

Annexure-2

Name of the corporate debtor: Theme Developers Private Limited

Date of commencement of CIRP 08/08/2025, List of creditors as on: 20/02/2026

List of unsecured financial creditors belonging to any class of creditors

(Amount in ₹)

Sl. No.	Name of creditor	Identification no	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 guarantee	Whether related party?	% voting share in CoC					
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	49,56,340.00	47,33,448.00	Home Buyer	0	No		0	0	2,22,892.00	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	67,73,922.00	Home Buyer	0	No		0	0	3,38,697.00	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 Dangti		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	72,10,711.00	Home Buyer	0	No		0	0	15,75,736.00	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	45,17,081.00	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	55,19,498.00	Home Buyer	0	No		0	0	16,73,890.00	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	1,04,83,303.00	Home Buyer	0	No		0	0	30,16,697.00	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		16/12/2025	0	0	Home Buyer	0	No		0	0	0	67,92,078.00	0
58	Prashant Sawant & 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 Dombe & Nikita Sagar Dombe		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	1,05,49,696.00	Home Buyer	0	No		0	0	21,56,015.26	0	
72	Laxmi Ashok Dalvi & Aarati Ahok Dalvi		27/12/2025	0	0	Home Buyer	0	No		0	0	0	41,41,018	
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 Satyawan 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 Khavanekar & Vaibhav Sakharam Khavanekar		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	
80	Dilipkumar Hazarimal ahuja		09/01/2026	11,07,23,502.00	5,30,48,625.00	Home Buyer	0	No		0	0	5,76,74,877.00	0	
81	Krishna Devatram Goel		10/02/2026	1,62,00,000.00	9,38,333.00	Home Buyer	0	No		0	0	1,52,61,667.00	0	
82	Pramod Devatram Goel		10/02/2026	98,00,000.00	8,33,333.00	Home Buyer	0	No		0	0	89,66,667.00	0	
83	Shilpa Pramod Goel		10/02/2026	1,15,00,000.00	8,33,333.00	Home Buyer	0	No		0	0	1,06,66,667.00	0	
84	Late Janardan Tukaram Khedkar & Vanita Janardan Khedkar		12/02/2026	73,80,000.00	69,95,000.00	Home Buyer	0	No		0	0	3,85,000.00	0	
85	Priya Naresh Gotad & Naresh Baban Gotad		05/02/2026	98,65,743.00	90,11,609.00	Home Buyer	0	No		0	0	8,54,134.00	0	

86	Deepali Chandrashekhar & Chandrashekhar Anantaram		14/02/2026	76,53,814.00	49,24,169.00	Home Buyer	0	No		0	0	27,29,645	0	
87	M/S K D REALTIES PVT LTD		09/12/2026	2,53,00,000.00	0	Home Buyer	0	No		0	0	0	2,53,00,000.00	
TOTAL				78,33,56,637.26	57,87,36,270.59				2.68%			20,20,15,367.67	3,62,33,096.00	