI CHAUHAN & DINESH SINGH CHAUHAN	T5-101	27-Jan-23	22,03,780	4,33,631	26,37,411	20,98,838	3,67,095	24,65,933	Creditor in Class	-	-	No	0.11%	-	-	1,71,478	-	-
364	MADHU & VIRENDER	T3-604	24-Jan-23	36,58,533	3,29,268	39,87,801	28,70,000	3,29,268	31,99,268	Creditor in Class	-	-	No	0.15%	-	-	7,88,533	-	-
365	NITISH JAIN	T5-303	24-Jan-23	30,32,002	12,12,800	42,44,802	30,32,002	12,12,800	42,44,802	Creditor in Class	-	-	No	0.19%	-	-	-	-	-
366	AASHISH KUMAR SRIVASTAVA	T5-401	27-Jan-23	34,22,574	20,61,077	54,83,651	32,82,481	17,60,587	50,43,068	Creditor in Class	-	-	No	0.23%	-	-	4,40,583	-	-
367	RAJNI KUMAR & MUKESH KUMAR	T5-403	24-Jan-23	31,20,717	20,61,964	51,82,681	31,20,717	15,90,603	47,11,320	Creditor in Class	-	-	No	0.21%	-	-	4,71,361	-	-
368	SUSHIL KUMAR	T5-602	26-Jan-23	36,58,660	24,00,820	60,59,480	36,58,660	15,84,308	52,42,968	Creditor in Class	-	-	No	0.24%	-	-	8,16,512	-	-
369	SHIVDHAR BHARDWAJ & KIRAN BHARDWAJ	T5-702	27-Jan-23	24,85,185	16,99,517	41,84,702	23,74,722	14,58,475	38,33,197	Creditor in Class	-	-	No	0.17%	-	-	3,51,505	-	-
370	NAVEEN	T3-701	25-Jan-23	27,32,491	18,12,875	45,45,366	26,13,751	15,47,434	41,61,185	Creditor in Class	-	-	No	0.19%	-	-	3,84,181	-	-
371	YOGESH KUMAR & SARITA	T5-901	26-Jan-23	24,51,957	17,62,827	42,14,784	23,70,487	15,15,934	38,86,421	Creditor in Class	-	-	No	0.18%	-	-	3,28,363	-	-
372	USHA TOMER AND MANOJ TOMAR	T5-902	22-Jan-23	37,05,179	24,36,002	61,41,181	35,58,744	20,77,554	56,36,298	Creditor in Class	-	-	No	0.26%	-	-	5,04,883	-	-
373	SWATI THAKUR AND RAJIV RANJAN	T3-1704	22-Jan-23	31,18,255	20,24,814	51,43,069	29,82,732	17,25,981	47,08,713	Creditor in Class	-	-	No	0.21%	-	-	4,34,356	-	-
374	VED PRAKASH GROVER & MEENA GROVER	T5-1002	22-Jan-23	37,71,916	24,35,686	62,07,602	34,49,512	19,69,106	54,18,618	Creditor in Class	-	-	No	0.25%	-	-	7,88,984	-	-
375	ARUNA ARYA	T5-1003	24-Jan-23	37,82,409	24,05,885	61,88,294	36,09,492	20,43,449	56,52,941	Creditor in Class	-	-	No	0.26%	-	-	5,35,353	-	-
376	ANTVEER KUMAR JAIN & VIKAS CHAND JAIN	T5-1103	26-Jan-23	33,82,758	23,78,559	57,61,317	32,79,586	20,49,852	53,29,438	Creditor in Class	-	-	No	0.24%	-	-	4,31,879	-	-
377	MUKESH KUMAR & RANJU KUMARI	T5-1201	25-Jan-23	37,45,891	17,34,796	54,80,687	34,44,608	14,18,175	48,62,783	Creditor in Class	-	-	No	0.22%	-	-	6,17,904	-	-
378	NIDHI SINGH & RANJEET SINGH	T3-101	27-Jan-23	36,93,988	19,86,372	56,80,360	33,28,290	15,95,764	49,24,054	Creditor in Class	-	-	No	0.22%	-	-	7,56,306	-	-
379	SWETA PRIYADARSHNI	T3-808	21-Jan-23	36,00,000	19,68,768	55,68,768	34,05,443	16,59,902	50,65,345	Creditor in Class	-	-	No	0.23%	-	-	5,03,423	-	-
380	BABLI SHARMA	T5-1504	21-Jan-23	22,12,291	12,42,095	34,54,386	21,17,025	8,70,010	29,87,035	Creditor in Class	-	-	No	0.14%	-	-	4,67,351	-	-
381	AMITAVA GHOSH & NANDITA GHOSH	T5-1601	23-Jan-23	34,72,939	22,91,034	57,63,973	33,33,085	19,47,643	52,80,728	Creditor in Class	-	-	No	0.24%	-	-	4,83,245	-	-
382	SEEMA SHARMA	T5-1701	24-Jan-23	39,73,275	27,65,714	67,38,989	39,73,245	1,58,059	41,31,304	Creditor in Class	-	-	No	0.19%	-	-	26,07,685	-	-
383	SANJOY GHOSH	T5-1802	23-Jan-23	31,83,162	21,24,505	53,07,667	30,56,317	18,17,604	48,73,921	Creditor in Class	-	-	No	0.22%	-	-	4,33,746	-	-
384	MRS. SANDHYA & MR. RAMAN KUMAR	T5-2003	26-Jan-23	34,74,415	22,54,496	57,28,911	33,33,084	19,23,113	52,56,197	Creditor in Class	-	-	No	0.24%	-	-	4,72,714	-	-
385	SOMNATH GHOSH & ANINDITA GHOSH	T5-2004	26-Jan-23	34,72,621	22,87,219	57,59,840	33,33,086	19,60,009	52,93,095	Creditor in Class	-	-	No	0.24%	-	-	4,66,745	-	-
386	MANAV ARORA & KRISHAN KUMAR ARORA	T5-2102	27-Jan-23	26,36,504	17,57,636	43,94,140	25,30,345	15,04,199	40,34,544	Creditor in Class	-	-	No	0.18%	-	-	3,59,596	-	-
387	MANEESH SINGH	T5-2103	23-Jan-23	26,36,414	16,76,865	43,13,279	25,30,246	14,34,538	39,64,784	Creditor in Class	-	-	No	0.18%	-	-	3,48,495	-	-
388	VANDANA GUPTA & ARUN GUPTA	T5-2301	23-Jan-23	74,98,738	6,06,473	81,05,211	-	-	-	Creditor in Class	-	-	No	0.00%	-	-	81,05,211	-	-
389	RAJANI DIMRI & SURESH CHANDRA DIMRI	T5-102	21-Jan-23	36,34,181	24,23,198	60,57,379	34,87,633	20,43,397	55,31,030	Creditor in Class	-	-	No	0.25%	-	-	5,26,349	-	-
390	MS. RENU SINGH & SMT. SUDHA SINGH	T5-103	22-Jan-23	30,00,000	5,99,634	35,99,634	28,58,864	5,07,910	33,66,774	Creditor in Class	-	-	No	0.15%	-	-	2,32,860	-	-
391	RAJENDER KUMAR & MUNISHA KUMARI	T3-903	21-Jan-23	21,29,223	13,98,018	35,27,241	20,42,414	11,95,708	32,38,122	Creditor in Class	-	-	No	0.15%	-	-	2,89,119	-	-
392	JASBIR SINGH & POONAM	T5-201	26-Jan-23	37,30,881	23,92,293	61,23,174	35,80,638	20,48,125	56,28,763	Creditor in Class	-	-	No	0.26%	-	-	4,94,411	-	-
393	DR. AVINASH CHANDRA DWIVEDI & DR. INDRA DWIVEDI	T5-202	19-Jan-23	36,58,483	23,69,600	60,28,083	35,10,885	20,28,153	55,39,038	Creditor in Class	-	-	No	0.25%	-	-	4,89,045	-	-
394	ASHUTOSH TANWAR & ANURAG TANWAR	T5-203	24-Jan-23	26,34,611	17,40,030	43,74,641	25,30,244	14,86,649	40,16,893	Creditor in Class	-	-	No	0.18%	-	-	3,57,748	-	-
395	MUKESH BINDAL	T5-301	19-Jan-23	32,86,881	21,78,968	54,65,849	32,86,881	21,06,643	53,93,524	Creditor in Class	-	-	No	0.24%	-	-	72,325	-	-
396	PRANAV VARSHNEY	T5-304	23-Jan-23	66,22,198	20,49,345	86,71,543	47,31,667	5,09,421	52,41,088	Creditor in Class	-	-	No	0.24%	-	-	34,30,455	-	-
397	UDIT TANWAR AND RITU TANWAR	T3-1203	22-Jan-23	22,01,944	14,66,012	36,67,956	22,01,944	10,74,336	32,76,280	Creditor in Class	-	-	No	0.15%	-	-	3,91,676	-	-
398	KUSUM SHARMA AND HIMANSHU	T5-504	25-Jan-23	39,97,371	25,42,085	65,39,456	39,97,371	17,71,045	57,68,416	Creditor in Class	-	-	No	0.26%	-	-	7,71,040	-	-

**Annexure – 2**  
**Name of the corporate debtor: Unibera Developers Private Limited; Date of commencement of CIRP: January 13, 2023; List of creditors as on: September 18, 2024**  
**List of unsecured financial creditors belonging to any class of creditors**

Sl. No.	Name of Creditor	Unit No.	Details of claim received			Amount of claim admitted			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						
399	REENA & RAHUL ROUSHAN	T3-1208	27-Jan-23	17,77,625	13,14,773	30,92,398	17,18,251	11,07,354	28,25,605	Creditor in Class	-	-	No	0.13%	-	-	2,66,793	-	-
400	ANOO PALHAN & HIMANSHU PALHAN	T3-1407	27-Jan-23	16,25,567	11,55,514	27,81,081	15,54,926	9,00,406	24,55,332	Creditor in Class	-	-	No	0.11%	-	-	3,25,749	-	-
401	SUBHASH CHAND	T5-701	24-Jan-23	32,44,690	19,94,360	52,39,050	29,78,785	14,74,478	44,53,263	Creditor in Class	-	-	No	0.20%	-	-	7,85,787	-	-
402	VIJAY PAL SINGH	T5-703	27-Jan-23	33,40,225	22,25,792	55,66,017	32,07,402	18,94,935	51,02,337	Creditor in Class	-	-	No	0.23%	-	-	4,63,680	-	-
403	PRAVEEN SINGH NEGI AND MANJU NEGI	T5-1001	26-Jan-23	40,09,457	26,46,327	66,55,784	40,09,457	17,33,771	57,43,228	Creditor in Class	-	-	No	0.26%	-	-	9,12,556	-	-
404	KUMARI SHABANAM BALA & SRI PRABHAT KUMAR MEHTA	T4-302	23-Jan-23	11,07,589	5,41,683	16,49,272	10,53,829	4,58,164	15,11,993	Creditor in Class	-	-	No	0.07%	-	-	1,37,279	-	-
405	NARENDRA MOHANTY AND DEBADARSHINEE DAS	T5-1102	27-Jan-23	39,64,043	19,51,595	59,15,638	37,77,180	16,53,788	54,30,968	Creditor in Class	-	-	No	0.25%	-	-	4,84,670	-	-
406	VINITA JAIN & PRASHANT JAIN	T4-707	27-Jan-23	22,82,982	13,06,097	35,89,079	20,79,490	10,78,463	31,57,953	Creditor in Class	-	-	No	0.14%	-	-	4,31,126	-	-
407	ANITA GUPTA & SHUBHAM GUPTA	T5-1204	27-Jan-23	16,73,992	13,34,354	30,08,346	16,23,539	10,88,506	27,12,045	Creditor in Class	-	-	No	0.12%	-	-	2,96,301	-	-
408	SUNITA PANDEY	T5-1401	27-Jan-23	10,00,000	1,74,940	11,74,940	9,71,429	1,50,456	11,21,885	Creditor in Class	-	-	No	0.05%	-	-	53,055	-	-
409	HEMANT KUMAR PALIWAL & JYOTI PALIWAL	T5-1401	23-Jan-23	38,92,286	26,15,327	65,07,613	38,92,263	24,16,006	63,08,269	Creditor in Class	-	-	No	0.29%	-	-	1,99,344	-	-
410	BHARATI BHARDWAJ & SUNIL KUMAR BHARDWAJ	T5-1402	20-Jan-23	35,57,580	24,80,364	60,37,944	35,12,138	21,09,800	56,21,938	Creditor in Class	-	-	No	0.26%	-	-	4,16,006	-	-
411	SHEKHAR KUMAR GUPTA & MANISHA GUPTA	T4-1004	25-Jan-23	22,15,182	14,09,955	36,25,137	21,24,541	10,97,968	32,22,509	Creditor in Class	-	-	No	0.15%	-	-	4,02,628	-	-
412	PRADEEP SINGH & RUPASHREE MITRA	T4-1005	26-Jan-23	32,94,003	20,07,219	53,01,222	31,58,100	17,14,704	48,72,804	Creditor in Class	-	-	No	0.22%	-	-	4,28,418	-	-
413	HARIOM SINGH & MONIKA PURWAR	T5-1501	25-Jan-23	41,01,715	27,53,200	68,54,915	41,01,715	18,68,858	59,70,573	Creditor in Class	-	-	No	0.27%	-	-	8,84,342	-	-
414	BINDRA AND KAMAL KUMAR	T4-12048	27-Jan-23	23,73,638	15,84,747	39,58,385	21,24,540	12,02,508	33,27,048	Creditor in Class	-	-	No	0.15%	-	-	6,31,337	-	-
415	SANTOSH JAIN	T5-1703	27-Jan-23	13,01,134	3,04,616	16,05,750	12,39,175	2,57,876	14,97,051	Creditor in Class	-	-	No	0.07%	-	-	1,08,699	-	-
416	KAMAL KHURANA & RITU KHURANA	T5-1801	25-Jan-23	39,90,554	25,34,427	65,24,981	38,29,560	21,54,803	59,84,363	Creditor in Class	-	-	No	0.27%	-	-	5,40,618	-	-
417	MANISH DEHAR & SURIIT PAL DEHAR	T4-1503	26-Jan-23	16,17,019	10,51,797	26,68,816	15,54,926	9,00,583	24,55,509	Creditor in Class	-	-	No	0.11%	-	-	2,13,307	-	-
418	SANDEEP VERMA & NAMRATA VERMA	T5-1804	27-Jan-23	36,78,135	24,49,137	61,27,272	35,32,626	19,96,519	55,29,145	Creditor in Class	-	-	No	0.25%	-	-	5,98,127	-	-
419	KUNJAN KUMAR KASHYAP & PREETI SHARMA	T5-1904	26-Jan-23	44,18,164	27,60,723	71,78,887	42,46,242	21,03,507	63,49,749	Creditor in Class	-	-	No	0.29%	-	-	8,29,138	-	-
420	ANKIT DEHAR & SURIIT PAL DEHAR	T4-1505	25-Jan-23	22,16,304	13,97,336	36,13,640	21,28,683	11,95,437	33,24,120	Creditor in Class	-	-	No	0.15%	-	-	2,89,520	-	-
421	VIPIN GUPTA & JYOTI GUPTA	T5-2101	26-Jan-23	26,36,482	16,56,056	42,92,538	23,68,738	11,45,065	35,13,803	Creditor in Class	-	-	No	0.16%	-	-	7,78,735	-	-
422	DHARMENDRA KUMAR KAUSHIK	T5-2104	26-Jan-23	22,92,939	15,53,445	38,46,384	22,07,236	13,26,499	35,33,735	Creditor in Class	-	-	No	0.16%	-	-	3,12,649	-	-
423	PRAVIN KUMAR & RUBY MALIK	T5-1201B	22-Jan-23	31,67,196	21,15,139	52,82,335	31,67,196	19,51,137	51,18,333	Creditor in Class	-	-	No	0.23%	-	-	1,64,002	-	-
424	RAJESH KUMAR SINGH	T5-12048	27-Jan-23	33,02,888	22,78,117	55,81,005	31,71,550	19,03,161	50,74,711	Creditor in Class	-	-	No	0.23%	-	-	5,06,294	-	-
425	MOHIT GANDOTRA & PRIYA GANDOTRA	T5-1503	1-Feb-23	38,26,085	22,46,643	60,72,728	36,47,999	19,06,023	55,54,022	Creditor in Class	-	-	No	0.25%	-	-	5,18,706	-	-
426	SHIV DATT JOSHI	T5-302	18-Jan-23	37,29,456	24,40,345	61,69,801	35,79,270	16,21,938	52,01,208	Creditor in Class	-	-	No	0.24%	-	-	9,68,593	-	-
427	BRAHMHWATI	T5-704	24-Jan-23	35,70,043	23,34,061	59,04,104	34,26,008	19,93,283	54,19,291	Creditor in Class	-	-	No	0.25%	-	-	4,84,813	-	-
428	MAHESH PRASAD & SEEMA PANDEY	TH-FF-01	27-Jan-23	5,00,000	1,86,411	6,86,411	4,73,214	1,60,867	6,34,081	Creditor in Class	-	-	No	0.03%	-	-	52,330	-	-
429	MAHESH PRASAD	TH-FF-02	27-Jan-23	3,00,000	54,123	3,54,123	2,85,714	45,238	3,30,952	Creditor in Class	-	-	No	0.02%	-	-	23,171	-	-
430	DIVYA PANDEY	TH-FF-06	27-Jan-23	4,84,409	1,64,832	6,49,241	-	-	-	Creditor in Class	-	-	No	0.00%	-	-	6,49,241	-	-
431	SUDHEER DWIVEDI & DIVYA PANDEY	TH-FF-07	27-Jan-23	5,37,375	1,55,232	6,92,607	5,11,455	1,31,281	6,42,736	Creditor in Class	-	-	No	0.03%	-	-	49,871	-	-
432	SUDHEER DWIVEDI & DIVYA PANDEY	TH-FF-10	27-Jan-23	50,000	9,148	59,148	47,619	7,713	55,332	Creditor in Class	-	-	No	0.00%	-	-	3,816	-	-
433	SUDHEER DWIVEDI & DIVYA PANDEY	TH-FF-14	27-Jan-23	50,000	9,148	59,148	47,619	7,713	55,332	Creditor in Class	-	-	No	0.00%	-	-	3,816	-	-
434	PROPERTREE REAL ESTATE SOLUTIONS PVT. LTD.	T5-1204	23-Jan-23	35,48,121	14,48,115	49,96,236	-	-	-	Creditor in Class	-	-	No	0.00%	-	-	49,96,236	-	-
435	SHAILESH SINGH & SANGEETA SINGH	T5-603	25-Jan-23	39,07,250	26,48,204	65,55,454	39,07,250	19,75,304	58,82,554	Creditor in Class	-	-	No	0.27%	-	-	6,72,900	-	-
436	MR SUSHIL KUMAR & MRS RASHMI KUMAR	TH-GF-01	26-Jan-23	18,15,250	9,51,416	27,66,666	18,15,250	1,45,712	19,60,962	Creditor in Class	-	-	No	0.09%	-	-	8,05,704	-	-
437	NARENDRA KUMAR SINGH & PUJA SINGH	T5-1101	24-Jan-23	41,25,630	26,70,240	67,95,870	41,25,630	18,81,533	60,07,163	Creditor in Class	-	-	No	0.27%	-	-	7,88,707	-	-
438	GUNJAN DEVI MRIGWANI & RITESH KUMAR	TH-FF-04	27-Jan-23	4,52,750	64,160	5,16,910	10,411	3,256	13,667	Creditor in Class	-	-	No	0.00%	-	-	5,03,243	-	-

**Annexure – 2**  
**Name of the corporate debtor: Unibera Developers Private Limited; Date of commencement of CIRP: January 13, 2023; List of creditors as on: September 18, 2024**  
**List of unsecured financial creditors belonging to any class of creditors**

Sl. No.	Name of Creditor	Unit No.	Details of claim received			Amount of claim admitted			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	
439	MR KAMAL SINGH& MOHIT PAL	TH-GF -05	25-Jan-23	8,00,000	2,96,063	10,96,063	7,54,718	2,48,478	10,03,196	Creditor in Class	-	-	No	0.05%	-	-	92,867	-	
440	KARTAR SINGH	TH-GF-Shop No. 07	22-Jan-23	22,00,000	4,74,263	26,74,263	20,95,238	4,02,369	24,97,607	Creditor in Class	-	-	No	0.11%	-	-	1,76,656	-	
441	KARTAR SINGH	TH-GF-Shop No. 09	22-Jan-23	20,00,000	4,30,225	24,30,225	19,04,762	3,65,380	22,70,142	Creditor in Class	-	-	No	0.10%	-	-	1,60,083	-	
442	GUNJAN DEVI MRIGWANI & RITESH KUMAR	TH-FF-05	27-Jan-23	6,10,000	2,12,634	8,22,634	5,77,977	1,78,949	7,56,926	Creditor in Class	-	-	No	0.03%	-	-	65,708	-	
443	SARDI KUMAR PANDEY AND SUNITA PANDEY	TH-GF-11	27-Jan-23	9,80,000	3,41,213	13,21,213	9,29,128	2,87,533	12,16,661	Creditor in Class	-	-	No	0.06%	-	-	1,04,552	-	
444	AASHISH KANCHAN AND ANURAAG KANCHAN	TH-GF-12A	27-Jan-23	11,00,000	3,68,630	14,68,630	10,44,644	3,11,404	13,56,048	Creditor in Class	-	-	No	0.06%	-	-	1,12,582	-	
445	MRS. MADHU SHARMA & MR. SANTOSH DADHICH	TH-PGF-01	25-Jan-23	3,81,600	1,43,927	5,25,527	3,60,000	1,20,791	4,80,791	Creditor in Class	-	-	No	0.02%	-	-	44,736	-	
446	CHARU SONI & NEELESH SONI	TH-PGF-03	27-Jan-23	7,63,200	2,76,280	10,39,480	7,20,000	2,31,681	9,51,681	Creditor in Class	-	-	No	0.04%	-	-	87,799	-	
447	ANCHAL SHARMA & KIRAN SINGH	TH-PGF-04	27-Jan-23	9,00,000	2,94,867	11,94,867	8,55,655	2,55,770	11,11,425	Creditor in Class	-	-	No	0.05%	-	-	83,442	-	
448	MONIKA	TH-PGF-06	26-Jan-23	10,17,600	3,84,068	14,01,668	9,60,000	3,21,714	12,81,714	Creditor in Class	-	-	No	0.06%	-	-	1,19,954	-	
449	AKHILESH KUMAR	TH-FF-08	1-Feb-23	5,50,000	97,163	6,47,163	5,23,809	82,432	6,06,241	Creditor in Class	-	-	No	0.03%	-	-	40,922	-	
450	AKHILESH KUMAR	TH-FF - 11	1-Feb-23	3,50,000	62,001	4,12,001	3,33,333	52,603	3,85,936	Creditor in Class	-	-	No	0.02%	-	-	26,065	-	
451	RENU BAIJWAN & YOGESH BAIJWAN	TH-GF - 12	29-Jan-23	8,30,000	2,72,900	11,02,900	7,89,880	2,31,286	10,21,166	Creditor in Class	-	-	No	0.05%	-	-	81,734	-	
452	SHIVA & ARPAN KUMAR VERMA	TH-PGF - 08	29-Jan-23	8,61,000	77,490	9,38,490	8,19,999	77,490	8,97,489	Creditor in Class	-	-	No	0.04%	-	-	41,001	-	
453	ANKIT PAREEK	T2-501	14-Feb-23	25,84,489	18,21,232	44,05,721	25,84,489	9,62,885	35,47,374	Creditor in Class	-	-	No	0.16%	-	-	8,58,347	-	
454	NUKUL SINGH CHOUHAN	T4-1802	15-Feb-23	33,00,000	8,64,962	41,64,962	26,47,619	6,11,056	32,58,675	Creditor in Class	-	-	No	0.15%	-	-	9,06,287	-	
455	NEELAM TALWAR AND VARINDER MOHAN TALWAR	T4-607	18-Feb-23	24,32,086	12,70,933	37,03,019	23,40,800	12,01,981	35,42,781	Creditor in Class	-	-	No	0.16%	-	-	1,60,238	-	
456	SHRIDHA RANI GUPTA AND OM PRAKASH GUPTA	T4-208	18-Feb-23	31,74,930	20,85,451	52,60,381	29,91,999	17,19,294	47,11,293	Creditor in Class	-	-	No	0.21%	-	-	5,49,088	-	
457	GOURAV KUMAR AND NARAYAN SINGH	TH-Shop No. 12	20-Feb-23	12,70,719	7,81,731	20,52,450	12,22,012	3,86,458	16,08,470	Creditor in Class	-	-	No	0.07%	-	-	4,43,980	-	
458	SUSHIL KUMAR MISHRA & RANI MISHRA	T5-1004	21-Feb-23	37,06,813	15,67,782	52,74,595	34,89,527	13,12,690	48,02,216	Creditor in Class	-	-	No	0.22%	-	-	4,72,379	-	
459	SURENDRA PRATAP SINGH	T4-108	Original Claim form received on 24-Feb-23 Revised claim form received on 19-Nov-23	3,74,875	1,68,693	5,43,568	3,34,710	1,30,494	4,65,204	Creditor in Class	-	-	No	0.02%	-	-	78,364	-	
460	PINKI JINDAL	T4-1707	28-Feb-23	22,55,000	16,91,250	39,46,250	21,41,939	7,19,692	28,61,631	Creditor in Class	-	-	No	0.13%	-	-	10,84,619	-	
461	PINKI JINDAL	T4-1801	28-Feb-23	27,50,000	20,62,500	48,12,500	-	-	-	Creditor in Class	-	-	No	0.00%	-	-	48,12,500	-	
462	PINKI JINDAL	T4-1802	28-Feb-23	22,55,000	16,91,250	39,46,250	4,00,000	1,33,485	5,33,485	Creditor in Class	-	-	No	0.02%	-	-	34,12,765	-	
463	VIVEK KUMAR	T4-1607	28-Feb-23	34,71,140	-	34,71,140	33,05,847	-	33,05,847	Creditor in Class	-	-	No	0.15%	-	-	1,65,293	-	
464	REKHA GOYAL	T2-1807	1-Mar-23	22,55,000	11,63,500	34,18,500	5,66,038	2,82,622	8,48,660	Creditor in Class	-	-	No	0.04%	-	-	25,69,840	-	
465	JATIN GOYAL	T3-1706	1-Mar-23	22,55,000	11,80,000	34,35,000	13,44,340	1,27,672	14,72,012	Creditor in Class	-	-	No	0.07%	-	-	19,62,988	-	
466	RAMESH GOYAL	T3-1707	1-Mar-23	22,55,000	11,63,500	34,18,500	5,66,038	2,66,625	8,32,663	Creditor in Class	-	-	No	0.04%	-	-	25,85,837	-	
467	RAMESH GOYAL HUF	T2-1802	1-Mar-23	22,55,000	11,80,000	34,35,000	13,44,340	6,71,228	20,15,568	Creditor in Class	-	-	No	0.09%	-	-	14,19,432	-	
468	RAM KUMAR JAIN	T2-2001	2-Mar-23	31,25,000	18,73,973	49,98,973	29,58,089	10,57,456	40,15,545	Creditor in Class	-	-	No	0.18%	-	-	9,83,428	-	
469	RAM KUMAR JAIN	T2-1901	2-Mar-23	31,25,000	18,73,973	49,98,973	29,58,089	10,57,456	40,15,545	Creditor in Class	-	-	No	0.18%	-	-	9,83,428	-	
470	RAM KUMAR JAIN	T2-2008	2-Mar-23	31,25,000	18,73,973	49,98,973	29,58,090	10,57,456	40,15,546	Creditor in Class	-	-	No	0.18%	-	-	9,83,427	-	
471	TASHI DAWA	T3-904	6-Mar-23	27,22,512	-	27,22,512	26,10,740	-	26,10,740	Creditor in Class	-	-	No	0.12%	-	-	1,11,772	-	
472	OM PRAKASH GOYAL (HUF)	T3-1004	6-Mar-23	25,66,359	-	25,66,359	1,88,679	-	1,88,679	Creditor in Class	-	-	No	0.01%	-	-	23,77,680	-	
473	SONAL GOYAL	T3-12018	6-Mar-23	22,00,000	-	22,00,000	20,93,439	-	20,93,439	Creditor in Class	-	-	No	0.09%	-	-	1,06,561	-	
474	KAUSHAL GOYAL	T3-1603	6-Mar-23	20,56,920	-	20,56,920	1,89,286	-	1,89,286	Creditor in Class	-	-	No	0.01%	-	-	18,67,634	-	



**Annexure – 2**  
**Name of the corporate debtor: Unibera Developers Private Limited; Date of commencement of CIRP: January 13, 2023; List of creditors as on: September 18, 2024**  
**List of unsecured financial creditors belonging to any class of creditors**

Sl. No.	Name of Creditor	Unit No.	Details of claim received			Amount of claim admitted			Details of claim admitted					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				Amount of contingent claim	Amount of any Mutual dues, that may be set-off	
475	POOJA SACHAN	T3-1002	6-Mar-23	19,50,000	6,58,981	26,08,981	18,39,925	6,35,584	24,75,509	Creditor in Class	-	-	No	0.11%	-	-	1,33,472	-	-
476	VEEMBUNATHAN SANKARAN & HEMA V SHANKARRAN	T2-701	14-Mar-23	36,59,785	22,93,875	59,53,660	35,15,000	7,93,042	43,08,042	Creditor in Class	-	-	No	0.20%	-	-	16,45,618	-	-
477	SANJEEV KUMAR & MAMTA	T4-205	14-Mar-23	32,51,957	20,50,225	53,02,182	31,28,096	17,55,696	48,83,792	Creditor in Class	-	-	No	0.22%	-	-	4,18,390	-	-
478	KUNAL PIYUSH & SADHNA PIYUSH	T5-1104	14-Mar-23	31,29,729	22,51,565	53,81,294	30,04,331	18,06,014	48,10,346	Creditor in Class	-	-	No	0.22%	-	-	5,70,948	-	-
479	NITIN BANSAL	T4-1806	15-Mar-23	22,55,000	8,10,000	30,65,000	4,73,215	1,58,814	6,32,029	Creditor in Class	-	-	No	0.03%	-	-	24,32,971	-	-
480	SHEELA WADHAWAN AND SHEEL KUMAR WADHAWAN	T2-601	16-Mar-23	18,32,449	12,46,987	30,79,436	18,32,449	9,26,982	27,59,431	Creditor in Class	-	-	No	0.13%	-	-	3,20,005	-	-
481	SUBHASH CHANDER	T1-1403	17-Mar-23	30,86,961	14,42,951	45,29,912	29,27,756	12,17,839	41,45,595	Creditor in Class	-	-	No	0.19%	-	-	3,84,317	-	-
482	RUCHI & ISHWAR SINGH	T1-704	19-Mar-23	38,66,453	16,75,964	55,42,417	36,49,140	14,06,019	50,55,159	Creditor in Class	-	-	No	0.23%	-	-	4,87,258	-	-
483	MR. LATE SANDEEP KUMAR(DECEASED) & RASHMI KUMARI	T3-504	20-Mar-23	27,76,419	18,65,809	46,42,228	24,79,606	14,73,778	39,53,384	Creditor in Class	-	-	No	0.18%	-	-	6,88,844	-	-
484	PRITI PAYAL & SANJAY KUMAR NEGI	T1-402	20-Mar-23	47,44,291	29,99,688	77,43,979	43,94,822	24,99,268	68,94,090	Creditor in Class	-	-	No	0.31%	-	-	8,49,889	-	-
485	ASHUTOSH MARKETING PVT. LTD.	T3-2205	20-Mar-23	12,50,000	8,12,500	20,62,500	11,79,245	4,16,128	15,95,373	Creditor in Class	-	-	No	0.07%	-	-	4,67,127	-	-
486	ASHUTOSH MARKETING PVT. LTD.	T3-2208	20-Mar-23	12,50,000	8,12,500	20,62,500	11,79,245	4,16,128	15,95,373	Creditor in Class	-	-	No	0.07%	-	-	4,67,127	-	-
487	ANANYA NAWAL	T1-104	20-Mar-23	33,30,057	21,76,096	55,06,153	32,09,439	18,26,417	50,35,856	Creditor in Class	-	-	No	0.23%	-	-	4,70,297	-	-
488	MITHILESH KUMAR PANDEY & ANJULA PANDEY	T2-606	22-Mar-23	22,77,718	13,40,881	36,18,599	21,97,594	12,94,404	34,91,998	Creditor in Class	-	-	No	0.16%	-	-	1,26,601	-	-
489	SANJAY KUMAR YADAV	T3-1808	24-Mar-23	19,78,379	12,91,536	32,69,915	18,96,250	10,73,990	29,70,240	Creditor in Class	-	-	No	0.13%	-	-	2,99,675	-	-
490	AKHILESH GOYAL	T4-2103	24-Mar-23	25,68,235	9,28,741	34,96,976	24,22,863	8,76,171	32,99,034	Creditor in Class	-	-	No	0.15%	-	-	1,97,942	-	-
491	MANOJ KUMAR SINGH	T4-701	24-Mar-23	27,49,411	17,65,888	45,15,299	25,41,000	14,46,037	39,87,037	Creditor in Class	-	-	No	0.18%	-	-	5,28,262	-	-
492	NEERA SEKHRI	T4-2005	25-Mar-23	5,00,000	5,26,562	10,26,562	4,85,013	4,54,025	9,39,038	Creditor in Class	-	-	No	0.04%	-	-	87,524	-	-
493	MAHALAXMI CONTINENTAL LIMITED	T3-2102	25-Mar-23	25,68,235	9,30,669	34,98,904	24,22,863	8,77,989	33,00,852	Creditor in Class	-	-	No	0.15%	-	-	1,98,052	-	-
494	MAHALAXMI CONTINENTAL LIMITED	T3-1907	25-Mar-23	25,68,235	9,30,669	34,98,904	24,22,863	8,77,989	33,00,852	Creditor in Class	-	-	No	0.15%	-	-	1,98,052	-	-
495	MAHALAXMI CONTINENTAL LIMITED	T3-2005	25-Mar-23	31,32,000	11,33,304	42,65,304	29,54,717	10,69,155	40,23,872	Creditor in Class	-	-	No	0.18%	-	-	2,41,432	-	-
496	MAHALAXMI CONTINENTAL LIMITED	T3-1905	25-Mar-23	31,32,000	11,33,304	42,65,304	29,54,717	10,69,155	40,23,872	Creditor in Class	-	-	No	0.18%	-	-	2,41,432	-	-
497	MAHALAXMI CONTINENTAL LIMITED	T3-1902	26-Mar-23	25,68,235	9,30,669	34,98,904	24,22,863	8,75,772	32,98,635	Creditor in Class	-	-	No	0.15%	-	-	2,00,269	-	-
498	MAHALAXMI CONTINENTAL LIMITED	T3-1903	26-Mar-23	25,68,235	9,30,669	34,98,904	24,22,863	8,77,989	33,00,852	Creditor in Class	-	-	No	0.15%	-	-	1,98,052	-	-
499	MINTI GOYAL	T4-2102	26-Mar-23	25,68,080	9,29,973	34,98,053	24,24,232	8,77,889	33,02,121	Creditor in Class	-	-	No	0.15%	-	-	1,95,932	-	-
500	VIKAS JHA AND KHUSHBOO	T4-2108	4-Mar-23	39,71,960	15,25,145	54,97,105	35,26,720	13,71,325	48,98,045	Creditor in Class	-	-	No	0.22%	-	-	5,99,060	-	-
501	LALIT MOHAN GOYAL	T4-2007	28-Mar-23	25,68,235	9,27,879	34,96,114	24,22,863	8,71,739	32,94,602	Creditor in Class	-	-	No	0.15%	-	-	2,01,512	-	-
502	KANTA GOYAL	T4-2002	28-Mar-23	25,68,235	9,26,674	34,94,909	24,22,863	8,74,220	32,97,083	Creditor in Class	-	-	No	0.15%	-	-	1,97,826	-	-
503	ABHISHEK GOYAL	T4-1908	28-Mar-23	31,32,000	11,10,708	42,42,708	29,54,716	10,47,838	40,02,554	Creditor in Class	-	-	No	0.18%	-	-	2,40,154	-	-
504	AVINASH GOYAL	T3-1806	28-Mar-23	25,68,235	9,07,119	34,75,354	24,22,863	8,55,773	32,78,636	Creditor in Class	-	-	No	0.15%	-	-	1,96,718	-	-
505	MAHESH MISHRA	T5-502	28-Mar-23	25,40,733	14,98,237	40,38,970	24,27,407	12,71,442	36,98,849	Creditor in Class	-	-	No	0.17%	-	-	3,40,121	-	-
506	GURNEET SINGH SEHGAL	T3-2104	29-Mar-23	31,32,000	10,59,204	41,91,204	29,54,717	9,96,561	39,51,278	Creditor in Class	-	-	No	0.18%	-	-	2,39,926	-	-
507	DR. SANDHYA KUMARI SINGH AND SMT. SUSHILA DEVI	T5-804	29-Mar-23	46,20,345	33,08,067	79,28,412	44,67,725	23,94,629	68,62,354	Creditor in Class	-	-	No	0.31%	-	-	10,66,058	-	-
508	MOHINDER PRASAD GARG	T4-2101	29-Mar-23	31,32,000	11,10,485	42,42,485	29,54,717	10,47,627	40,02,344	Creditor in Class	-	-	No	0.18%	-	-	2,40,141	-	-
509	SATYEN AGARWAL	T3-2001	29-Mar-23	5,00,000	1,81,808	6,81,808	4,71,698	1,71,517	6,43,215	Creditor in Class	-	-	No	0.03%	-	-	38,593	-	-
510	MUKESH BANSAL	T3-2004	31-Mar-23	3,50,000	1,25,655	4,75,655	3,30,189	1,18,542	4,48,731	Creditor in Class	-	-	No	0.02%	-	-	26,924	-	-
511	HEMLATA & SUSHIL KUMAR	T1-1404	1-Apr-23	58,88,826	33,59,172	92,47,998	56,88,826	26,08,872	82,97,698	Creditor in Class	-	-	No	0.38%	-	-	9,50,300	-	-
512	POOJA JUYAL AND ANKIT GUPTA (AKA RUDRA GUPTA)	T5-903	2-Apr-23	41,85,102	25,23,151	67,08,253	41,85,102	9,86,308	51,71,410	Creditor in Class	-	-	No	0.23%	-	-	15,36,843	-	-
513	LAXMI GOYAL	T3-2006	3-Apr-23	25,68,235	9,32,235	35,00,470	24,22,863	8,77,853	33,00,716	Creditor in Class	-	-	No	0.15%	-	-	1,99,754	-	-
514	ABHISHEK VAISH & PUNEETA VAISH	T3-304	4-Apr-23	29,47,452	19,18,875	48,66,327	25,59,551	14,71,127	40,30,678	Creditor in Class	-	-	No	0.18%	-	-	8,35,649	-	-

**Annexure – 2**  
**Name of the corporate debtor: Unibera Developers Private Limited; Date of commencement of CIRP: January 13, 2023; List of creditors as on: September 18, 2024**  
**List of unsecured financial creditors belonging to any class of creditors**

Sl. No.	Name of Creditor	Unit No.	Details of claim received			Amount of claim admitted			Details of claim admitted					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				Amount of contingent claim	Amount of any Mutual dues, that may be set-off	
515	SHASHI BALA & LALIT KUMAR VERMA	TH-Shop No-11	6-Apr-23	12,81,977	6,56,922	19,38,899	12,25,481	3,86,245	16,11,726	Creditor in Class	-	-	No	0.07%	-	-	3,27,173	-	-
516	MANU ASRI & GAURAV ASRI	T2-1208	6-Apr-23	26,78,144	17,90,153	44,68,297	26,78,144	13,31,460	40,09,604	Creditor in Class	-	-	No	0.18%	-	-	4,58,693	-	-
517	RAJESH KUMAR & BHIM SINGH	T2-1205	6-Apr-23	36,56,924	22,38,650	58,95,574	35,15,000	19,15,077	54,30,077	Creditor in Class	-	-	No	0.25%	-	-	4,65,497	-	-
518	NAROTAM GOYAL & NEELAM GOYAL	T3-2003	7-Apr-23	25,68,200	9,16,113	34,84,313	24,23,009	8,64,322	32,87,331	Creditor in Class	-	-	No	0.15%	-	-	1,96,982	-	-
519	MUKESH KUMAR SINGH	T3-1507	7-Apr-23	27,36,200	16,91,362	44,27,562	26,23,713	15,77,793	42,01,506	Creditor in Class	-	-	No	0.19%	-	-	2,26,056	-	-
520	BIRAT BHUSHAN	T3-1204	7-Apr-23	34,23,654	21,00,356	55,24,010	32,74,877	19,57,153	52,32,030	Creditor in Class	-	-	No	0.24%	-	-	2,91,980	-	-
521	GURPREET SINGH & MANJEET KAUR	T1-102	7-Apr-23	31,72,424	22,06,242	53,78,666	31,72,424	13,39,050	45,11,474	Creditor in Class	-	-	No	0.20%	-	-	8,67,192	-	-
522	VIMLESH JAIN AND CHANDER PRAKASH	T1-1604	8-Apr-23	34,97,814	19,21,648	54,19,462	33,40,679	18,28,556	51,69,235	Creditor in Class	-	-	No	0.23%	-	-	2,50,227	-	-
523	MADHU RAJPUT & RAJENDRA SINGH RAJPUT	T4-503	8-Apr-23	16,92,144	11,65,864	28,58,008	16,92,144	11,65,864	28,58,008	Creditor in Class	-	-	No	0.13%	-	-	-	-	-
524	JAYMEET & BIRENDRA KUMAR SINGH	T5-1602	9-Apr-23	27,01,002	9,97,792	36,98,794	25,52,933	9,42,505	34,95,437	Creditor in Class	-	-	No	0.16%	-	-	2,03,357	-	-
525	SONIA SETHI & JYOTI SETHI	T5-904	10-Apr-23	35,74,910	24,35,791	60,10,701	35,74,906	16,47,716	52,22,622	Creditor in Class	-	-	No	0.24%	-	-	7,88,078	-	-
526	SUDHEESH KUMAR	T4-603	10-Apr-23	25,35,544	16,41,018	41,76,562	24,31,793	14,03,072	38,34,865	Creditor in Class	-	-	No	0.17%	-	-	3,41,697	-	-
527	DEEP NARAYAN MANDAL	T5-404	11-Apr-23	33,27,675	20,16,251	53,43,926	32,10,822	18,23,950	50,34,772	Creditor in Class	-	-	No	0.23%	-	-	3,09,154	-	-
528	RAVI MISRA & NEELIMA MISRA	T1-304	11-Apr-23	39,97,596	26,03,975	66,01,571	37,29,671	21,68,371	58,98,042	Creditor in Class	-	-	No	0.27%	-	-	7,03,529	-	-
529	DAVINDER PAL SINGH	T5-1004	11-Apr-23	13,61,547	10,60,294	24,21,841	13,19,575	9,13,664	22,33,239	Creditor in Class	-	-	No	0.10%	-	-	1,88,602	-	-
530	NAKCHHED PRASAD	T2-1101	11-Apr-23	36,82,742	20,86,491	57,69,233	35,15,011	17,72,451	52,87,462	Creditor in Class	-	-	No	0.24%	-	-	4,81,771	-	-
531	PAWAN KUMAR	T4-1604	11-Apr-23	22,15,183	14,04,043	36,19,226	21,24,541	11,99,747	33,24,288	Creditor in Class	-	-	No	0.15%	-	-	2,94,938	-	-
532	SHRISHTI RAI & RAJIV RAI	T3-1801	9-Apr-23	27,05,819	13,01,546	40,07,365	25,93,249	12,49,726	38,42,975	Creditor in Class	-	-	No	0.17%	-	-	1,64,390	-	-
533	SAQUIB ALI KHAN & SANA KHAN	T4-602	12-Apr-23	24,85,604	16,28,081	41,13,685	23,72,260	13,87,202	37,59,462	Creditor in Class	-	-	No	0.17%	-	-	3,54,223	-	-
534	SUNIL KUMAR SHARMA	T2-605	12-Apr-23	30,92,700	48,10,694	79,03,394	-	-	-	Creditor in Class	-	-	No	0.00%	-	-	79,03,394	-	-
535	SURINDER PAL SINGH & GINNY SINGH	T2-1008	12-Apr-23	31,54,754	17,70,518	49,25,272	30,01,964	14,52,489	44,54,453	Creditor in Class	-	-	No	0.20%	-	-	4,70,819	-	-
536	NAMRATA KAPOOR & GAGAN KAPOOR	T2-106	12-Apr-23	21,04,579	36,22,097	57,26,676	20,21,592	11,48,622	31,70,214	Creditor in Class	-	-	No	0.14%	-	-	25,56,462	-	-
537	MADHU SINGH	T3-1201	12-Apr-23	25,39,494	15,89,433	41,28,927	24,60,000	13,89,072	38,49,072	Creditor in Class	-	-	No	0.17%	-	-	2,79,855	-	-
538	SANJAY KUMAR & ROOP WATI	T2-1605	12-Apr-23	25,31,248	16,21,287	41,52,535	24,32,000	13,81,984	38,13,984	Creditor in Class	-	-	No	0.17%	-	-	3,38,551	-	-
539	LINK HOUSE BUILDWELL PVT. LTD. C/O SATYA VEER SINGH	T2-2105	12-Apr-23	25,61,911	8,59,118	34,21,029	-	-	-	Creditor in Class	-	-	No	0.00%	-	-	34,21,029	-	-
540	LINK HOUSE BUILDWELL PVT. LTD. C/O SATYA VEER SINGH	T2-2206	12-Apr-23	19,52,374	6,54,714	26,07,088	-	-	-	Creditor in Class	-	-	No	0.00%	-	-	26,07,088	-	-
541	AMIT KUMAR CHOUDHARY & SADHANA CHOUDHARY	T2-202	12-Apr-23	26,81,531	15,45,115	42,26,646	22,24,387	11,38,784	33,63,171	Creditor in Class	-	-	No	0.15%	-	-	8,63,475	-	-
542	VINOD KUMAR SHARMA & MAYA SHARMA	T5-1902	12-Apr-23	30,97,766	20,34,289	51,32,055	29,75,368	17,43,167	47,18,535	Creditor in Class	-	-	No	0.21%	-	-	4,13,520	-	-
543	CHAVI GOYAL	T3-2105	12-Apr-23	31,32,000	11,17,040	42,49,040	29,54,717	10,53,812	40,08,529	Creditor in Class	-	-	No	0.18%	-	-	2,40,511	-	-
544	RAJINI MISHRA	T2-402	12-Apr-23	21,16,503	13,67,141	34,83,644	20,29,294	11,55,188	31,84,482	Creditor in Class	-	-	No	0.14%	-	-	2,99,162	-	-
545	SUNIL KUMAR SHARMA	T2-405	12-Apr-23	30,92,700	44,53,488	75,46,188	-	-	-	Creditor in Class	-	-	No	0.00%	-	-	75,46,188	-	-
546	RAI KUMAR YADAV	T1-1802	13-Apr-23	35,99,903	56,05,049	92,04,952	-	-	-	Creditor in Class	-	-	No	0.00%	-	-	92,04,952	-	-
547	KRISHNA PAL	T1-1801	13-Apr-23	35,99,903	56,05,049	92,04,952	-	-	-	Creditor in Class	-	-	No	0.00%	-	-	92,04,952	-	-
548	GURJEET SINGH	H-Shop No. 15	13-Apr-23	14,09,840	4,54,754	18,64,594	13,30,000	4,29,119	17,59,119	Creditor in Class	-	-	No	0.08%	-	-	1,05,475	-	-
549	SUSHRI PARUL & AJAY SINGH	T1-301	13-Apr-23	47,52,774	29,66,088	77,18,862	43,94,822	24,64,662	68,59,484	Creditor in Class	-	-	No	0.31%	-	-	8,59,378	-	-
550	SANCHITA TIBREWAL	T4-504	27-Feb-23	24,61,105	12,56,444	37,17,549	23,39,024	12,05,913	35,44,937	Creditor in Class	-	-	No	0.16%	-	-	1,72,613	-	-
551	ATUL KUMAR	T4-402	1-Feb-23	18,25,542	12,42,900	30,68,442	17,61,963	10,56,975	28,18,938	Creditor in Class	-	-	No	0.13%	-	-	2,49,504	-	-
552	MAYANK SRIVASTAVA & RUCHI SRIVASTAVA	T4-806	14-Apr-23	23,37,495	15,46,795	38,84,290	22,43,428	12,90,889	35,34,317	Creditor in Class	-	-	No	0.16%	-	-	3,49,973	-	-
553	LAV KUMAR SINGH	T4-203	16-Aug-23	23,12,267	16,05,575	39,17,842	22,24,137	13,49,497	35,73,634	Creditor in Class	-	-	No	0.16%	-	-	3,44,208	-	-
554	BISHNU PAUL AND MRS. NANDITA PAUL	T3-2007	15-Apr-23	16,46,934	10,78,138	27,25,072	15,54,926	9,09,034	24,63,960	Creditor in Class	-	-	No	0.11%	-	-	2,61,112	-	-

**Annexure – 2**  
**Name of the corporate debtor: Unibera Developers Private Limited; Date of commencement of CIRP: January 13, 2023; List of creditors as on: September 18, 2024**  
**List of unsecured financial creditors belonging to any class of creditors**

Sl. No.	Name of Creditor	Unit No.	Details of claim received			Amount of claim admitted			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	
555	RAKESH ARORA	T4-206	Original Claim form received on 14-Jun-23 Revised claim form received on 3-Nov-23	23,15,922	33,32,771	56,48,693	22,10,267	12,68,783	34,79,050	Creditor in Class	-	-	No	0.16%	-	-	21,69,643	-	
556	BALVINDER SINGH	T4-406	10-Jul-23	16,60,035	9,92,768	26,52,803	15,80,131	9,53,695	25,33,826	Creditor in Class	-	-	No	0.11%	-	-	1,18,977	-	
557	BRIJESHWAR DAYAL MANGAL	T5-12038	11-Jul-23	36,35,401	23,03,370	59,38,771	34,92,957	19,74,853	54,67,810	Creditor in Class	-	-	No	0.25%	-	-	4,70,961	-	
558	MAGAN KUMAR AGARWAL	T3-205	4-Aug-23	26,88,164	17,58,618	44,46,782	25,84,002	15,46,451	41,30,453	Creditor in Class	-	-	No	0.19%	-	-	3,16,329	-	
559	RAKESH SHARMA	T4-1107	5-Aug-23	23,98,232	13,82,145	37,80,377	23,00,098	13,38,196	36,38,294	Creditor in Class	-	-	No	0.17%	-	-	1,42,083	-	
560	KAMALIJEET KAUR	T3-903	20-Aug-23	21,82,177	15,13,796	36,95,973	20,94,796	12,92,512	33,87,308	Creditor in Class	-	-	No	0.15%	-	-	3,08,665	-	
561	RACHNA SHARMA	T3-2206	10-Sep-23	22,00,000	13,47,726	35,47,726	21,34,058	7,92,000	29,26,058	Creditor in Class	-	-	No	0.13%	-	-	6,21,668	-	
562	PUNEET AGARWAL	T5-1604	28-May-23	34,72,940	21,30,184	56,03,124	33,19,041	19,36,782	52,55,823	Creditor in Class	-	-	No	0.24%	-	-	3,47,301	-	
563	ASHISH MEHTA & MONIKA MEHTA	T3-1403	28-Apr-23	9,33,962	-	9,33,962	9,05,968	-	9,05,968	Creditor in Class	-	-	No	0.04%	-	-	27,994	-	
564	ANITA BANSAL & ANSHUL BANSAL	T-H-Shop No. 6	19-May-23	7,50,000	7,91,835	15,41,835	7,07,547	2,44,539	9,52,086	Creditor in Class	-	-	No	0.04%	-	-	5,89,749	-	
565	VARUN LAUL	T4-405	30-Apr-23	25,00,000	53,82,432	78,82,432	24,15,459	14,43,717	38,59,176	Creditor in Class	-	-	No	0.18%	-	-	40,23,256	-	
566	VARUN LAUL	T2-802	30-Apr-23	12,50,000	21,69,056	34,19,056	-	-	-	Creditor in Class	-	-	No	0.00%	-	-	34,19,056	-	
567	VARUN LAUL	T2-1001	30-Apr-23	25,00,000	53,60,525	78,60,525	24,15,459	14,39,481	38,54,940	Creditor in Class	-	-	No	0.17%	-	-	40,05,585	-	
568	PRADEEP GUPTA	T4-12028	29-Apr-23	15,58,487	28,26,473	43,84,960	14,91,375	7,44,298	22,35,673	Creditor in Class	-	-	No	0.10%	-	-	21,49,287	-	
569	URVASHI ARORA	T3-12088	19-May-23	19,00,594	9,07,681	28,08,275	18,18,750	8,46,690	26,65,440	Creditor in Class	-	-	No	0.12%	-	-	1,42,835	-	
570	URVASHI ARORA	T5-12028	19-May-23	22,12,291	10,56,540	32,68,831	21,17,025	9,85,548	31,02,573	Creditor in Class	-	-	No	0.14%	-	-	1,66,258	-	
571	URVASHI ARORA	T5-1901	19-May-23	22,12,291	10,56,540	32,68,831	21,17,025	9,85,548	31,02,573	Creditor in Class	-	-	No	0.14%	-	-	1,66,258	-	
572	KISHORI LAL SHARMA	T5-2201	2-Jun-23	22,12,291	40,12,213	62,24,504	21,17,025	8,60,730	29,77,755	Creditor in Class	-	-	No	0.14%	-	-	32,46,749	-	
573	VIKAS ARORA	Multiple Units claimed in Tower E	1-May-23	56,20,000	64,35,000	1,20,55,000	-	-	-	Creditor in Class	-	-	No	0.00%	-	-	1,20,55,000	-	
574	ANKUR GIRDHAR	Multiple Shops	01-Jun-23 (Updated claim form received on 26-Oct-23)	1,00,00,000	90,00,000	1,90,00,000	28,22,475	9,94,212	38,16,687	Creditor in Class	-	-	No	0.17%	-	-	1,51,83,313	-	
575	SANJEEV KUMAR	T4-2003	15-Apr-23	31,91,151	-	31,91,151	4,85,013	-	4,85,013	Creditor in Class	-	-	No	0.02%	-	-	27,06,138	-	
576	NARENDER SINGH & PREETI	T2-905	23-Oct-23	25,73,884	32,93,651	58,67,535	24,32,005	13,50,139	37,82,144	Creditor in Class	-	-	No	0.17%	-	-	20,85,391	-	
577	POOJA GUPTA	T3-12058	23-Oct-23	19,00,594	23,94,784	42,95,378	18,18,750	8,40,711	26,59,461	Creditor in Class	-	-	No	0.12%	-	-	16,35,917	-	
578	GAURAV GUPTA	T2-208	27-Jan-23	26,09,211	24,00,474	50,09,685	25,08,000	14,59,246	39,67,246	Creditor in Class	-	-	No	0.18%	-	-	10,42,439	-	
579	YASH RAI	T3-1102	23-Oct-23	27,67,862	35,31,634	62,99,496	22,25,209	12,80,606	35,05,815	Creditor in Class	-	-	No	0.16%	-	-	27,93,681	-	
580	AKASH SHRIVASTAVA & MEENAKSHI SHRIVASTAVA	T2-604	23-Oct-23	68,95,214	68,16,632	1,37,11,846	50,13,094	27,57,674	77,70,768	Creditor in Class	-	-	No	0.35%	-	-	59,41,078	-	
581	NUTAN KUMARI	T2-904	18-Apr-23	50,00,000	-	50,00,000	-	-	-	Creditor in Class	-	-	No	0.00%	-	-	50,00,000	-	
582	SHYAM CHAND	T5-1704	19-Apr-23	36,39,352	16,23,908	52,63,260	34,35,323	13,56,990	47,92,313	Creditor in Class	-	-	No	0.22%	-	-	4,70,947	-	
583	SHYAM CHAND & ANKITA DEVI	T-H-Shop No. 14	19-Apr-23	2,00,000	34,387	2,34,387	1,90,477	29,057	2,19,534	Creditor in Class	-	-	No	0.01%	-	-	14,853	-	
584	ANKITA DEVI & SHYAM CHAND	T-H-Shop No. 9	19-Apr-23	8,57,500	2,54,160	11,11,660	4,21,634	86,252	5,07,886	Creditor in Class	-	-	No	0.02%	-	-	6,03,774	-	
585	TARANDEEP SINGH JAGGI	T4-1708	25-Apr-23	31,51,713	20,52,017	52,03,730	30,22,851	14,71,831	44,94,681	Creditor in Class	-	-	No	0.20%	-	-	7,09,049	-	
586	SANJIV BARANWAL & AMBIKA BARANWAL	T3-807	5-May-23	17,54,847	7,37,130	24,91,977	16,74,851	7,37,130	24,11,981	Creditor in Class	-	-	No	0.11%	-	-	79,996	-	
587	NARESH KUMAR	T1-1501	10-May-23	29,29,607	20,50,725	49,80,332	28,06,018	16,06,246	44,12,264	Creditor in Class	-	-	No	0.20%	-	-	5,68,068	-	
588	PANKAJ KUMAR AND KIRAN DEVI	T3-1601	17-May-23	25,46,803	14,44,037	39,90,840	23,83,037	10,08,831	33,91,868	Creditor in Class	-	-	No	0.15%	-	-	5,98,972	-	
589	AMIT GOEL	T2-1804	3-Jun-23	77,02,267	24,30,164	1,01,32,431	47,87,067	18,38,753	66,25,820	Creditor in Class	-	-	No	0.30%	-	-	35,06,611	-	
590	VIDYA DHAR SHARMA	T4-2107	6-Jun-23	30,00,000	10,31,786	40,31,786	24,00,000	8,206	24,08,206	Creditor in Class	-	-	No	0.11%	-	-	16,23,580	-	
591	ABHISHEK BATHAM	T4-12038	4-Sep-23	22,51,733	16,21,923	38,73,656	21,64,800	13,67,790	35,32,590	Creditor in Class	-	-	No	0.16%	-	-	3,41,066	-	
592	RAVINDU PRABHAT TIWARI	T5-503	26-Oct-23	34,32,570	49,53,514	83,86,084	32,86,696	19,39,805	52,26,501	Creditor in Class	-	-	No	0.24%	-	-	31,59,583	-	

**Annexure – 2**  
**Name of the corporate debtor: Unibera Developers Private Limited; Date of commencement of CIRP: January 13, 2023; List of creditors as on: September 18, 2024**  
**List of unsecured financial creditors belonging to any class of creditors**

Sl. No.	Name of Creditor	Unit No.	Details of claim received			Amount of claim admitted			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	
593	VIKAS KUMAR SINGH	T3-1609	12-Jun-23	2,12,750	-	2,12,750	2,06,373	-	2,06,373	Creditor in Class	-	-	No	0.01%	-	-	6,377	-	-
594	RUPANSH SEHGAL	T4-2007	12-Jul-13	33,57,749	8,54,989	42,12,738	26,47,619	5,98,870	32,46,489	Creditor in Class	-	-	No	0.15%	-	-	9,66,249	-	-
595	MANOJ KUMAR JAIN	T3-1006	1-Aug-23	27,78,374	9,12,135	36,90,509	26,44,703	9,12,135	35,56,838	Creditor in Class	-	-	No	0.16%	-	-	1,33,671	-	-
596	GAURAV KATHURIA	T1-2004	2-Aug-23	23,48,559	21,13,703	44,62,262	21,91,883	8,56,505	30,48,388	Creditor in Class	-	-	No	0.14%	-	-	14,13,874	-	-
597	BIPIN KUMAR JHA	T4-406	12-Aug-23	34,83,000	-	34,83,000	26,47,819	-	26,47,819	Creditor in Class	-	-	No	0.12%	-	-	8,35,181	-	-
598	DEV SHANKAR DUBEY & GAGAN DUBEY	T3-1503	17-Aug-23	24,52,000	12,58,594	37,10,594	23,25,681	9,51,295	32,76,976	Creditor in Class	-	-	No	0.15%	-	-	4,33,618	-	-
599	MAYANK KAPOOR & SAKSHI	T3-1002	19-Aug-23	9,00,000	1,95,374	10,95,374	8,57,142	1,24,368	9,81,510	Creditor in Class	-	-	No	0.04%	-	-	1,13,864	-	-
600	VIMAL KUMAR MAHESWARI	T3-702	16-Jun-23	51,50,717	-	51,50,717	22,06,312	-	22,06,312	Creditor in Class	-	-	No	0.10%	-	-	29,44,405	-	-
601	BRIJESH BALA SHARMA & GYANENDRA SHARMA	T5-1102	25-Aug-23	12,27,154	9,96,184	22,23,338	11,88,872	8,04,188	19,93,060	Creditor in Class	-	-	No	0.09%	-	-	2,30,278	-	-
602	PRADEEP KUMAR KANOUIJA & SHAKUNTALA KANOUIJA	First Floor, Block- H, Shop No-3	28-Aug-23	9,07,331	3,43,705	12,51,036	8,64,124	2,39,061	11,03,185	Creditor in Class	-	-	No	0.05%	-	-	1,47,851	-	-
603	SANDEEP KUMAR SAHA	T4-808	26-Aug-23	27,43,401	21,63,204	49,06,605	27,43,401	15,81,473	43,24,874	Creditor in Class	-	-	No	0.20%	-	-	5,81,731	-	-
604	ANIL KUMAR POTNURU AND SWATI CHANDRA POTNURU	T3-1901	7-Sep-23	19,82,395	13,50,215	33,32,610	18,96,249	10,92,810	29,89,059	Creditor in Class	-	-	No	0.14%	-	-	3,43,551	-	-
605	SANATAN MOHANTY AND SUMITRA SWAIN	T4-2001	6-Sep-23	22,28,187	13,94,310	36,22,497	21,19,910	11,89,992	33,09,902	Creditor in Class	-	-	No	0.15%	-	-	3,12,595	-	-
606	MANJESH KUMAR	T2-301	27-Sep-23	2,91,775	2,43,337	5,35,112	2,91,775	2,42,117	5,33,892	Creditor in Class	-	-	No	0.02%	-	-	1,220	-	-
607	SONU KUMAR GUPTA	T2-301	27-Sep-23	36,73,903	-	36,73,903	35,15,000	-	35,15,000	Creditor in Class	-	-	No	0.16%	-	-	1,58,903	-	-
608	ANANT JAIN	T4-2008	11-Aug-23	31,32,000	17,83,083	49,15,083	29,54,717	10,16,382	39,71,099	Creditor in Class	-	-	No	0.18%	-	-	9,43,984	-	-
609	SATISH GAUTAM	T2-906	6-Oct-23	1,00,000	1,00,000	2,00,000	-	-	-	Creditor in Class	-	-	No	0.00%	-	-	2,00,000	-	-
610	INDER JIT SAGAR	T2-1006	8-Oct-23	2,00,000	2,00,000	4,00,000	-	-	-	Creditor in Class	-	-	No	0.00%	-	-	4,00,000	-	-
611	MANU SHARMA	T4-1008	10-Oct-23	34,85,000	-	34,85,000	26,47,619	-	26,47,619	Creditor in Class	-	-	No	0.12%	-	-	8,37,381	-	-
612	RITU	T4-1801	11-Oct-23	39,44,686	-	39,44,686	26,47,619	-	26,47,619	Creditor in Class	-	-	No	0.12%	-	-	12,97,067	-	-
613	RACHNA VERMA	T4-901	11-Oct-23	31,77,580	-	31,77,580	28,27,175	-	28,27,175	Creditor in Class	-	-	No	0.13%	-	-	3,50,405	-	-
614	PANCHSHEEL GAUTAM	T4-1207	12-Oct-23	26,85,871	15,42,273	42,28,144	23,41,872	13,54,114	36,95,986	Creditor in Class	-	-	No	0.17%	-	-	5,32,158	-	-
615	POGNAM RANI	T4-907	12-Oct-23	24,24,515	15,35,003	39,59,518	22,13,538	12,78,735	34,92,273	Creditor in Class	-	-	No	0.16%	-	-	4,67,245	-	-
616	SUJATA BABURAO MEASHRAM	T4-506	12-Oct-23	25,16,420	16,34,171	41,50,591	23,90,297	13,73,891	37,64,188	Creditor in Class	-	-	No	0.17%	-	-	3,86,403	-	-
617	TOOKI RAM & PUSHPA RANI	T4-1902	13-Oct-23	25,27,568	16,90,458	42,18,026	24,29,045	14,41,790	38,70,835	Creditor in Class	-	-	No	0.18%	-	-	3,47,191	-	-
618	SUBHASHINI BHARGAVA	T5-304	19-Oct-13	20,00,000	-	20,00,000	19,40,052	-	19,40,052	Creditor in Class	-	-	No	0.09%	-	-	59,948	-	-
619	NITIKA GUPTA & PRACHI GUPTA	T3-308	20-Oct-23	27,96,784	24,42,525	52,39,309	26,75,251	15,70,755	42,46,006	Creditor in Class	-	-	No	0.19%	-	-	9,93,303	-	-
620	PURNIMA RAGHAV AND AJAY PRATAP SINGH	T4-104	20-Oct-23	38,16,697	-	38,16,697	36,58,820	-	36,58,820	Creditor in Class	-	-	No	0.17%	-	-	1,57,877	-	-
621	ABHISHEK SINGH	T4-2006	11-Sep-23 (Update claim form received on 12-Jan-24)	27,80,000	6,96,447	34,76,447	26,47,619	6,96,447	33,44,066	Creditor in Class	-	-	No	0.15%	-	-	1,32,381	-	-
622	CHIRAG AGGARWAL	T3-1807	13-Nov-23	26,62,814	11,76,385	38,39,199	25,01,327	11,76,385	36,77,712	Creditor in Class	-	-	No	0.17%	-	-	1,61,487	-	-
623	KRISHNA TRIPATHI & ANUJ TRIPATHI	T4-505	28-Nov-23 (Updated claim form received on 9-Dec-23)	24,97,144	15,55,842	40,52,986	23,26,235	12,95,881	36,22,116	Creditor in Class	-	-	No	0.16%	-	-	4,30,870	-	-
624	NAMITA PANDEY	T3-1101	1-Dec-23	29,06,844	18,77,091	47,83,935	27,79,646	16,07,395	43,87,041	Creditor in Class	-	-	No	0.20%	-	-	3,96,894	-	-
625	NAMITA PANDEY	T2-12088	1-Dec-23	25,40,028	16,86,559	42,26,587	24,41,500	14,43,387	38,84,887	Creditor in Class	-	-	No	0.18%	-	-	3,41,700	-	-
626	Z. DOMINICA WHORIE	T4-1904	4-Dec-23	21,36,128	7,32,173	28,68,301	21,24,542	7,32,173	28,56,715	Creditor in Class	-	-	No	0.13%	-	-	11,586	-	-
627	BAIRANG MITTAL	T4-2106	7-Dec-23	25,62,500	24,84,432	50,46,932	24,25,633	8,70,835	32,96,468	Creditor in Class	-	-	No	0.15%	-	-	17,50,464	-	-
628	SHANTI MITTAL	T3-2206	7-Dec-23	25,62,500	20,34,555	45,97,055	-	-	-	Creditor in Class	-	-	No	0.00%	-	-	45,97,055	-	-
629	SHANTI MITTAL	T3-2207	7-Dec-23	25,62,410	18,82,910	44,45,320	-	-	-	Creditor in Class	-	-	No	0.00%	-	-	44,45,320	-	-

## Annexure – 2

Name of the corporate debtor: Unibera Developers Private Limited; Date of commencement of CIRP: January 13, 2023; List of creditors as on: September 18, 2024  
List of unsecured financial creditors belonging to any class of creditors

Sl. No.	Name of Creditor	Unit No.	Details of claim received			Amount of claim admitted			Details of claim admitted					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				Amount of contingent claim	Amount of any Mutual dues, that may be set-off	
630	SUSHIL SINGH	T3-203	7-Dec-23	15,68,245	72,79,188	88,47,433	15,16,087	9,68,208	24,84,295	Creditor in Class	-	-	No	0.11%	-	-	63,63,138	-	
631	RAKESH MITTAL	T4-2201	8-Dec-23	31,25,000	30,76,027	62,01,027	29,58,090	10,81,306	40,39,396	Creditor in Class	-	-	No	0.18%	-	-	21,61,631	-	
632	RAKESH MITTAL	T4-2202	8-Dec-23	25,62,500	25,16,024	50,78,524	24,25,633	8,84,127	33,09,760	Creditor in Class	-	-	No	0.15%	-	-	17,68,764	-	
633	RAKESH MITTAL	T4-2203	8-Dec-23	25,62,500	24,88,223	50,50,723	24,25,633	8,73,874	32,99,507	Creditor in Class	-	-	No	0.15%	-	-	17,51,216	-	
634	T.R MITTAL	T4-2206	8-Dec-23	25,62,500	24,78,113	50,40,613	24,25,633	8,68,709	32,94,342	Creditor in Class	-	-	No	0.15%	-	-	17,46,271	-	
635	T.R MITTAL	T4-2207	8-Dec-23	25,62,500	24,75,586	50,38,086	24,25,573	8,67,093	32,92,666	Creditor in Class	-	-	No	0.15%	-	-	17,45,420	-	
636	T.R MITTAL	T2-2006	8-Dec-23	29,98,125	23,73,037	53,71,162	-	-	-	Creditor in Class	-	-	No	0.00%	-	-	53,71,162	-	
637	T.R MITTAL	T2-2101	8-Dec-23	31,25,000	23,54,795	54,79,795	-	-	-	Creditor in Class	-	-	No	0.00%	-	-	54,79,795	-	
638	JASVIR SINGH	T2-607	13-Dec-23	29,36,625	-	29,36,625	21,77,306	-	21,77,306	Creditor in Class	-	-	No	0.10%	-	-	7,59,319	-	
639	MIR. SEMA MUGHAVI YEPTHO & MRS BOKALI KHETOJI CHISHI	T4-1905	15-Dec-23	21,36,128	7,32,173	28,68,301	21,24,541	7,32,173	28,56,714	Creditor in Class	-	-	No	0.13%	-	-	11,587	-	
640	SHEFALI GUPTA AND NAVNEET AGGARWAL	T3-908	20-Dec-23	28,93,225	19,13,030	48,06,255	27,68,499	16,34,896	44,03,395	Creditor in Class	-	-	No	0.20%	-	-	4,02,860	-	
641	ANJU BHARDWAJ	T2-1201B	2-Jan-24	12,37,500	5,94,000	18,31,500	11,71,204	4,71,434	16,42,638	Creditor in Class	-	-	No	0.07%	-	-	1,88,862	-	
642	SANJAY SRIVASTAVA	T4-1903	3-Jan-24	27,39,563	18,45,739	45,85,302	26,29,330	15,10,023	41,39,353	Creditor in Class	-	-	No	0.19%	-	-	4,45,949	-	
643	ANKIT CHABBRA	T2-1907	19-Jan-24	40,00,000	-	40,00,000	21,60,050	-	21,60,050	Creditor in Class	-	-	No	0.10%	-	-	18,39,950	-	
644	MANSI GUPTA	T4-606	21-Jan-24	23,97,778	11,50,934	35,48,712	23,00,318	11,50,934	34,51,252	Creditor in Class	-	-	No	0.16%	-	-	97,460	-	
645	NEERAJ MEHROTRA	T2-1401	24-Jan-24	33,00,000	23,03,975	56,03,975	31,71,393	17,09,363	48,80,756	Creditor in Class	-	-	No	0.22%	-	-	7,23,219	-	
646	DENNIS ROMANY PATHAIL	T5-1703	27-Jan-24	50,05,200	-	50,05,200	34,26,776	-	34,26,776	Creditor in Class	-	-	No	0.16%	-	-	15,78,424	-	
647	GOVIND NARAYAN SRIVASTAVA	T4-303	1-Feb-24	20,82,284	18,81,244	39,63,528	21,88,469	12,35,592	34,24,061	Creditor in Class	-	-	No	0.16%	-	-	5,39,467	-	
648	URMILA GUPTA	T3-507	2-Feb-24	21,96,708	14,49,630	36,46,338	21,01,249	12,37,301	33,38,550	Creditor in Class	-	-	No	0.15%	-	-	3,07,788	-	
649	BAIDYANATH SAHA	T2-1806	12-Feb-24	20,81,369	1,87,323	22,68,692	20,21,619	1,87,323	22,08,942	Creditor in Class	-	-	No	0.10%	-	-	59,750	-	
650	SWARN AILAWADI	T5-103	26-Jan-24	20,58,735	-	20,58,735	20,58,735	-	20,58,735	Creditor in Class	-	-	No	0.09%	-	-	-	-	
651	MAHESH PRASAD & SEEMA PANDEY	T2-1106	14-Feb-24	27,00,000	11,68,890	38,68,890	13,25,000	5,07,058	18,32,058	Creditor in Class	-	-	No	0.08%	-	-	20,36,832	-	
652	SUMAN JUNEJA AND VARUN JUNEJA	T3-1202B	23-Feb-24	15,58,487	28,40,652	43,99,139	14,91,375	5,79,226	20,70,601	Creditor in Class	-	-	No	0.09%	-	-	23,28,538	-	
	<b>TOTAL</b>			<b>1,72,96,63,275</b>	<b>1,04,06,19,766</b>	<b>2,77,02,83,041</b>	<b>1,49,17,18,786</b>	<b>71,28,69,840</b>	<b>2,20,45,88,625</b>		-	-		<b>100%</b>	-	-	<b>56,56,94,416</b>	-	

## Annexure – 3

Name of the corporate debtor: Unibera Developers Private Limited; Date of commencement of CIRP: January 13, 2023; List of creditors as on: September 18, 2024

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 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						
	<b>TOTAL</b>		-	-		-	-		0.0000%	-	-	-	-		

**Annexure – 4**

**Name of the corporate debtor: Unibera Developers Private Limited; Date of commencement of CIRP: January 13, 2023; List of creditors as on: September 18, 2024  
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 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 guarantee	Whether related party?	% of voting share in CoC					
				-	-	-	-	0.00%	-	-	-	-	
	<b>TOTAL</b>		-	-		-			-	-	-	-	

**Annexure – 5**

**Name of the corporate debtor: Unibera Developers Private Limited; Date of commencement of CIRP: January 13, 2023; List of creditors as on: September 18, 2024**

**List of operational creditors (Workmen)**

Sl. No.	Name of authorised representative, if any	Name of employee	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 under verification	Amount of claims not admitted	Remarks, if any
			Date of receipt	Amount claimed	Amount of claim admitted	Nature of claim	Whether related party?	% of voting share in CoC, if applicable					
				-	-				-	-	-	-	
	<b>TOTAL</b>			-	-				-	-	-	-	



## Annexure – 6

Name of the corporate debtor: Unibera Developers Private Limited; Date of commencement of CIRP: January 13, 2023; List of creditors as on: September 18, 2024

## List of operational creditors (Employees)

Sl. No.	Name of authorised representative, if any	Name of employee	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 under verification	Amount of claims not admitted	Remarks, if any
			Date of receipt	Amount claimed	Amount of claim admitted	Nature of claim	Whether related party?	% of voting share in CoC, if applicable					
1	NIL	MOHD. KAMRAN KHAN	20-Jan-23	7,64,500	7,64,500	Employees	No	NA	-	-	-	-	
2	NIL	AMIT KUMAR SINGH	20-Jan-23	2,40,000	2,40,000	Employees	No	NA	-	-	-	-	
3	NIL	KAVITA MALIK	20-Jan-23	5,17,400	5,17,400	Employees	No	NA	-	-	-	-	
4	NIL	SACHIN KUMAR	27-Jan-23	1,65,000	1,65,000	Employees	No	NA	-	-	-	-	
5	NIL	PRAMOD KUMAR THAKUR	20-Jan-23	4,63,100	63,100	Employees	No	NA	-	-	-	4,00,000	
		<b>TOTAL</b>		<b>21,50,000</b>	<b>17,50,000</b>			-	-	-	-	<b>4,00,000</b>	

**Annexure – 7**

**Name of the corporate debtor: Unibera Developers Private Limited; Date of commencement of CIRP: January 13, 2023; List of creditors as on: September 18, 2024**

**List of operational creditors (Government dues)**

Sl. No.	Details of claimant		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
	Department	Government	Date of receipt	Amount claimed	Amount of claim admitted	Nature of claim	Whether related party?					
				-	-				-	-	-	
	<b>TOTAL</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: September 18, 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	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 DEPARTMENT	09-Aug-23	3,29,54,337	1,77,65,141	GST Dues	-	-	No	NA	-	-	1,51,89,196	-	
7	PROPERTREE REAL ESTATE SOLUTIONS PVT. LTD.	23-Jan-23	49,96,236	35,48,121	Operational creditors	-	-	No	N/A	-	-	14,48,215	-	
8	VANDANA GUPTA AND ARUN GUPTA	23-Jan-23	81,05,211	74,98,738	Operational creditors	-	-	No	N/A	-	0	6,06,473	-	
			<b>13,93,58,031</b>	<b>9,93,31,457</b>		-	-			-	-	<b>4,00,26,724</b>	-	

## Annexure – 9

Name of the corporate debtor: Unibera Developers Private Limited; Date of commencement of CIRP: January 13, 2023; List of creditors as on: September 18, 2024

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 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?					
1	JOGINDER PAL SINGH AND NISHNEET KAUR	12-Dec-23	11,56,315	9,10,484	Other creditors	NIL	NIL	No	-	-	2,45,831	-	
	<b>TOTAL</b>		<b>11,56,315</b>	<b>9,10,484</b>							<b>2,45,831</b>	<b>-</b>	