

Annexure-2

Name of the corporate debtor: Theme Developers Private Limited

Date of commencement of CIRP 08/08/2025, List of creditors as on: 13/01/2026

List of unsecured financial creditors belonging to any class of creditors

(Amount in ₹)

Sl. No.	Name of creditor	Identi ficarti on no	Details of claim received		Details of claim admitted					Amount of conti- ngent claim	Amoun tof any mutual dues, that may be set-off	Amount of claim not admitted	Amount of claim under verifica- tion	Remarks , if any
			Date of receipt	Amount claimed	Amountof claim admitted	Natur e of claim	Amount covere d by guar antee	Wheth er relate d party?	% votin g share inCoC					
1	Vijay Krishnarao Shastri & Bharti Vijay Shastri		06/12/2025	72,71,485.94	65,63,083.72	Home Buyer	0	No		0	0	7,08,402.22	0	
2	Sujata Nilesh Dalvi & Nilesh Narayan Dalvi		04/12/2025	75,98,027.00	61,61,921.00	Home Buyer	0	No		0	0	14,36,106.00	0	
3	Hrishikesh Pramod Abhyankar & Akshata Hrishikesh Abhyankar		05/12/2025	65,13,641.00	62,03,466.00	Home Buyer	0	No		0	0	3,10,175.00	0	
4	Sadanand Bhiwaji Rane & Smita Sadanand Rane		05/12/2025	67,41,275.00	52,81,229.00	Home Buyer	0	No		0	0	14,60,046.00	0	
5	Sadhana Rajendra Kolvankar & Rajendra Dattatraya Kolvankar		06/12/2025	89,42,461.00	68,61,539.00	Home Buyer	0	No		0	0	20,80,922.00	0	

6	Yogesh Vasudeo Dhande & Vidya Yogesh Dhande		06/12/2025	1,73,98,297.00	1,06,15,540.00	Home Buyer	0	No		0	0	67,82,757.00	0	
7	Vishtaspa Sam Setha & Nancy Vishtaspa Sethna & Behroze Sam Sethna		07/12/2025	1,38,05,963.00	1,22,51,305.86	Home Buyer	0	No		0	0	15,54,697.14	0	
8	Sharada Vijaykumar Teli & Vijaykumar Raghunath Teli		10/12/2025	1,23,81,557.00	99,63,000.00	Home Buyer	0	No		0	0	24,18,557.00	0	
9	Vijay Mahadeo Bavkar & Archana Vijay Bavkar		04/12/2025	35,10,080.00	33,37,933.00	Home Buyer	0	No		0	0	1,72,147.00	0	
10	Vidya Dilip Raorane & Dilip Balkrishna Raorane		10/12/2025	56,06,078.00	56,06,078.00	Home Buyer	0	No		0	0	0	0	
11	Vaishali Prashant Bhavigadda		09/12/2025			Home Buyer	0	No		0	0	0	0	
12	Pooja Viren Gogri & Viren Dungarsi Gogri		06/12/2025	38,64,689.00	31,94,461.00	Home Buyer	0	No		0	0	6,70,248.00	0	
13	Usha Murlidhar Pillai & Murlidhar Parmeshwar Pillai		06/12/2025	1,40,02,919.00	1,07,52,500.00	Home Buyer	0	No		0	0	32,50,419.00	0	
14	Vinaychandra Vasudev Prabhu & Trupti vinaychandra Prabhu		06/12/2025	99,58,757.00	86,23,797.00	Home Buyer	0	No		0	0	13,34,960.00	0	
15	Tejashree Rohan Pradhan & Rohan Ramesh Pradhan		06/12/2025	71,12,619.00	56,20,442.00	Home Buyer	0	No		0	0	14,92,177.00	0	
16	Swati Suyog Karulkar & Suyog Manik karulkar		07/12/2025	66,77,850.00	64,95,171.00	Home Buyer	0	No		0	0	1,82,679.00	0	
17	Susha Sivadasan Kanara & Sivadasan Raman Kanara		08/12/2025	50,89,928.00	41,41,021.00	Home Buyer	0	No		0	0	9,48,960.00	0	
18	Supriya Prasad Pangarkar & Prasad Ramesh Pangarkar		09/12/2025	89,76,994.00	74,12,689.00	Home Buyer	0	No		0	0	15,64,305.00	0	
19	Sonali Tushar Joshi & Swapnil Tushar Joshi		10/12/2025	82,06,237.00	76,35,329.00	Home Buyer	0	No		0	0	5,70,908.00	0	
20	Snehal Prasad Dangat & Prasad Vasant Dangi		07/12/2025	52,09,111.00	42,37,568.00	Home Buyer	0	No		0	0	9,71,543.00	0	
21	Shilvi Shailesh Khona & Meena Shailesh Khona		09/12/2025	70,43,850.00	58,62,000.00	Home Buyer	0	No		0	0	11,81,850.00	0	
22	Pritish Shantaram Khardikar & Suvidya Shantaram Khardikar		07/12/2025	79,67,413.00	69,54,224.00	Home Buyer	0	No		0	0	10,13,189.00	0	

23	Devashree Milind Abhyankar & Shantanu Milind Abhyankar		09/12/2025	64,88,642.00	62,03,468.00	Home Buyer	0	No		0	0	2,85,174.00	0	
24	Asmita Satish Mhadgut & Satish bala Mhadgut		04/12/2025	43,73,349.00	40,96,133.00	Home Buyer	0	No		0	0	2,77,216.00	0	
25	Surekha Santosh Adekar		09/12/2025	76,16,252.14	71,47,681.14	Home Buyer	0	No		0	0	4,68,571.00	0	
26	Sandhya Sanjay Bhosle & Sanjay Dagdoo Bhosle		09/12/2025	87,86,447.00	59,95,511.00	Home Buyer	0	No		0	0	27,90,936.00	0	
27	Shwetambari Rajan Chumble & rajan yashwant Chumble		05/12/2025	87,83,501.00	66,69,301.00	Home Buyer	0	No		0	0	21,14,200.00	0	
28	Prashant Prabhakar Vaidya & Prajakta Prashant Vaidya		05/12/2025	43,03,089.00	41,43,715.00	Home Buyer	0	No		0	0	1,59,374.00	0	
29	Prasad Madhusudan Tendulkar & Poonam Prasad Tendulkar		04/12/2025	1,48,57,308.00	1,32,28,408.00	Home Buyer	0	No		0	0	16,28,900.00	0	
30	Nirmala Vasant Dangat & Prasad Vasant Dangat		07/12/2025	45,35,237.00	45,35,237.00	Home Buyer	0	No		0	0	0	0	
31	Nilesh Sarjero Bhosale		08/12/2025	43,40,672.00	40,27,398.00	Home Buyer	0	No		0	0	3,13,274.00	0	
32	Tushar Tambe		07/12/2025	71,93,388.00	38,52,350.00	Home Buyer	0	No		0	0	33,41,038.00	0	
33	Manish Yogesh Gaonkar & Yogesh Janardhan Gaonkar		07/12/2025	62,24,800.00	59,93,298.22	Home Buyer	0	No		0	0	2,31,501.78	0	
34	Madhuri Yogesh Udar		08/12/2025	1,36,47,256.00	70,51,378.18	Home Buyer	0	No		0	0	65,95,877.82	0	
35	Manohar M Thakur		04/12/2025	1,35,00,000.00	1,03,96,310.00	Home Buyer	0	No		0	0	31,03,690.00	0	
36	Kshitija Suresh Roge		09/12/2025	44,31,177.00	39,51,023.00	Home Buyer	0	No		0	0	4,80,154.00	0	
37	Jayant Raghunath Gabale		05/12/2025	84,69,450.00	70,33,711.00	Home Buyer	0	No		0	0	14,35,739.00	0	
38	Jayant Anirudha Chipkar & Priya Jayant Chipkar		09/12/2025	41,63,771.00	37,31,955.00	Home Buyer	0	No		0	0	4,31,816.00	0	
39	Harshad Ganpat Sawant		08/12/2025	42,10,056.00	39,44,882.00	Home Buyer	0	No		0	0	2,65,174.00	0	

40	Haresh Wamanrao Vichare & Geeta Haresh Vichare		09/12/2025	83,46,565.00	70,84,459.00	Home Buyer	0	No		0	0	12,62,106.00	0	
41	Anju Kusum		09/12/2025	48,07,211.00	46,80,068.00	Home Buyer	0	No		0	0	1,27,143.00	0	
42	Aparna Muktidas Barahate & Amrita Muktidas Barahate		08/12/2025	96,49,054.00	56,05,320.00	Home Buyer	0	No		0	0	40,43,734.00	0	
43	Anju Vikas Keluskar & Vikas jaywant keluskar & Eshan Vikas Keluskar		06/12/2025	44,12,356.00	26,37,938.00	Home Buyer	0	No		0	0	17,74,418.00	0	
44	Abhijit Kumar & Geeta Kumar		05/12/2025	73,44,616.00	69,51,928.00	Home Buyer	0	No		0	0	3,92,684.00	0	
45	Ashwini Arvind Patil & Arvind Dada Patil		08/12/2025	51,17,231.00	49,91,200.00	Home Buyer	0	No		0	0	1,26,031.00	0	
46	Navinchandra Arjun Nandi		11/12/2025	2,58,69,652.00	1,53,07,928.00	Home Buyer	0	No		0	0	1,05,61,724.00	0	
47	Jayashree Anand & Anand Sunderesan		12/12/2025	67,75,135.00	41,21,028.00	Home Buyer	0	No		0	0	26,54,107.00	0	
48	Bhagwan Daulatram Pamnani		12/12/2025	93,93,640.00	80,00,000.00	Home Buyer	0	No		0	0	13,93,640.00	0	
49	Geeta Bhagwan Pamnani & Bhagwan Daulatram Pamnani		12/12/2025	1,40,73,840.00	1,20,00,000.00	Home Buyer	0	No		0	0	20,73,840.00	0	
50	Geeta Bhagwan Pamnani		12/12/2025	93,93,640.00	80,00,000.00	Home Buyer	0	No		0	0	13,93,640.00	0	
51	Bherulal Devkishan Gurjar		08/12/2025	53,27,953.00	44,17,582.00	Home Buyer	0	No		0	0	9,10,371.00	0	
52	Niranjan Dinesh Walawalkar & Pallavi Walawalkar		08/12/2025	40,72,320.00	40,72,320.00	Home Buyer	0	No		0	0	0.00	0	
53	Tarun Badal Patra & Abha Tarun Patra		12/12/2025	1,74,32,965.00	1,54,70,939.00	Home Buyer	0	No		0	0	19,62,026.00	0	
54	Vijay Manohar Yelwatkar & Anagha Vijay Yelwatkar		12/12/2025	49,54,935.00	39,90,053.00	Home Buyer	0	No		0	0	9,64,882.00	0	
55	Vijay Manohar Yelwatkar & Anagha Vijay Yelwatkar		12/12/2025	48,56,052.00	39,09,185.00	Home Buyer	0	No		0	0	9,46,867.00	0	
56	Anita Bhagwan Yashod		16/12/2025	25,53,208.00	23,45,588.00	Home Buyer	0	No		0	0	2,07,620.00	0	

57	Vinayak Sutar		15/12/2025			Home Buyer	0	No		0	0	0.00	0	
58	Manaswini Mangesh Vishwasrao		15/12/2025	67,72,900.00	60,71,000.00	Home Buyer	0	No		0	0	7,01,900.00	0	
59	Sagar Vijaykumar Dombé & Nikita Sagar Dombé		17/12/2025	1,23,83,440.00	1,04,23,221.84	Home Buyer	0	No		0	0	19,60,218.16	0	
60	Vrishali Sachin Chawathe & Sachin Narendra Chawathe		14/12/2025	75,92,777.84	38,98,401.01	Home Buyer	0	No		0	0	36,94,376.83	0	
61	Amol Bhimaji Khakrale & Madhavi Dilip Amondkar		10/12/2025	1,97,71,300.00	1,78,20,000.00	Home Buyer	0	No		0	0	19,51,300.00	0	
62	Monish Chapsi Chhadwa		19/12/2025	90,02,477.00	74,42,550.00	Home Buyer	0	No		0	0	15,59,927.00	0	
63	Sameer Surendra Soman & Asmita Sameer Soman & Anuja Sameer Soman		20/12/2025	95,95,048.08	83,06,033.00	Home Buyer	0	No		0	0	12,89,015.08	0	
64	Kamal Motilal Shah & Parag Motilal Shah & Usha Motilal Shah		10/12/2025	46,59,050.00	39,66,887.62	Home Buyer	0	No		0	0	6,92,162.38	0	
65	Kaushik Mehta & Dharendra Mehta & Manoj Jagiasi & Payal Jagiasi		22/12/2025	2,15,50,000.00	2,15,50,000.00	Home Buyer	0	No		0	0	0.00	0	
66	Late Janardan Tukaram Khedkar & Vanita Janardan Khedkar		12/12/2025	54,60,000.00	50,00,000.00	Home Buyer	0	No		0	0	4,60,000.00	0	
67	Kaushalya Ramesh Ganatra & Sagar Ramesh Ganatra		12/12/2025	1,61,32,500.00	1,43,92,500.00	Home Buyer	0	No		0	0	17,40,000.00	0	
68	Pravin Yashwantrao Zanjad & Ashvini Pravin Zanjad & Pritish Pravin Zanjad		03/12/2025	44,79,400.00	26,20,000.00	Home Buyer	0	No		0	0	18,59,400.00	0	
69	Pratik Sanjay Bhat & Manasi Madhav Marathe		23/12/2025	45,42,873.00	43,19,879.00	Home Buyer	0	No		0	0	2,22,994.00	0	
70	Manasi Madhav Marathe & Pratik Sanjay Bhat		23/12/2025	45,42,873.00	43,19,879.00	Home Buyer	0	No		0	0	2,22,994.00	0	
71	Mohan Bhikaji Dongre & Mangala Mohan Dongre		18/12/2025	1,27,05,711.26	1,10,39,011.26	Home Buyer	0	No		0	0	16,66,700.00	0	
72	Laxmi Ashok Dalvi & Aarati Ahok Dalvi		12/12/2025			Home Buyer	0	No		0	0		0	
73	Amol Laxman Sawant & Shilpa Amol Sawant		25/12/2025	49,07,838.00	39,79,529.00	Home Buyer	0	No		0	0	9,28,309.00	0	

74	Amol Laxman Sawant & Shilpa Amol Sawant		25/12/2025	50,49,268.00	41,43,988.00	Home Buyer	0	No		0	0	9,05,280.00	0	
75	Ananda Ramchandra Jadhav & Sunayana Ananda Jadhav		28/12/2025	61,66,364.00	58,54,612.00	Home Buyer	0	No		0	0	3,11,752.00	0	
76	vasanti Hemant Sawant & Hemant Satyawar Sawant		09/12/2025	68,54,670.00	65,11,936.00	Home Buyer	0	No		0	0	3,42,734.00	0	
77	Dipika vaibhav Khavaneekar & Vaibhav Sakharan Khavaneekar		31/12/2025	49,99,224.00	47,70,552.00	Home Buyer	0	No		0	0	2,28,672.00	0	
78	Vinayak Narayan Sutar & Vijayaa Vinayak Sutar		10/12/2025	86,80,109.00	52,64,441.00	Home Buyer	0	No		0	0	34,15,668.00	0	
79	Vinayak Narayan Sutar & Vijayaa Vinayak Sutar		10/12/2025	1,02,82,716.00	62,64,698.00	Home Buyer	0	No		0	0	40,18,018.00	0	
TOTAL				63,51,33,135.26	51,73,20,691.85				2.87%			11,78,12,443.41		