

**Annexure-2**

**Name of the corporate debtor: Aastha Buildhome Developers Private Limited**

**Date of commencement of CIRP: 09.12.2022**

**List of Creditors as on: 06-03-2025**

**List of Unsecured financial creditors (belonging to any class of creditors)**

(Amount in ₹)

	Name of creditor	Details of claim received		Details of claim admitted					Amount of contingent claim	Amount of any mutual dues, that may be set-off	Amount of claim not admitted	Amount of claim under verification	Claim categorized as acceptable under regulation 13 of IBBI (CIRP), Regulations 2016	Remarks if any
		Date of receipt	Amount claimed	Amount of claim admitted	Nature of claim	Amount covered by guarantee	Whether related party?	% Of voting share in CoC						
1)	Dr. Garima Gupta	29-12-2022	1,832,451.61	535,744.51	Unsecured Dues	No	No	0.20	Nil	Nil	-	1,296,707.10	-	Flat 101
2)	Shobniya Saxena		1,877,777.00	1,870,580.14	Unsecured Dues	No	No	0.71	Nil	Nil	-	7,196.86	-	Flat 107, 205
3)	Santosh Gupta and Sunayana Gupta	24-12-2022	3,556,003.00	3,118,610.00	Unsecured Dues	No	No	1.19	Nil	Nil	-	437,393.00	-	Flat 109
4)	Rajesh Kumari Malhotra	24-12-2022	830,877.00	830,877.00	Unsecured Dues	No	No	0.32	Nil	Nil	-	-	-	Flat 111
5)	Rajpal Singh Kala	24-12-2022	2,036,621.00	2,036,093.00	Unsecured Dues	No	No	0.78	Nil	Nil	-	528.00	-	Flat 206
6)	Prabha Sethia	24-12-2022	3,755,090.00	2,162,893.00	Unsecured Dues	No	No	0.82	Nil	Nil	-	1,592,197.00	-	Flat 207
7)	Ramesh Singh		2,152,519.37	1,956,946.07	Unsecured Dues	No	No	0.75	Nil	Nil	-	195,573.30	-	Flat 210
8)	Aditi Sharma	05-06-2023	1,137,882.63	1,137,882.63	Unsecured Dues	No	No	0.43	Nil	Nil	-	-	-	Flat 215
9)	Rajesh Kumar Jain and Suman Bala Jain	24-12-2022	3,013,000.00	3,145,905.00	Unsecured Dues	No	No	1.20	Nil	Nil	-	(132,905.00)	-	Flat 301
10)	Saurabh Faujdar	24-12-2022	3,945,700.00	3,141,778.41	Unsecured Dues	No	No	1.20	Nil	Nil	-	803,921.59	-	Flat 302
11)	Krishna Murari Gupta	24-12-2022	2,722,557.84	2,952,606.00	Unsecured Dues	No	No	1.13	Nil	Nil	-	(230,048.16)	-	Flat 308
12)	Om Kanwar Shekhawat	14-01-2023	2,892,952.29	2,892,952.29	Unsecured Dues	No	No	1.10	Nil	Nil	-	-	-	Flat 307
13)	Rekha Verma	23-12-2022	1,868,366.66	1,534,233.19	Unsecured Dues	No	No	0.58	Nil	Nil	-	334,133.47	-	Flat 310

14)	Manoj Kumar Sharma	30-12-2022	758,100.00	834,779.99	Unsecured Dues	No	No	0.32	Nil	Nil	-	(76,679.99)	-	Flat 311
15)	Shyam Sunder Sharma	04-03-2023	3,150,224.00	2,003,319.73	Unsecured Dues	No	No	0.76	Nil	Nil	-	1,146,904.27	-	Flat 314
16)	Nisha Mathur	05-01-2023	7,059,260.00	4,829,279.72	Unsecured Dues	No	No	1.84	Nil	Nil	-	2,229,980.28	-	Flat 315
17)	Rakesh Kumar Agrawal and Meera Agrawal	24-12-2022	3,831,799.00	3,143,479.45	Unsecured Dues	No	No	1.20	Nil	Nil	-	688,319.55	-	Flat 401
18)	Sharda Agarwal	24-12-2022	2,755,826.00	2,798,269.35	Unsecured Dues	No	No	1.07	Nil	Nil	-	(42,443.35)	-	Flat 402
19)	Ram Mohan Gupta	08-04-2023	2,747,249.16	2,707,495.91	Unsecured Dues	No	No	1.03	Nil	Nil	-	39,753.25	-	Flat 408
20)	Sudhir Kumar Chaturvedi	22-12-2022	2,044,814.00	1,987,432.20	Unsecured Dues	No	No	0.76	Nil	Nil	-	57,381.80	-	Flat 410
21)	Puneet Khanna	23.12.2022	1,785,429.00	1,785,429.00	Unsecured Dues	No	No	0.68	Nil	Nil	-	-	-	Flat 413
22)	Ram Prakash Sharma		1,792,897.00	1,792,897.00	Unsecured Dues	No	No	0.68	Nil	Nil	-	-	-	Flat 414
23)	Kiran Gupta	24-12-2022	3,748,629.00	3,714,791.51	Unsecured Dues	No	No	1.42	Nil	Nil	-	33,837.49	-	Flat 415
24)	Saroj Nagori	23-12-2022	1,770,518.00	1,770,518.00	Unsecured Dues	No	No	0.67	Nil	Nil	-	-	-	Flat 505
25)	Ashok Kumar Garg and Kusum Devi	24-12-2022	1,898,247.94	1,898,247.94	Unsecured Dues	No	No	0.72	Nil	Nil	-	-	-	Flat 506
26)	Aruna Sharma	04-03-2023	3,036,944.00	3,019,190.33	Unsecured Dues	No	No	1.15	Nil	Nil	-	17,753.67	-	Flat 507
27)	Ankur Bharadwaj	04-03-2023	2,748,777.00	2,310,878.25	Unsecured Dues	No	No	0.88	Nil	Nil	-	437,898.75	-	Flat 508
28)	Memansha Thakuriya		1,782,608.96	1,782,608.96	Unsecured Dues	No	No	0.68	Nil	Nil	-	-	-	Flat 510
29)	Parul Gupta & Vikas Gupta	24-12-2022	2,029,208.00	2,029,207.00	Unsecured Dues	No	No	0.77	Nil	Nil	-	1.00	-	Flat 513
30)	Umesh Biyani	26-12-2022	3,894,896.00	2,550,855.37	Unsecured Dues	No	No	0.97	Nil	Nil	-	1,344,040.63	-	Flat 514
31)	Sushila Jatav	01-01-2023	3,119,136.00	3,937,070.12	Unsecured	No	No	1.50	Nil	Nil	-	(817,934.12)	-	Flat 515

					Dues									
32)	Neeta Bhatnagar and Eva Bhatnagar	23-12-2022	3,549,704.00	3,691,892.00	Unsecured Dues	No	No	1.41	Nil	Nil	-	(142,188.00)	-	Flat 601
33)	Mr. Gopal Gattani	26-12-2022	1,607,769.00	1,607,769.00	Unsecured Dues	No	No	0.55	Nil	Nil	-	-	-	Flat 605
34)	Sarita Jain	23-12-2022	4,139,634.00	2,541,135.38	Unsecured Dues	No	No	0.97	Nil	Nil	-	1,598,498.62	-	Flat 607
35)	Preeti Kushal Jain	26-12-2022	1,088,433.00	1,054,085.60	Unsecured Dues	No	No	0.40	Nil	Nil	-	34,347.40	-	Flat 611
36)	Mr. Manoharlal Dhoot	27-12-2022	693,025.66	693,025.66	Unsecured Dues	No	No	0.26	Nil	Nil	-	-	-	Flat 612
37)	Ms. Geeta Dhoot	27-12-2022	1,781,883.22	1,781,883.22	Unsecured Dues	No	No	0.68	Nil	Nil	-	-	-	Flat 613
38)	On Prakash Lahoti		3,784,417.00	2,415,262.00	Unsecured Dues	No	No	0.92	Nil	Nil	-	1,369,155.00	-	Flat 614
39)	Pawan Kumar Gupta	24-12-2022	4,116,082.00	3,583,708.51	Unsecured Dues	No	No	1.37	Nil	Nil	-	532,373.49	-	Flat 701
40)	Manisha Banafal		1,757,058.00	1,757,058.00	Unsecured Dues	No	No	0.67	Nil	Nil	-	-	-	Flat 706
41)	Maya Sharma	30-12-2022	1,015,740.00	929,734.03	Unsecured Dues	No	No	0.35	Nil	Nil	-	86,005.97	-	Flat 711
42)	Ramesh Kumar Agarwal	23-12-2022	2,589,792.00	2,589,792.00	Unsecured Dues	No	No	0.99	Nil	Nil	-	-	-	Flat 714
43)	Sonali Agarwal	24-12-2022	2,348,598.00	2,347,757.34	Unsecured Dues	No	No	0.89	Nil	Nil	-	840.66	-	Flat 715
44)	Kanuj Kachwaha	24-12-2022	3,067,346.80	1,980,718.43	Unsecured Dues	No	No	0.76	Nil	Nil	-	1,086,628.37	-	Flat 805
45)	Pramila Kachwaha		2,087,128.00	1,864,803.85	Unsecured Dues	No	No	0.71	Nil	Nil	-	222,324.15	-	Flat 806
46)	Ashish Sharma		2,907,983.03	2,902,410.00	Unsecured Dues	No	No	1.11	Nil	Nil	-	5,573.03	-	Flat 808
47)	Parul Gupta	24-12-2022	1,553,518.00	1,553,518.00	Unsecured Dues	No	No	0.59	Nil	Nil	-	-	-	Flat 810
48)	Harishankar Khandelwal	08-03-2023	1,106,483.94	1,094,459.71	Unsecured Dues	No	No	0.42	Nil	Nil	-	12,024.23	-	Flat 811
49)	Mansa Thakuria	24-12-2022	1,471,380.88	1,433,715.00	Unsecured Dues	No	No	0.55	Nil	Nil	-	37,665.88	-	Flat 812
50)	Vinod Nagarmal Mudra	25-12-2022	2,292,378.82	2,292,378.82	Unsecured Dues	No	No	0.87	Nil	Nil	-	-	-	Flat 813
51)	Rajkumar Malpani	23-12-2022	4,165,907.00	2,660,749.00	Unsecured Dues	No	No	1.01	Nil	Nil	-	1,505,158.00	-	Flat 814
52)	Latesh	23-12-2022	2,600,000.00	1,197,079.10	Unsecured	No	No	0.46	Nil	Nil	-	1,402,920.90	-	Flat 905

	Kachwaha				Dues									
53)	Jai Prakash Choudhary		1,228,915.00	809,611.96	Unsecured Dues	No	No	0.31	Nil	Nil	-	419,303.04	-	Flat 906
54)	Rajendra Kumar Arya		3,255,424.66	2,581,643.84	Unsecured Dues	No	No	0.98	Nil	Nil	-	673,780.82	-	Flat 908
55)	Bhraham Ratan Agarwal		3,142,483.68	3,041,638.54	Unsecured Dues	No	No	1.16	Nil	Nil	-	100,845.14	-	Flat 909
56)	Ashu Sharma		2,505,481.84	2,508,447.42	Unsecured Dues	No	No	0.96	Nil	Nil	-	(2,965.58)	-	Flat 910
57)	Krishna Mundra		1,130,216.00	1,088,522.00	Unsecured Dues	No	No	0.41	Nil	Nil	-	41,694.00	-	Flat 911
58)	Harnarayan Balmukund Sharda	24-12-2022	833,212.01	833,001.00	Unsecured Dues	No	No	0.32	Nil	Nil	-	211.01	-	Flat 912
59)	Shanti H Sharda	02-01-2023	1,643,700.07	1,643,700.07	Unsecured Dues	No	No	0.63	Nil	Nil	-	-	-	Flat 913
60)	Braham Ratan Agrawal		4,212,744.76	4,077,070.55	Unsecured Dues	No	No	1.55	Nil	Nil	-	135,674.21	-	Flat 915
61)	Rajendra Kumar Arya		3,255,424.66	3,255,424.66	Unsecured Dues	No	No	1.24	Nil	Nil	-	-	-	Flat 1002
62)	Naveen Arora & Sonia Arora	24-12-2023	1,231,000.00	2,174,848.45	Unsecured Dues	No	No	0.83	Nil	Nil	-	(943,848.45)	-	Flat 1005
63)	Dharmendra Mathur	22-12-2022	2,588,900.00	2,308,929.84	Unsecured Dues	No	No	0.88	Nil	Nil	-	279,970.16	-	Flat 1006
64)	Rajendra Kumar Arya		2,580,986.30	2,327,534.25	Unsecured Dues	No	No	0.89	Nil	Nil	-	253,452.05	-	Flat 1007
65)	Braham Ratan Agrawal		3,925,934.53	3,799,947.88	Unsecured Dues	No	No	1.45	Nil	Nil	-	125,986.65	-	Flat 1008
66)	Braham Rattam Agrawal		4,082,624.70	3,951,609.44	Unsecured Dues	No	No	1.51	Nil	Nil	-	131,015.26	-	Flat 1009
67)	Roopesh Acharya	24-12-2022	2,045,731.39	2,045,731.39	Unsecured Dues	No	No	0.78	Nil	Nil	-	-	-	Flat 1010
68)	Pramila Kachwaha	24-12-2022	467,082.00	133,450.00	Unsecured Dues	No	No	0.05	Nil	Nil	-	333,632.00	-	Flat 1011
69)	Gopal Gattani	23-12-2022	2,297,804.00	2,297,804.00	Unsecured Dues	No	No	0.88	Nil	Nil	-	-	-	Flat 10123
70)	Dheeraj Bhanu		107,631.00	107,631.00	Unsecured	No	No	0.04	Nil	Nil	-	-	-	Shop 01

	Tak				Dues									
71)	Lalita Sharma	24-12-2022	8,680,000.00	5,328,821.92	Unsecured Dues	No	No	2.03	Nil	Nil	-	3,351,178.08	-	Shop 01 – Aastha Imperial
72)	Rajendra Prasad Sharma	27-03-2023	6,956,800.00	7,697,972.60	Unsecured Dues	No	No	2.93	Nil	Nil	-	(741,172.60)	-	Flat 302 – Aastha Imperial
73)	Ravi Khandelwal		3,114,800.00	1,962,722.00	Unsecured Dues	No	No	0.75	Nil	Nil	-	1,152,078.00	-	As per the information made available by the suspended director the company had sought financial assistance from Mr. Satyanarain Gupta and the said flats were given as security where ATS were made and signed by the suspended director. However the same were settled in 2016 however no documentary evidences relating to settlement have been made available to the RP.
74)	Sandeep Khandelwal		3,114,800.00	1,962,722.00	Unsecured Dues	No	No	0.75	Nil	Nil	-	1,152,078.00	-	
75)	Usha Khandelwal		3,114,800.00	1,962,722.00	Unsecured Dues	No	No	0.75	Nil	Nil	-	1,152,078.00	-	
76)	Mohal Lal Khandelwal		3,114,800.00	1,962,722.00	Unsecured Dues	No	No	0.75	Nil	Nil	-	1,152,078.00	-	
77)	Komal Khandelwal		3,114,800.00	1,962,722.00	Unsecured Dues	No	No	0.75	Nil	Nil	-	1,152,078.00	-	
78)	Rishi Khandelwal		3,594,000.00	2,264,679.00	Unsecured Dues	No	No	0.86	Nil	Nil	-	1,329,321.00	-	
79)	Rishi Khandelwal		3,594,000.00	2,264,679.00	Unsecured Dues	No	No	0.86	Nil	Nil	-	1,329,321.00	-	
80)	Parul Gupta		228,926.00	228,926.00	Unsecured Dues	No	No	0.09	Nil	Nil	-	-	-	As per the information by the suspended director the flat is registered in the name of Mrs. Neha Gupta (Wife of Mr. Saurabh Gupta erstwhile director)
81)	Praveen Kumar Gupta		1,670,392.00	1,670,392.00	Unsecured Dues	No	No	0.64	Nil	Nil	-	-	-	Flat E-303
82)	Rajeshwari Bansal		1,017,844.00	1,017,844.00	Unsecured Dues	No	No	0.39	Nil	Nil	-	-	-	Flat E-202
83)	Sanjay Gupta		1,370,247.00	1,199,279.00	Unsecured Dues	No	No	0.46	Nil	Nil	-	170,968.00	-	Flat E-502
84)	Ankur Agarwal		327,364.00	327,364.00	Unsecured	No	No	0.12	Nil	Nil	-	-	-	Flat E-402

					Dues									
85)	Ankur Agarwal		341,151.00	341,151.00	Unsecured Dues	No	No	0.13	Nil	Nil	-	-	-	Flat E 403
86)	Usha Khandelwal		7,188,000.00	4,529,359.00	Unsecured Dues	No	No	1.73	Nil	Nil	-	2,658,641.00	-	Flat 201 - KR Residency
87)	Mr. Vinod Chand Sharma		2,008,115.00	-	Unsecured Dues	No	No		Nil	Nil	(163.39)	-	2,008,278.39	The claim's status: 'Acceptable' as per Regulation 13(1B) of IBBI (CIRP) Regulations, 2016 but awaiting COC's vote. RP seeks direction on the pending matter Flat 105
88)	Damodar Prasad Bidwatika		2,550,750.00	-	Unsecured Dues	No	No	0.00	Nil	Nil	(843,634.36)	-	3,394,384.36	The claim's status: 'Acceptable' as per Regulation 13(1B) of IBBI (CIRP) Regulations, 2016 but awaiting COC's vote. RP seeks direction on the pending matter
89)	Archana Sharma		2,403,478.00		Unsecured Dues	No	No	0.00	Nil	Nil	48,522.38	-	2,354,955.62	The claim's status: 'Acceptable' as per Regulation 13(1B) of IBBI (CIRP) Regulations, 2016 but awaiting COC's vote. RP seeks direction on the pending matter Flat 309
90)	Indu Bala Khandelwal	16-05-2023	2,441,609.00	-	Unsecured Dues	No	No		Nil	Nil	(1,233.74)	-	2,442,842.74	The claim's status: 'Acceptable' as per Regulation 13(1B) of IBBI (CIRP) Regulations, 2016 but awaiting COC's vote. RP seeks

														direction on the pending matter Flat 107
91)	Saroj Gupta		4,939,586.00	-	Unsecured Dues	No	No	0.00	Nil	Nil	1,420,983.26	-	3,518,602.74	The claim's status: 'Acceptable' as per Regulation 13(1B) of IBBI (CIRP) Regulations, 2016 but awaiting COC's vote. RP seeks direction on the pending matter
92)	Deepak Bhargava		935,128.54	-	Unsecured Dues	No	No	0.00	Nil	Nil	-	-	935,128.54	The claim's status: 'Acceptable' as per Regulation 13(1B) of IBBI (CIRP) Regulations, 2016 but awaiting COC's vote. RP seeks direction on the pending matter
93)	Naveen Bansal		900,000.00	-	Unsecured Dues	No	No	0.00	Nil	Nil	198,454.79	-	701,545.21	The claim's status: 'Acceptable' as per Regulation 13(1B) of IBBI (CIRP) Regulations, 2016 but awaiting COC's vote. RP seeks direction on the pending matter Flat 211
94)	Naveen Bansal		900,000.00	-	Unsecured Dues	No	No	0.00	Nil	Nil	198,454.79	-	701,545.21	The claim's status: 'Acceptable' as per Regulation 13(1B) of IBBI (CIRP) Regulations, 2016 but awaiting COC's vote. RP seeks direction on the pending matter Flat 212

95)	Poonam Modi		700,173.00	-	Unsecured Dues	No	No	0.00	Nil	Nil	(518,589.72)	-	1,218,762.72	The claim's status: 'Acceptable' as per Regulation 13(1B) of IBBI (CIRP) Regulations, 2016 but awaiting COC's vote. RP seeks direction on the pending matter
96)	Sunder Das Shokiya HUF	01-04-2024	2,394,561.50	-	Unsecured Dues	No	No	0.00	Nil	Nil	1,164,322.58	-	1,230,238.92	The claim's status: 'Acceptable' as per Regulation 13(1B) of IBBI (CIRP) Regulations, 2016 but awaiting COC's vote. RP seeks direction on the pending matter Flat 209
97)	Sunder Das Shokiya HUF	01-04-2024	2,394,561.50	-	Unsecured Dues	No	No	0.00	Nil	Nil	1,164,322.58	-	1,230,238.92	The claim's status: 'Acceptable' as per Regulation 13(1B) of IBBI (CIRP) Regulations, 2016 but awaiting COC's vote. RP seeks direction on the pending matter Flat 702
	<b>TOTAL</b>		<b>24,49,46,606.95</b>	<b>18,98,56,409.53</b>							<b>28,31,439.17</b>	<b>3,25,22,234.88</b>	<b>1,97,36,523.37</b>	