

ANNEXURE-2

Name of the Corporate Debtor: Venkat Estates Private Limited

Date of Commencement of CIRP - 04.06.2025 Case No. CP (IB) 88/BB/2025

List of Creditors As on 18.11.2025

List of Unsecured Financial Creditors belonging to any class of creditors(Home Buyers)

S.No	Name of the Creditors	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 under verification and subject to proof of documentary evidences.	Remarks if any
		Date of Receipt	Amount Claimed	Amount of Claim Admitted	Nature of Claim - Form CA	Amount covered by guarantee	Whether Related Party	% of Voting Share				
1	Mr. Sathya Bharath Bhamidi & Mrs. Phani Keerthi	23.06.25	35,97,271.00	35,97,271.00	Note -01	0	No	2.49%	0	0	0	C-424
2	Paras Malviya	23.06.25	28,32,521.00	28,32,521.00	do	0	No	1.96%	0	0	0	C-425
3	Kiran Kumar K	23.06.25	31,37,260.00	31,37,260.00	do	0	No	2.17%	0	0	0	A-401
4	Dileep Kumar & Vijitha	23.06.25	28,30,396.00	28,30,396.00	do	0	No	1.96%	0	0	0	C-126
5	Sunny Prakash	23.06.25	25,44,377.00	25,44,377.00	do	0	No	1.76%	0	0	0	AG-02
6	Pradeep Kumar & Anitha	23.06.25	26,97,475.00	26,97,475.00	do	0	No	1.86%	0	0	0	C-225
7	Raj Kumar Aili	23.06.25	37,40,282.00	37,40,282.00	do	0	No	2.58%	0	0	0	A-304
8	Bhaskar & Sameena	23.06.25	28,62,925.00	28,62,925.00	do	0	No	1.98%	0	0	0	D-231
9	Vinay Krishna Chintam & Susmitha	23.06.25	25,13,772.00	25,13,772.00	do	0	No	1.74%	0	0	0	D-436
10	Ganesh Prabhakar P	23.06.25	34,25,445.00	34,25,445.00	do	0	No	2.37%	0	0	0	A-101
11	Arup Kumar Behera	23.06.25	28,03,466.00	28,03,466.00	do	0	No	1.94%	0	0	0	D-331
12	Jenu Varghese	23.06.25	30,66,589.00	30,66,589.00	do	0	No	2.12%	0	0	0	A-107
13	Soma Shankar	23.06.25	22,81,765.00	22,81,765.00	do	0	No	1.58%	0	0	0	A-406, A-407
14	Sahukari Rakesh	23.06.25	37,40,282.00	37,40,282.00	do	0	No	2.58%	0	0	0	A-301
15	Abhishek Bhora	23.06.25	32,17,500.00	32,17,500.00	do	0	No	2.22%	0	0	0	A-108
16	Sanjay Prajapathi & Tina Dingra	23.06.25	24,94,350.00	24,94,350.00	do	0	No	1.72%	0	0	0	A-207
17	Anandha Neogi & Aparna Rao	23.06.25	23,04,199.00	23,04,199.00	do	0	No	1.59%	0	0	0	D-430
18	Karthigeyan	23.06.25	26,29,151.00	26,29,151.00	do	0	No	1.82%	0	0	0	A-102

(Amount in Rupees)

19	Naga S. Sridhar & Nekkanti SKM Prasad	23.06.25	30,47,015.00	30,47,015.00	do	0	No	2.11%	0	0	0	0	C-223
20	Sankalp Narayanan	24.06.25	13,23,050.00	13,23,050.00	do	0	No	0.91%	0	0	0	0	D-230
21	Prerna Priya & Gowtham Kumar Singh	24.06.25	20,43,018.00	20,43,018.00	do	0	No	1.41%	0	0	0	0	D-235
22	Ankur Patel & Shantha Patel	24.06.25	28,49,468.00	28,49,468.00	do	0	No	1.97%	0	0	0	0	C-218
23	Pradeep Patel, Nayana Pradeep Patel	23.06.25	7,67,640.00	7,67,640.00	do	0	No	0.53%	0	0	0	0	C-319
24	Raju Nath & Debasmita	24.06.25	7,82,660.00	7,82,660.00	do	0	No	0.54%	0	0	0	0	A-105
25	Naresh Patel & Varsha Narresh Patel Form CA	24.06.25	16,01,600.00	16,01,600.00	do	0	No	1.11%	0	0	0	0	C-318
26	Pankaj Tashwarbhai Patel & Jayashreeben Form CA	24.06.25	5,40,000.00	5,40,000.00	do	0	No	0.37%	0	0	0	0	A-305
27	Ayan Choudry	24.06.25	4,50,000.00	4,50,000.00	do	0	No	0.31%	0	0	0	0	C-212
28	Arunkumar sharma & Sarita Sharma	18.06.25	7,67,640.00	7,67,640.00	do	0	No	0.53%	0	0	0	0	D-327
29	Hema .S	24.06.25	50,40,000.00	50,40,000.00	do	0	No	3.48%	0	0	0	0	A-204
30	Prakash Kumbhakar		24,27,818.00	24,27,818.00	do	0	No	1.68%	0	0	24,27,818.00		
31	Raj Kumar Thenabandhu		21,57,719.00	21,57,719.00		0	No	1.49%	0				D-134
32	Giri Babu		22,91,779.00	22,91,779.00		0	No	1.58%	0				C-118
33	Varun Nair	Note -02											
	Total Claims Tally		7,88,08,433.00	7,88,08,433.00				54.46%					

Note -01: The above category of Home Buyers submission of claims on the basis of home units common facilities services civil works are pending for completion and its financial values submitted as claims by HB's (Home Buyers)

Note -02: The claimant submitted claim and also filed case against the CD and case is now under progress in Bangalore Consumer Redressal Commission Case No.DC/525/EA/276/2024.

For Venkat Estates Private Limited
The Company Under CIRP

CS Raghurathan Krishnasamy
M.Com, FCMA, FCS, FIP
Resolution Professional

NCLT Case No. CP/18/88 of 2025

ANNEXURE-4

Name of the Corporate Debtor: Venkat Estates Private Limited

Date of Commencement of CIRP - 04.06.2025 Case No. CP (IB) 88/BB/2025

List of Creditors As on 18.11.2025

List of Un Secured Financial Creditors [USFC]

S.No	Name of the Creditors	Details of claim Received		Details of claim admitted						Amount of claim under verification and subject to acceptance with proof of documentary evidences.	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	Amount of Contingent claim			Amount of any mutual dues, that may be set off
1	Praveen kumar	02.07.25	11,07,333.00	11,07,333.00	Form C - Advance given for Flat Booking	0	No	0.77%	0	0	0	Note 1
2	Nithesh Kumar	05.07.25	8,60,398.00	8,60,398.00	Form C - Advance given for Flat Booking	0	No	0.59%	0	0	0	Note 1
3	Sunny Narayan		56,16,657.00	56,16,657.00		0	No	3.88%	0	0	0	B-215 Under legal dispute
	Total Claims Tally		75,84,388.00	75,84,388.00				5.24%				

Note1 : Seems to be legal clarification due to reason that repeated sale agreement done with multiple parties of A-Block 204 and D- Block 433

For Venkat Estates Private Limited
The Company Under CIRP

CS Raghunathan Krishnasamy
M.Com, FCMA, FCS, FIP
Resolution Professional
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