

| Annexure -2   |  |                           |                |                           |                 |                                     |                             |                         |                            |   |                                    |                 |
|---|--|---------------------------|----------------|---------------------------|-----------------|-------------------------------------|-----------------------------|-------------------------|----------------------------|---|------------------------------------|-----------------|
| Name of the Corporate Debtor:- Vijay CitiSpace Private Limited                          |  |                           |                |                           |                 |                                     |                             |                         |                            |   |                                    |                 |
| Date of commencement of CIRP - 20.07.2021   |  |                           |                |                           |                 |                                     |                             |                         |                            |   |                                    |                 |
| List of creditors as on - 18.03.2026  |  |                           |                |                           |                 |                                     |                             |                         |                            |   |                                    |                 |
| List of Unsecured financial creditors belonging to any class of creditors - Home Buyers |  |                           |                |                           |                 |                                     |                             |                         |                            |   |                                    |                 |
| Sl. No.   | Name of creditor   | Details of claim received |                | Details of claim received |                 |                                     |                             |                         | Amount of contingent claim | Amount of any mutual dues that may be set-off | 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 ? |                            |   |                                    |                 |
| 1   | Ms. Hemlata Dubey and Mr. Sonu Dubey   | 01.09.2021                | 17,35,841      | 17,35,785                 | Home Buyer      | -                                   | -                           | No                      | 0.17                       | -   | -                                  | -               |
| 2   | Mr. Shailesh Mangesh Shinde and Mrs. Sonali Shailesh Shinde                        | 02.09.2021                | 34,26,995      | 34,96,579                 | Home Buyer      | -                                   | -                           | No                      | 0.34                       | -   | -                                  | -               |
| 3   | Mr. Prasad Vilas Bhatkar and Mrs. Pradnya Prasad Bhatkar                           | 01.09.2021                | 20,55,864      | 20,06,026                 | Home Buyer      | -                                   | -                           | No                      | 0.20                       | -   | -                                  | -               |
| 4   | Mr. Shrikant Dinanath Vishwakarma & Mr. Lakshmi Shrikant Vishwakarma               | 02.09.2021                | 27,44,823      | 30,33,860                 | Home Buyer      | -                                   | -                           | No                      | 0.30                       | -   | -                                  | -               |
| 5   | Mr. Jignesh Yogesh Bhogani (POA Yogesh Ramniklal Bhogani)                          | 05.09.2021                | 34,77,500      | 35,66,056                 | Home Buyer      | -                                   | -                           | No                      | 0.35                       | -   | -                                  | -               |
| 6   | Mr. Bhuvan Prakash Asthana and Mrs. Charushila Bhuvan Asthana                      | 02.09.2021                | 34,31,620      | 36,07,556                 | Home Buyer      | -                                   | -                           | No                      | 0.35                       | -   | -                                  | -               |
| 7   | Miss Sarita Thakorlal Shah, Mr. Atul Bansilal Shah and Miss Sushila Laxmidas Assar | 05.09.2021                | 21,93,079      | 22,41,692                 | Home Buyer      | -                                   | -                           | No                      | 0.22                       | -   | -                                  | -               |
| 8   | Mr. Raj Gopal Talreja and Mrs. Jia Raj Talreja                                     | 03.09.2021                | 35,43,350      | 35,47,898                 | Home Buyer      | -                                   | -                           | No                      | 0.35                       | -   | -                                  | -               |
| 9   | Venkatesh R Iyer, Mrs. Priyanka Kumar Venkatesh and Mrs. Radha Ramkrishnan         | 05.09.2021                | 13,50,000      | 16,37,024                 | Home Buyer      | -                                   | -                           | No                      | 0.16                       | -   | -                                  | -               |
| 10  | MR. Kalpesh Valaku Patil   | 07.09.2021                | 16,32,000      | 16,34,486                 | Home Buyer      | -                                   | -                           | No                      | 0.16                       | -   | -                                  | -               |
| 11  | Mr. Vinayak Jagannath Harnekar and Mr. Jagannath Shankar Harnekar                  | 02.09.2021                | 28,21,650      | 36,08,862                 | Home Buyer      | -                                   | -                           | No                      | 0.35                       | -   | -                                  | -               |
| 12  | Mr. Sandeep Shankar Patil & Mrs. Deepa Sandeep Patil                               | 09.09.2021                | 44,42,000      | 50,64,705                 | Home Buyer      | -                                   | -                           | No                      | 0.50                       | -   | -                                  | -               |
| 13  | Mr. Rishikesh Ratnakar Puranik and Mrs. Archana R. Puranik                         | 10.09.2021                | 8,14,730       | 10,39,152                 | Home Buyer      | -                                   | -                           | No                      | 0.10                       | -   | -                                  | -               |
| 14  | Mr. Anup Gagaram Parte   | 22.11.2021                | 19,21,550      | 19,64,387                 | Home Buyer      | -                                   | -                           | No                      | 0.19                       | -   | -                                  | -               |
| 15  | Mr. Manish D Dhadse  | 10.09.2021                | 34,58,945      | 35,31,557                 | Home Buyer      | -                                   | -                           | No                      | 0.35                       | -   | -                                  | -               |
| 16  | Mr. Arun Ail   | 08.09.2021                | 27,05,095      | 32,21,340                 | Home Buyer      | -                                   | -                           | No                      | 0.31                       | -   | -                                  | -               |
| 17  | Mr. Kawaljit Singh Jasbir Singh Sethi and Saranjeet Kaur Kawaljit Singh Sethi      | 14.09.2021                | 20,48,538      | 21,38,346                 | Home Buyer      | -                                   | -                           | No                      | 0.21                       | -   | -                                  | -               |
| 18  | Mrs. Violet Rajaram Rajadhyax & Mr. Rajaram Shripad Rajadhyax                      | 09.09.2021                | 15,23,150      | 19,31,162                 | Home Buyer      | -                                   | -                           | No                      | 0.19                       | -   | -                                  | -               |
| 19  | Mr. Sachin Motewar and Mrs. Sapana Sachin Motewar                                  | 10.09.2021                | 19,09,553      | 19,06,125                 | Home Buyer      | -                                   | -                           | No                      | 0.19                       | -   | -                                  | -               |
| 20  | Mr. Gourav Tyagi and Ms. Trupti Tyagi  | 16.09.2021                | 33,31,739      | 34,55,541                 | Home Buyer      | -                                   | -                           | No                      | 0.34                       | -   | -                                  | -               |
| 21  | Mr. Sumit Ganesh Pawar and Ms. Nishita Madhav Chobal                               | 14.09.2021                | 20,66,639      | 20,58,968                 | Home Buyer      | -                                   | -                           | No                      | 0.20                       | -   | -                                  | -               |
| 22  | Mrs. Bhairawi Tejas and Mr. Tejas Pramod Patil                                     | 03.09.2021                | 8,51,408       | 12,71,906                 | Home Buyer      | -                                   | -                           | No                      | 0.12                       | -   | -                                  | -               |
| 23  | Mrs. Shobha B. Padalghare, Mr. Vijay B. Padalghare and Mr. Alav B. Padalghare      | 15.09.2021                | 19,83,255      | 20,35,150                 | Home Buyer      | -                                   | -                           | No                      | 0.20                       | -   | -                                  | -               |
| 24  | Mrs. Deepika Chanderraj Mohnot   | 17.09.2021                | 29,94,500      | 29,66,690                 | Home Buyer      | -                                   | -                           | No                      | 0.29                       | -   | -                                  | -               |
| 25  | Ms. Monika Deelip Khade and Mr. Deelip Ramchandra Khade                            | 21.09.2021                | 7,50,000       | 2,13,803                  | Home Buyer      | -                                   | -                           | No                      | 0.02                       | -   | -                                  | -               |
| 26  | Mr. Srinivas Yenagandula and Ms. Srimayee Chattopadhyay                            | 21.09.2021                | 38,54,854      | 40,32,113                 | Home Buyer      | -                                   | -                           | No                      | 0.39                       | -   | -                                  | -               |
| 27  | Mr. Srinivasan Balaji Iyengar  | 15.09.2021                | 20,83,328      | 20,84,759                 | Home Buyer      | -                                   | -                           | No                      | 0.20                       | -   | -                                  | -               |
| 28  | Mrs. Priyanka Surve and Mr. Nikhil Surve   | 29.09.2021                | 20,48,414      | 17,89,131                 | Home Buyer      | -                                   | -                           | No                      | 0.17                       | -   | -                                  | -               |
| 29  | Mr. Nikhil Surve and Mrs. Priyanka Surve   | 29.09.2021                | 18,71,049      | 16,21,986                 | Home Buyer      | -                                   | -                           | No                      | 0.16                       | -   | -                                  | -               |
| 30  | Mr. Santosh Kotian   | 21.09.2021                | 14,71,450      | 13,87,264                 | Home Buyer      | -                                   | -                           | No                      | 0.14                       | -   | -                                  | -               |
| 31  | Mr. Sharad Sawant and Mrs. Bharti Sharad Sawant                                    | 03.08.2021                | 20,83,495      | 21,72,801                 | Home Buyer      | -                                   | -                           | No                      | 0.21                       | -   | -                                  | -               |
| 32  | Ms. Dimple Duggal  | 22.09.2021                | 33,34,290      | 34,10,959                 | Home Buyer      | -                                   | -                           | No                      | 0.33                       | -   | -                                  | -               |
| 33  | Mr. Vikram Mehta and Mrs. Vinita Mehta   | 24.09.2021                | 52,70,708      | 28,09,131                 | Home Buyer      | -                                   | -                           | No                      | 0.27                       | -   | -                                  | -               |
| 34  | Mr. Ramchandra Purushottam Patil and Mrs. Pallavi R Patil                          | 18.09.2021                | 29,13,656      | 37,39,085                 | Home Buyer      | -                                   | -                           | No                      | 0.37                       | -   | -                                  | -               |
| 35  | Mrs. Kisha ankur Kapoor and Mr. Ankur Sushil Kapoor                                | 27.09.2021                | 30,60,000      | 34,68,254                 | Home Buyer      | -                                   | -                           | No                      | 0.34                       | -   | -                                  | -               |
| 36  | Mr. Shyam Dashrath Bhagwat   | 27.09.2021                | 5,00,000       | 6,10,027                  | Home Buyer      | -                                   | -                           | No                      | 0.06                       | -   | -                                  | -               |
| 37  | Mr. Nitin Bhojwani   | 28.09.2021                | 24,61,650      | 26,69,835                 | Home Buyer      | -                                   | -                           | No                      | 0.26                       | -   | -                                  | -               |
| 38  | Mr. Ravindrakumar R. Mehta and Mrs. Manju Ravindrakumar Mehta                      | 25.10.2021                | 21,58,330      | 23,21,688                 | Home Buyer      | -                                   | -                           | No                      | 0.23                       | -   | -                                  | -               |
| 39  | Mr. Chandar Raj Mohnot   | 25.10.2021                | 29,94,500      | 29,66,690                 | Home Buyer      | -                                   | -                           | No                      | 0.29                       | -   | -                                  | -               |
| 40  | Mr. Omkar Vilas Pai (POA Mr. Vilas Shantilal Pai)                                  | 17.09.2021                | 29,63,280      | 29,83,708                 | Home Buyer      | -                                   | -                           | No                      | 0.29                       | -   | -                                  | -               |
| 41  | Mrs. Radha Pal and Vinaykumar J Pal  | 25.10.2021                | 20,29,780      | 25,99,482                 | Home Buyer      | -                                   | -                           | No                      | 0.25                       | -   | -                                  | -               |
| 42  | Mr. Bhajinath Ram Khilwan Yadav  | 21.09.2021                | 28,31,214      | 36,60,164                 | Home Buyer      | -                                   | -                           | No                      | 0.36                       | -   | -                                  | -               |
| 43  | Ms. Rupal Makwana  | 25.09.2021                | 31,74,402      | 32,02,496                 | Home Buyer      | -                                   | -                           | No                      | 0.31                       | -   | -                                  | -               |
| 44  | Mr. Aditya Kumar Verma and Ms. Manju Aditya Verma                                  | 27.09.2021                | 36,27,087      | 37,42,865                 | Home Buyer      | -                                   | -                           | No                      | 0.37                       | -   | -                                  | -               |
| 45  | Mr. Bhaskar Tebdulkar  | 30.09.2021                | 29,03,301      | 37,42,181                 | Home Buyer      | -                                   | -                           | No                      | 0.37                       | -   | -                                  | -               |
| 46  | Mrs. Kinjal C Patel and Mrs. Reena N Patel   | 11.11.2021                | 25,60,000      | 28,83,239                 | Home Buyer      | -                                   | -                           | No                      | 0.28                       | -   | -                                  | -               |
| 47  | Mrs. Trupti Ravindrakumar Vahade   | 10.10.2021                | 20,49,578      | 21,48,068                 | Home Buyer      | -                                   | -                           | No                      | 0.21                       | -   | -                                  | -               |
| 48  | Mr. Mukesh Jandardan Worlikar and Mrs. Swati Mukesh Worlikar                       | 02.11.2021                | 21,36,957      | 22,38,362                 | Home Buyer      | -                                   | -                           | No                      | 0.22                       | -   | -                                  | -               |
| 49  | Mr. Suryakumar S Sawant  | 25.10.2021                | 16,55,175      | 20,86,526                 | Home Buyer      | -                                   | -                           | No                      | 0.20                       | -   | -                                  | -               |
| 50  | Mr. Seema Sawant   | 24.10.2021                | 16,55,175      | 20,86,526                 | Home Buyer      | -                                   | -                           | No                      | 0.20                       | -   | -                                  | -               |
| 51  | Ms. Suzanne Lobo, Ms. Carol Lobo and Mrs. Fatima Lobo                              | 30.09.2021                | 28,61,756      | 35,86,727                 | Home Buyer      | -                                   | -                           | No                      | 0.35                       | -   | -                                  | -               |
| 52  | Ms. Pooja Sridharan  | 04.10.2021                | 33,49,666      | 33,58,708                 | Home Buyer      | -                                   | -                           | No                      | 0.33                       | -   | -                                  | -               |
| 53  | Mr. Yogesh Patil   | 10.11.2021                | 29,87,765      | 38,02,377                 | Home Buyer      | -                                   | -                           | No                      | 0.37                       | -   | -                                  | -               |
| 54  | Mr. Rajan Rajkumar Chhibber (for Flat no. 304 in Vijay Galaxy)                     | 03.08.2021                | 55,40,500      | -                         | Home Buyer      | -                                   | -                           | No                      | -                          | -   | -                                  | Note 1          |
| 55  | Mr. Rajan Rajkumar Chhibber (for Flat no. 404 in Vijay Galaxy)                     | 03.08.2021                | 55,40,500      | -                         | Home Buyer      | -                                   | -                           | No                      | -                          | -   | -                                  | Note 1          |
| 56  | Mr. Rajan Rajkumar Chhibber (for Flat no. 504 in Vijay Galaxy)                     | 03.08.2021                | 55,40,500      | -                         | Home Buyer      | -                                   | -                           | No                      | -                          | -   | -                                  | Note 1          |

|    |  |            |                     |                     |            |   |   |    |                |   |   |   |   |        |
|----|--|------------|---------------------|---------------------|------------|---|---|----|----------------|---|---|---|---|--------|
| 57 | Mr. Rajan Rajkumar Chhibber (for Flat no. 604 in Vijay Galaxy) | 03.08.2021 | 57,56,000           | -                   | Home Buyer | - | - | No | -              | - | - | - | - | Note 1 |
| 58 | Mr. Rajan Rajkumar Chhibber (for Flat no. 704 in Vijay Galaxy) | 03.08.2021 | 57,56,000           | -                   | Home Buyer | - | - | No | -              | - | - | - | - | Note 1 |
| 59 | Mr. Rajan Rajkumar Chhibber (for Flat no. 804 in Vijay Galaxy) | 03.08.2021 | 57,56,000           | -                   | Home Buyer | - | - | No | -              | - | - | - | - | Note 1 |
| 60 | Mr. Khimji Harka Barsaniya                                     | 20.12.2021 | 25,60,000           | 28,85,361           | Home Buyer | - | - | No | 0.28           | - | - | - | - |        |
| 61 | Mr. Nanji Ganesh Patel and Narshee Ganesh Patel                | 20.12.2021 | 25,60,000           | 29,03,307           | Home Buyer | - | - | No | 0.28           | - | - | - | - |        |
| 62 | Mrs. Shradha Puneet Sawant and Mr Puneet Suryakant Sawant      | 16.12.2021 | 48,63,566           | 52,10,488           | Home Buyer | - | - | No | 0.51           | - | - | - | - |        |
| 63 | Mrs. Vandana Ravindra Singh & and Siddesh Ravindra Singh       | 26.10.2021 | 19,84,700           | 25,54,648           | Home Buyer | - | - | No | 0.25           | - | - | - | - |        |
| 64 | Mrs. Sanjaya Hemant Kupawade and Mr. Hemant P. Kupawade        | 21.09.2021 | 21,47,259           | 23,57,118           | Home Buyer | - | - | No | 0.23           | - | - | - | - |        |
| 65 | Mr. Moses P Panyala  | 20.11.2021 | 20,29,789           | 21,36,295           | Home Buyer | - | - | No | 0.21           | - | - | - | - |        |
| 66 | Mr. Amit Vishal Jethwa   | 17.10.2021 | 33,01,087           | 41,76,899           | Home Buyer | - | - | No | 0.41           | - | - | - | - |        |
| 67 | Mr. Thomas Naini   | 20.11.2021 | 16,04,249           | 18,08,777           | Home Buyer | - | - | No | 0.18           | - | - | - | - |        |
| 68 | Mr. Ramya Myalapuri and Mr. Mayalapuri Veerendra Naidu         | 22.11.2021 | 16,70,381           | 16,62,648           | Home Buyer | - | - | No | 0.16           | - | - | - | - |        |
| 69 | Mr. Sanjay Panchal   | 24.11.2021 | 9,00,000            | 11,09,140           | Home Buyer | - | - | No | 0.11           | - | - | - | - |        |
| 70 | Mr. Dinesh Mishra and Seema Mishra                             | 25.11.2021 | 22,36,044           | 21,51,202           | Home Buyer | - | - | No | 0.21           | - | - | - | - |        |
| 71 | Mr. Nigam Ramesh Shah  | 12.12.2021 | 11,00,000           | 13,45,348           | Home Buyer | - | - | No | 0.13           | - | - | - | - |        |
| 72 | Mr. Mahesh Madhukar Lakhimale and Ms. Mahima Mahesh Lakhimale  | 16.12.2021 | 31,94,324           | 25,99,566           | Home Buyer | - | - | No | 0.25           | - | - | - | - |        |
| 73 | Mr. Muthuganesh Raju Konar                                     | 20.12.2021 | 21,63,900           | 23,87,443           | Home Buyer | - | - | No | 0.23           | - | - | - | - |        |
| 74 | Mr. Prabir Karmokar and Mrs. Purnima Karmokar                  | 20.12.2021 | 30,09,466           | 30,51,217           | Home Buyer | - | - | No | 0.30           | - | - | - | - |        |
| 75 | Ms. Payal Mahendra Parekh (for Office No. 1 in Vijay Galaxy)   | 26.10.2021 | 3,64,10,000         | -                   | Home Buyer | - | - | No | -              | - | - | - | - | Note 1 |
| 76 | Ms. Payal Mahendra Parekh (for Office No. 2 in Vijay Galaxy)   | 26.10.2021 | 2,46,40,000         | -                   | Home Buyer | - | - | No | -              | - | - | - | - | Note 1 |
| 77 | Mr. Rajan Rajkumar Chhibber (for Shop No. 1 in Vijay Galaxy)   | 26.10.2021 | 2,25,00,000         | -                   | Home Buyer | - | - | No | -              | - | - | - | - | Note 1 |
| 78 | Mr. Rajan Rajkumar Chhibber (for Shop No. 9 in Vijay Galaxy)   | 26.10.2021 | 64,50,000           | -                   | Home Buyer | - | - | No | -              | - | - | - | - | Note 1 |
| 79 | Mr. Virendra Rajaram Yadav and Mrs. Maya Virendra Yadav        | 17.01.2022 | 21,80,825           | 27,54,708           | Home Buyer | - | - | No | 0.27           | - | - | - | - |        |
| 80 | Mr. Raghavendra Kandukar                                       | 27.03.2022 | 15,00,000           | 18,26,700           | Home Buyer | - | - | No | 0.18           | - | - | - | - |        |
| 81 | Mr. Amit Jagdish shah  | 30.01.2023 | 10,21,811           | 12,57,625           | Home Buyer | - | - | No | 0.12           | - | - | - | - |        |
| 82 | Mr. Rushikesh P Mahadik and Ms. Manish R Mahadik               | 30.01.2023 | 34,77,370           | 35,17,115           | Home Buyer | - | - | No | 0.34           | - | - | - | - |        |
| 83 | Mr. Amit R Gupta and Ms. Reena Veera                           | 26.07.2023 | 20,11,768           | 16,37,448           | Home Buyer | - | - | No | 0.16           | - | - | - | - |        |
|    | <b>TOTAL</b>   |            | <b>30,15,10,723</b> | <b>18,94,52,863</b> |            |   |   |    | <b>18.5232</b> |   |   |   |   |        |

**Notes**

1 As per preliminary information, 6 Flats bearing Flat No. 304, 404, 504, 604, 704 and 804, 2 Shops bearing No.1 and 9 on Ground Floor and 2 Offices bearing No 1 and 2 on the First Floor in the Building "Vijay Galaxy" constructed by the Corporate Debtor has been sold by the Corporate Debtor to Mr. Rajan Chhibber and Ms. Payal Parekh, prior to commencement of the Corporate Insolvency Resolution Process of the Corporate Debtor and that in pursuance thereto the Corporate Debtor has already handed over the possession of the aforesaid 10 premises in the Building "Vijay Galaxy" to Mr. Rajan Chhibber and Ms. Payal Parekh., hence claim is not admitted.

2 Home Buyer's claim for Stamp Duty and registration fees have not been admitted, as the payments for stamp duty and registration charges was not made to corporate Debtor. Based on various documents produced amount of stamp duty is Rs. 2,45,50,980 and registration fees is Rs. 17,40,000.

3 As per regulation 16A(7) of Insolvency and Bankruptcy Board of India (Insolvency Resolution Process for Corporate Persons) Regulations, 2016, the voting share of a creditor in a class shall be in proportion to the financial debt which includes an interest at the rate of eight per cent per annum unless a different rate has been agreed to between the parties. Accordingly the interest amounting to Rs. 374,83,651 is included in above admitted claims. The interest is calculated from date of receipt.