

Annexure-1

Name of the corporate debtor: Swastik Homebuild Pvt Ltd ; Date of commencement of CIRP: 19-12-2024 ;

List of creditors as on: 28-04-2025 , List of secured financial creditors

(Amount in ₹)

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 claim not admitted	Amount of claim 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.	Catalyst Trusteeship Limited	06/02/2025	27,68,79,224.00	26,56,39,377.00	FC	0	0	0	30.00	0	0	0	0	
2	DCB Bank Ltd	14/02/25	10,99,85,312.00	10,21,62,738.00	FC	0	0	0	11.54	0	0	0	0	
3	Singh Finlease Pvt Ltd		1,80,60,184.00	1,77,95,094.00	FC	0	0	0	2.01	0	0	0	0	
1	Mitul Arora		13,64,726.00	13,64,726.00	HOME BUYER	0	0	0	0.15	0	0	0	0	
2	Shakuntla Yadav		56,01,359.00	41,19,831.00	HOME BUYER	0	0	0	0.47	0	0	0	0	
3	Bhavna Bansal		30,37,599.00	28,90,456.00	HOME BUYER	0	0	0	0.33	0	0	0	0	
4	Bhavya Dang & Kartika Rai		38,19,440.00	37,34,382.00	HOME BUYER	0	0	0	0.42	0	0	0	0	
5	Surender Kumar & Poonam		53,38,647.00	52,49,493.00	HOME BUYER	0	0	0	0.59	0	0	0	0	
6	Ranjeet S Thakur & Mrs. Sonam Thakur		46,67,526.00	38,04,425.00	HOME BUYER	0	0	0	0.43	0	0	0	0	
7	Sangeeta Kathait & Jai Krishna Singh Kathait		41,49,451.00	34,70,957.00	HOME BUYER	0	0	0	0.39	0	0	0	0	
8	Surender Singh		40,68,438.00	26,66,805.00	HOME BUYER	0	0	0	0.30	0	0	0	0	
9	Tanveer Fatima & Nadeem Ahmad		39,70,736.00	33,44,423.00	HOME BUYER	0	0	0	0.38	0	0	0	0	

10	Ajay Verma & Rashmi Verma	49,43,236.00	22,85,205.00	HOME BUYER	0	0	0	0.26	0	0	0	0	
11	Manoranjana Sahoo & Snigdharani Sahoo	39,11,219.00	37,61,526.00	HOME BUYER	0	0	0	0.42	0	0	0	0	
12	Sharjil Ahmed & Mrs. Reema Bedi	43,44,536.00	39,63,857.00	HOME BUYER	0	0	0	0.45	0	0	0	0	
13	Renu Bala	41,65,081.00	35,04,526.00	HOME BUYER	0	0	0	0.40	0	0	0	0	
14	Daulat Ram Rohilla	34,68,728.00	28,81,069.00	HOME BUYER	0	0	0	0.33	0	0	0	0	
15	Anita Tuli	28,70,749.00	27,88,253.00	HOME BUYER	0	0	0	0.31	0	0	0	0	
16	Shahida Tabassum	31,01,946.00	25,44,770.00	HOME BUYER	0	0	0	0.29	0	0	0	0	
17	Jayanta Kakoti	40,86,492.00	33,45,215.00	HOME BUYER	0	0	0	0.38	0	0	0	0	
18	Sonia Lalit Narang	55,45,936.00	54,56,220.00	HOME BUYER	0	0	0	0.62	0	0	0	0	
19	Munish Puri	36,73,812.00	35,88,698.00	HOME BUYER	0	0	0	0.41	0	0	0	0	
20	Ashima Shrivastava	36,30,526.00	33,91,985.00	HOME BUYER	0	0	0	0.38	0	0	0	0	
21	Vikas Mittal	34,06,215.00	32,59,936.00	HOME BUYER	0	0	0	0.37	0	0	0	0	
22	Naveen Yadav	33,98,772.00	33,14,860.00	HOME BUYER	0	0	0	0.37	0	0	0	0	
23	Anubhw Kumar	41,81,146.00	34,34,379.00	HOME BUYER	0	0	0	0.39	0	0	0	0	
24	Sandeep Bhat & Archana Takoo Bhat	33,03,804.00	28,68,890.00	HOME BUYER	0	0	0	0.32	0	0	0	0	
25	Chandra Mohan Bist	48,04,658.00	35,99,384.00	HOME BUYER	0	0	0	0.41	0	0	0	0	
26	Gautam Tripathi	42,47,048.00	35,37,290.00	HOME BUYER	0	0	0	0.40	0	0	0	0	

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27	Lalit Grover	36,78,795.00	36,68,940.00	HOME BUYER	0	0	0	0.41	0	0	0	0	
28	Manisha Verma & Rahul Verma	49,36,734.00	42,48,197.00	HOME BUYER	0	0	0	0.48	0	0	0	0	
29	Monika Jain	25,05,454.00	23,84,159.00	HOME BUYER	0	0	0	0.27	0	0	0	0	
30	Monika Jain	25,05,454.00	22,78,488.00	HOME BUYER	0	0	0	0.26	0	0	0	0	
31	Neelabh Agrawal & Meera Agarwal	42,70,730.00	41,05,468.00	HOME BUYER	0	0	0	0.46	0	0	0	0	
32	Prag Kumar Bora	32,34,075.00	29,52,238.00	HOME BUYER	0	0	0	0.33	0	0	0	0	
33	Prabhakar Keshara Wadibhasme & Bharti Prabhakar Wadibhasme	51,36,327.00	43,94,044.00	HOME BUYER	0	0	0	0.50	0	0	0	0	
34	Prabhanshu Gaur & Bhavanshu Gaur	59,10,756.00	49,32,832.00	HOME BUYER	0	0	0	0.56	0	0	0	0	
35	Parveen Kumar	34,86,595.00	28,43,007.00	HOME BUYER	0	0	0	0.32	0	0	0	0	
36	Rakesh Poswal	26,65,664.00	21,79,841.00	HOME BUYER	0	0	0	0.25	0	0	0	0	
37	Rekha Bajaj	29,58,764.00	24,62,187.00	HOME BUYER	0	0	0	0.28	0	0	0	0	
38	Sandeep Kumar	32,71,748.00	30,73,244.00	HOME BUYER	0	0	0	0.35	0	0	0	0	
39	Sanjeet Kumar Singh & Alka Singh	25,19,621.00	25,12,604.00	HOME BUYER	0	0	0	0.28	0	0	0	0	
40	Satish Kumar	23,27,672.00	19,82,147.00	HOME BUYER	0	0	0	0.22	0	0	0	0	
41	Sudha Mehta & Raj Kumar Mehta	43,64,710.00	41,19,679.00	HOME BUYER	0	0	0	0.47	0	0	0	0	
42	Suresh Kumar meena	46,72,830.00	39,62,826.00	HOME BUYER	0	0	0	0.45	0	0	0	0	
43	Nitin Singh Salaria	37,66,875.00	28,74,072.00	HOME BUYER	0	0	0	0.32	0	0	0	0	

44	Meenu Aggarwal and Anil Aggarwal	26,38,809.00	21,57,388.00	HOME BUYER	0	0	0	0.24	0	0	0	0	
45	Krishan Kalra	31,91,364.00	30,48,815.00	HOME BUYER	0	0	0	0.34	0	0	0	0	
46	Shriniwas	27,45,742.00	22,36,217.00	HOME BUYER	0	0	0	0.25	0	0	0	0	
47	Nikita Berwal	29,35,147.00	24,10,244.00	HOME BUYER	0	0	0	0.27	0	0	0	0	
48	Ashok Kumar & Sarita	41,13,070.00	40,27,151.00	HOME BUYER	0	0	0	0.45	0	0	0	0	
49	Balachandra S. Iyer	26,34,575.00	25,46,131.00	HOME BUYER	0	0	0	0.29	0	0	0	0	
50	Yugesh Kumar & Dimple Devi	38,99,309.00	32,29,081.00	HOME BUYER	0	0	0	0.36	0	0	0	0	
51	Deveshvari Narendra Kathait	44,12,248.00	35,02,332.00	HOME BUYER	0	0	0	0.40	0	0	0	0	
52	Ankush Sharma	26,94,802.00	26,04,493.00	HOME BUYER	0	0	0	0.29	0	0	0	0	
53	Swecha Chandan & Jaideep Dhaka	26,15,693.00	23,22,848.00	HOME BUYER	0	0	0	0.26	0	0	0	0	
54	Deboshree Gill	41,20,203.00	41,09,168.00	HOME BUYER	0	0	0	0.46	0	0	0	0	
55	Meenakshi Sauhta	42,83,958.00	35,10,118.00	HOME BUYER	0	0	0	0.40	0	0	0	0	
56	Rupesh Singh Kaidwal	42,33,813.00	34,75,042.00	HOME BUYER	0	0	0	0.39	0	0	0	0	
57	Dilip Kumar	52,20,094.00	52,06,119.00	HOME BUYER	0	0	0	0.59	0	0	0	0	
58	Sandeep Bhardwaj	30,39,034.00	29,31,665.00	HOME BUYER	0	0	0	0.33	0	0	0	0	
59	Abhishek Kumar & Swati Saini	47,94,186.00	39,97,859.00	HOME BUYER	0	0	0	0.45	0	0	0	0	
60	Devi Prasad Tripathy	37,33,761.00	30,69,971.00	HOME BUYER	0	0	0	0.35	0	0	0	0	
61	Debasish Mishra & Swarnalata	54,68,213.00	41,15,168.00	HOME BUYER	0	0	0	0.46	0	0	0	0	

	Mishra		0											
62	Bhrigunath tiwari	29,45,590.00	24,83,703.00	HOME BUYER	0	0	0	0.28	0	0	0	0		
63	Ashish Satia	28,32,111.00	24,93,648.00	HOME BUYER	0	0	0	0.28	0	0	0	0		
64	Hemlata Sharma	32,02,831.00	26,87,122.00	HOME BUYER	0	0	0	0.30	0	0	0	0		
65	Amit Gupta & Rohini Gupta	60,76,991.00	50,16,188.00	HOME BUYER	0	0	0	0.57	0	0	0	0		
66	Mohit Mathur	39,79,537.00	34,65,199.00	HOME BUYER	0	0	0	0.39	0	0	0	0		
67	Garima Dixit	50,56,347.00	43,60,539.00	HOME BUYER	0	0	0	0.49	0	0	0	0		
68	BALINDER GAUTAM	28,10,929.00	23,68,392.00	HOME BUYER	0	0	0	0.27	0	0	0	0		
69	Mahendra Singh Meena	43,13,015.00	43,13,015.00	HOME BUYER	0	0	0	0.49	0	0	0	0		
70	Ramesh Kumar	38,42,526.00	38,42,526.00	HOME BUYER	0	0	0	0.43	0	0	0	0		
71	Sheela Yadav	46,22,905.00	45,88,220.00	HOME BUYER	0	0	0	0.52	0	0	0	0		
72	Rita Singh	36,13,425.00	30,49,062.00	HOME BUYER	0	0	0	0.34	0	0	0	0		
73	Rita Singh	35,91,332.00	30,51,564.00	HOME BUYER	0	0	0	0.34	0	0	0	0		
74	SUNIL SHOKEEN	32,39,872.00	32,05,130.00	HOME BUYER	0	0	0	0.36	0	0	0	0		
75	ABHISHEK BAJPAI & ADYA BAJPAI	37,61,212.00	37,51,905.00	HOME BUYER	0	0	0	0.42	0	0	0	0		
76	Apurba Kumar Bagchi & Tandra Bagchi	33,04,550.00	33,03,235.00	HOME BUYER	0	0	0	0.37	0	0	0	0		
77	Ram Kishan Gupta	31,84,349.00	31,62,257.00	HOME BUYER	0	0	0	0.36	0	0	0	0		
78	SAHADEV GHOSH & KAKULI GHOSH	27,95,949.00	23,33,522.00	HOME BUYER	0	0	0	0.26	0	0	0	0		

79	Sanjay Kumar Jhamb	38,26,808.00	35,82,295.00	HOME BUYER	0	0	0	0.40	0	0	0	0	
80	Priyanka Kakkar & Sujoy Saikia	26,63,487.00	25,12,566.00	HOME BUYER	0	0	0	0.28	0	0	0	0	
81	Mohit Agarwal and Akansha Agarwal	25,56,701.00	25,56,701.00	HOME BUYER	0	0	0	0.29	0	0	0	0	
82	Shashi Bala Gupta	27,07,893.00	27,07,893.00	HOME BUYER	0	0	0	0.31	0	0	0	0	
83	Joby Thomas Varghese	24,50,536.00	24,50,536.00	HOME BUYER	0	0	0	0.28	0	0	0	0	
84	Rekha Dasgupta Pandey	21,63,509.00	21,63,509.00	HOME BUYER	0	0	0	0.24	0	0	0	0	
85	Vivek Sangwan	36,98,977.00	36,98,977.00	HOME BUYER	0	0	0	0.42	0	0	0	0	
86	Deewan Singh Yadav /Sanjeev Pal & Angali Pal	29,71,049.00	29,00,373.00	HOME BUYER	0	0	0	0.33	0	0	0	0	
87	Jagtar Singh Malhotra	29,24,567.00	21,67,119.00	HOME BUYER	0	0	0	0.24	0	0	0	0	
88	Manju Gupta	34,87,289.00	31,16,872.00	HOME BUYER	0	0	0	0.35	0	0	0	0	
89	Col Aditya Kanwal & Mrs. Tamanna Kanwal	60,06,571.00	57,52,789.00	HOME BUYER	0	0	0	0.65	0	0	0	0	
90	Basant Kumar Choubey	30,11,353.00	28,84,831.00	HOME BUYER	0	0	0	0.33	0	0	0	0	
91	Garib Nath Choudhary & Sudha Choudhary	51,64,210.00	51,64,210.00	HOME BUYER	0	0	0	0.58	0	0	0	0	
92	Krishna Devi	41,48,330.00	39,58,524.00	HOME BUYER	0	0	0	0.45	0	0	0	0	
93	Paurush Sharma	37,14,998.00	34,81,598.00	HOME BUYER	0	0	0	0.39	0	0	0	0	
94	Pratap Singh Yadav	38,99,979.00	32,75,531.00	HOME BUYER	0	0	0	0.37	0	0	0	0	
95	Pritam Kumar Palanwal	29,66,114.00	29,66,114.00	HOME BUYER	0	0	0	0.33	0	0	0	0	

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96	Raj Singh Yadav	47,44,409.00	43,35,702.00	HOME BUYER	0	0	0	0.49	0	0	0	0	
97	Sakuntla & Arvind Sing	39,11,262.00	36,47,183.00	HOME BUYER	0	0	0	0.41	0	0	0	0	
98	Shiv kumar	30,32,973.00	30,32,973.00	HOME BUYER	0	0	0	0.34	0	0	0	0	
99	Sudesh Yadav	49,53,861.00	44,72,860.00	HOME BUYER	0	0	0	0.51	0	0	0	0	
100	Vijay kumar	28,53,159.00	28,53,159.00	HOME BUYER	0	0	0	0.32	0	0	0	0	
101	Vandana rohilla and yatinder	43,03,702.00	34,57,117.00	HOME BUYER	0	0	0	0.39	0	0	0	0	
102	Santosh Kumar Chaubey & Pratibha Chaubey	26,50,226.00	25,41,324.00	HOME BUYER	0	0	0	0.29	0	0	0	0	
103	Ram kumar Lohia	1,90,000.00	1,90,000.00	HOME BUYER	0	0	0	0.02	0	0	0	0	
104	SURAJ BHAN PANDAY AND BINDU PANDAY	22,69,850.00	22,69,850.00	HOME BUYER	0	0	0	0.26	0	0	0	0	
105	Ajeet Sharma	35,32,013.00	32,97,942.00	HOME BUYER	0	0	0	0.37	0	0	0	0	
106	Amitabh Singh Khokhar & Jasmeet Kaur Khokhar	29,32,001.00	29,15,598.00	HOME BUYER	0	0	0	0.33	0	0	0	0	
107	Avinash Kumar Verma	34,98,308.00	34,98,308.00	HOME BUYER	0	0	0	0.40	0	0	0	0	
108	Bharat Bhushan	29,03,901.00	27,11,128.00	HOME BUYER	0	0	0	0.31	0	0	0	0	
109	Bhupinder singh	24,47,955.00	24,47,955.00	HOME BUYER	0	0	0	0.28	0	0	0	0	
110	Manoj Kumar and Manju	28,01,476.00	28,01,476.00	HOME BUYER	0	0	0	0.32	0	0	0	0	
111	Sumit Yadav	37,00,881.00	37,00,881.00	HOME BUYER	0	0	0	0.42	0	0	0	0	
112	Sushma Sharma	37,71,711.00	36,59,843.00	HOME BUYER	0	0	0	0.41	0	0	0	0	

113	Vipin Batra	14,70,340.00	14,70,340.00	HOME BUYER	0	0	0	0.17	0	0	0	0	
114	Dharambir Singh	33,40,199.00	33,40,199.00	HOME BUYER	0	0	0	0.38	0	0	0	0	
115	Arvind Kumar Jain	30,42,075.00	27,28,783.00	HOME BUYER	0	0	0	0.31	0	0	0	0	
116	MANMEET SINGH	39,86,491.00	39,86,491.00	HOME BUYER	0	0	0	0.45	0	0	0	0	
117	PRASHANT KUMAR KADIAN	12,47,768.00	12,46,402.00	HOME BUYER	0	0	0	0.14	0	0	0	0	
118	Shyam Narayan Pandey	35,33,936.00	35,33,936.00	HOME BUYER	0	0	0	0.40	0	0	0	0	
119	Vikrant Gupta	33,91,238.00	33,46,667.00	HOME BUYER	0	0	0	0.38	0	0	0	0	
120	Vijay Laxmi Semwal & Suresh Chander Semwal	38,73,750.00	38,73,750.00	HOME BUYER	0	0	0	0.44	0	0	0	0	
121	Amit Sangal	50,59,939.00	34,84,855.00	HOME BUYER	0	0	0	0.39	0	0	0	0	
122	Sanjeev Mohan	31,03,217.00	28,06,760.00	HOME BUYER	0	0	0	0.32	0	0	0	0	
123	Manoj kumar Rawat	32,38,121.00	32,38,121.00	HOME BUYER	0	0	0	0.37	0	0	0	0	
124	Sneha Chaudhary	37,44,767.00	32,42,056.00	HOME BUYER	0	0	0	0.37	0	0	0	0	
125	Urvashi Kulshrestha	28,65,876.00	28,31,376.00	HOME BUYER	0	0	0	0.32	0	0	0	0	
126	Monika azaad Sharma & Prateek Sharma	31,33,726.00	28,43,730.00	HOME BUYER	0	0	0	0.32	0	0	0	0	
127	Bani Tamber Aeri & Ajay Aeri	41,71,984.00	36,11,126.00	HOME BUYER	0	0	0	0.41	0	0	0	0	
128	Arun Jain	29,76,712.00	28,73,426.00	HOME BUYER	0	0	0	0.32	0	0	0	0	
129	Anwar Ahsan & Himani Joshi	40,05,996.00	34,29,939.00	HOME BUYER	0	0	0	0.39	0	0	0	0	
130	Kanta punia	24,14,249.00	24,13,548.00	HOME BUYER	0	0	0	0.27	0	0	0	0	

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131	Manju Lata	23,58,247.00	22,30,826.00	HOME BUYER	0	0	0	0.25	0	0	0	0	
132	Sumit kumar Ganguli	44,39,859.00	44,39,859.00	HOME BUYER	0	0	0	0.50	0	0	0	0	
133	Amjad Alam	22,48,433.00	22,12,586.00	HOME BUYER	0	0	0	0.25	0	0	0	0	
134	Babu Ram Salgotra	20,48,039.00	20,48,039.00	HOME BUYER	0	0	0	0.23	0	0	0	0	
135	Suresh Ahlawat	15,19,898.00	15,19,898.00	HOME BUYER	0	0	0	0.17	0	0	0	0	
136	Kapil Sabharwal and Sheetal Sabharwal	25,40,874.00	21,82,605.00	HOME BUYER	0	0	0	0.25	0	0	0	0	
137	Chetan Gangawat and Ms Shweta	44,47,277.00	42,28,338.00	HOME BUYER	0	0	0	0.48	0	0	0	0	
138	Pravesh Sachdeva	29,19,039.00	29,19,039.00	HOME BUYER	0	0	0	0.33	0	0	0	0	
139	Satya Narayan Pal	28,99,362.00	28,99,362.00	HOME BUYER	0	0	0	0.33	0	0	0	0	
140	Dimple Sharma & Anil Kumar Sharma,	49,00,944.00	41,92,834.00	HOME BUYER	0	0	0	0.47	0	0	0	0	
141	Mr. Linto Manjaly & Mrs. Anne Mary Sajan	42,40,423.00	37,60,699.00	HOME BUYER	0	0	0	0.42	0	0	0	0	
142	Mr. Linto Manjaly & Mrs. Anne Mary Sajan	27,08,173.00	23,41,332.00	HOME BUYER	0	0	0	0.26	0	0	0	0	
143	Sandeep Poonia & Raman Choudhary	38,69,904.00	38,69,904.00	HOME BUYER	0	0	0	0.44	0	0	0	0	
144	Aditya Pratap	30,38,612.00	30,38,612.00	HOME BUYER	0	0	0	0.34	0	0	0	0	
145	Rita Mehta and Late Anil Mehta	24,61,993.00	24,61,993.00	HOME BUYER	0	0	0	0.28	0	0	0	0	
146	Rajesh Kumar Sharma & B.R Sharma	49,45,541.00	37,48,177.00	HOME BUYER	0	0	0	0.42	0	0	0	0	
147	Rekha Narayan	32,22,694.00	32,22,694.00	HOME BUYER	0	0	0	0.36	0	0	0	0	

148	Mukesh Kumar		44,36,338.00	34,91,533.00	HOME BUYER	0	0	0	0.39	0	0	0	0	
149	Anil kumar singh and Ranjana devi		19,17,521.00	18,93,638.00	HOME BUYER	0	0	0	0.21	0	0	0	0	
150	Vimal Kumar & Neeru		33,70,020.00	31,58,853.00	HOME BUYER	0	0	0	0.36	0	0	0	0	
151	Sagar Aggarwal		29,74,552.00	21,25,813.00	HOME BUYER	0	0	0	0.24	0	0	0	0	
152	Kapil Dev Sharma & Surbhi Sharma		36,74,125.00	34,90,818.00	HOME BUYER	0	0	0	0.39	0	0	0	0	
153	Bhuvnesh Kumar Agarwal Manik Agarwal		30,23,000.00	22,44,745.00	HOME BUYER	0	0	0	0.25	0	0	0	0	
154	Ritu Sharma		14,27,588.00	14,27,588.00	HOME BUYER	0	0	0	0.16	0	0	0	0	
155	Mohit Saxena		32,29,118.00	31,69,118.00	HOME BUYER	0	0	0	0.36	0	0	0	0	
156	Richa Singh		30,22,048.00	28,74,309.00	HOME BUYER	0	0	0	0.32	0	0	0	0	
157	Maya Mangla		23,86,666.00	17,11,861.00	HOME BUYER	0	0	0	0.19	0	0	0	0	
158	Mangal Singh		27,22,332.00	24,44,012.00	HOME BUYER	0	0	0	0.28	0	0	0	0	
	Total		958639905	885542107					100%					

The above claims are subject to further verification from the books of accounts of CD which is not submitted till date properly of which necessary application has been filed against the suspended directors and the L.d AA has issued notice on 05.03.2025.

