Annexure 1

Name of the Corporate Debtor	ITMC Developers Private Limited
Date of commencement of CIRP	11-03-2026
List of creditors as on	12-05-2026

List of Unsecured financial creditors belonging to any class of creditors - HOME BUYERS

(Amount in Rs.)

Sl. No.	Name of the Creditor	Mail Id	Details of claim received						Details of claim admitted				Nature of claim	Amount covered by security interest	Amount covered by guarantee	Whether related party?	Interest for purpose of Voting share	Total claim for the purpose of calculating voting share	% voting share in CoC	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	Unit No.	Amount claimed				Amount of claim admitted																
					(A)	(B)	Other	(C)	(A)	(B)	(C)										(A)	(B)	(A)	(B)	
					Principal amt	Interest amt		Total Claim	principal amt	interest amt	Total Claim		Nature of claim										principal amt	interest amt	
1	Surjeet Kaur	balbir156@gmail.com	23-03-2026	504	3,40,00,000	-	-	3,40,00,000	69,93,626	-	69,93,626		Home buyer	-	-	NA	66,17,731	1,36,11,357	0.14%	-		2,70,06,374	-	-	Claim admitted based on the supporting documents submitted.
2	Mahesh Kumar Lohia	maheshlohia@gmail.com	23-03-2026	1904	3,24,00,000	72,30,000	-	3,96,30,000	94,92,000	68,70,363	1,63,62,363		Home buyer	-	-	No	-	1,63,62,363	0.17%	-		2,32,67,637	-	-	Claim admitted based on the supporting documents
3	Rekha Sanjay Pai	pairekha73@gmail.com	23-03-2026	1801	92,92,000	-	-	92,92,000	92,92,000	-	92,92,000		Home buyer	-	-	No	88,71,934	1,81,63,934	0.19%	-		-	-	-	Claim admitted based on the supporting documents submitted.
4	Sanjay Ramnath Pai	sanjaypair@gmail.com	23-03-2026	1802	1,15,64,500	-	-	1,15,64,500	1,15,64,500	-	1,15,64,500		Home buyer	-	-	No	1,11,38,304	2,27,02,804	0.24%	-		-	-	-	Claim admitted based on the supporting documents submitted.
5	Vijay Dhanraj Tawari	tawarivijay@gmail.com	23-03-2026	401	90,94,003	2,61,90,729	-	3,52,84,732	75,50,000	82,51,109	1,58,01,109		Home buyer	-	-	No	-	1,58,01,109	0.17%	-		1,91,71,109	1,51,000	1,61,514	Claim partially admitted based on the supporting documents; requisite TDS challans are awaited.
6	Adish Sampatraj Jain	sampatrajain@gmail.com	24-03-2026	802	1,53,07,166	1,39,83,788	-	2,92,90,954	1,42,69,500	1,12,64,206	2,55,33,706		Home buyer	-	-	No	-	2,55,33,706	0.27%	-		37,57,248	-	-	Claim admitted as per the RERA Order and Information received from SBOD
7	Austine Sequeira	austinesequeira@gmail.com	24-03-2026	1404	1,42,15,548	1,38,45,429	-	2,80,60,977	1,29,16,416	1,28,59,607	2,57,76,023		Home buyer	-	-	No	-	2,57,76,023	0.27%	-		22,84,954			Claim partially admitted based on the supporting documents; requisite additional receipts are awaited.
8	Alka Kunal Jain	JainAK@by.com	23-03-2026	702	3,24,00,000	29,00,000	-	3,53,00,000	1,12,61,048	29,00,000	1,41,61,048		Home buyer	-	-	No	-	1,41,61,048	0.15%	-		2,11,38,952	-	-	Claim admitted based on the supporting documents submitted.
9	Saji Samuel	saji_samuel@hotmail.com	24-03-2026	403	1,13,41,134	80,49,559	-	1,93,90,693	1,13,41,134	80,49,559	1,93,90,693		Home buyer	-	-	No	-	1,93,90,693	0.20%	-		-	-	-	Claim admitted as per the RERA Order.
10	Sunita Rupchand Laungani	lalitlp@rediffmail.com	23-03-2026	404	2,85,00,000	83,75,000	-	3,68,75,000	1,28,52,700	83,75,000	2,12,27,700		Home buyer	-	-	No	-	2,12,27,700	0.22%	-		1,56,47,300	-	-	Claim admitted as per the RERA Order.
11	Satish Kalani	crystal.kalani@gmail.com	25-03-2026	601	2,74,73,166	49,26,834	-	3,24,00,000	77,12,172	58,26,265	1,35,38,437		Home buyer	-	-	NA	-	1,35,38,437	0.14%	-		1,88,61,563	-	-	Claim admitted based on the supporting documents submitted. And information received from earstwhile promoter
12	Rochelle Suzie Mascarenhas	rochelle_2000@rediffmail.com	23-03-2026	303	3,50,00,000	-	-	3,50,00,000	-	-	-		Home buyer	-	-	No	-	-	0.00%	-		3,50,00,000		-	Claim under verification; supporting documents awaited.
13	Mohit Verma	[redacted]	25-03-2026	1403	31,64,500	-	-	31,64,500	-	-	-		Home buyer	-	-	NA	-	-	0.00%	-			31,64,500	-	Claim under verification; supporting documents awaited.
14	Pritam Satyadev Mistry	pritamsmistry@gmail.com	25-03-2026	1804	75,85,473	1,03,06,646	9,30,000	1,88,22,119	67,17,473	81,93,022	1,49,10,495		Home buyer	-	-	NA	-	1,49,10,495	0.16%	-		39,11,624			Claim admitted based on the supporting documents submitted.
15	Hemant Satyadev Mistry	hemantmist@gmail.com	25-03-2026	1202	71,13,473	96,99,243	9,30,000	1,77,42,716			-		Home buyer	-	-	NA	-	-	0.00%	-		9,30,000	71,13,473	96,99,243	Claim under verification; supporting documents awaited.
16	Salma Munaf Mamdani	citiplaza@gmail.com	25-03-2026	1402	98,25,000	48,45,000	3,30,000	1,50,00,000	94,65,914	48,45,000	1,43,10,914		Home buyer	-	-	No	-	1,43,10,914	0.15%	-		6,89,086			Claim admitted based on the supporting documents submitted. And information received from earstwhile promoter
17	Madampath Sreekumar Nair	sreekumarnair2@ian@gmail.com	25-03-2026	104	3,24,00,000	72,00,000	-	3,96,00,000	-	-	-		Home buyer	-	-	No	-	-	0.00%	-			3,24,00,000	72,00,000	Claim under verification; supporting documents awaited.
18	Shraddhanand Swamirao More	drprivankakm@gmail.com	25-03-2026	1504	47,15,250	-	-	47,15,250	47,15,250	-	47,15,250		Home buyer	-	-	NA	43,42,095	90,57,345	0.10%	-		-	-	-	Claim admitted based on the supporting documents submitted. And information received from earstwhile promoter
19	Aamir Z. Kuvawalla	aamir.kuvawalla@gmail.com	25-03-2026	801	87,26,845	77,98,213	6,88,125	1,72,13,183	79,97,859	77,98,213	1,57,96,072		Home buyer	-	-	NA	-	1,57,96,072	0.17%	-		14,17,111	-	-	Claim admitted based on the supporting documents submitted. And information received from earstwhile promoter
20	Ravindra Laxman Vengurlekar	ravivng@yahoo.com	24-03-2026	1004	1,51,91,099	1,22,01,497	-	2,73,92,596	1,32,65,164	1,21,96,682	2,54,61,846		Home buyer	-	-	NA	-	2,54,61,846	0.27%	-		19,30,750	-	-	Claim admitted as per the RERA Order.
21	Blessing Infra Developers LLP	kakadiabank@gmail.com	25-03-2026	11 units	15,19,41,800	27,99,39,237	-	43,18,81,037	15,04,22,382	16,28,46,376	31,32,68,758		Home buyer	-	-	No	-	31,32,68,758	3.30%	-		-	15,19,418	11,70,92,861	603,604,703,704,803,804,1403,1503,1603,1703,1704)
22	Wilson Patrick D'souza	doubleu9@hotmail.com	25-03-2026	201	1,39,44,077	-	-	1,39,44,077	1,15,12,700	-	1,15,12,700		Home buyer	-	-	No	95,85,797	2,10,98,497	0.22%	-		24,31,377	-	-	Claim admitted based on the supporting documents submitted. And information received from earstwhile promoter
23	Sakshi Arora	sakshi.arora2811@gmail.com	25-03-2026	503	1,09,30,824	69,84,078	-	1,79,14,902	89,04,762	66,11,079	1,55,15,841		Home buyer	-	-	No	-	1,55,15,841	0.16%	-		23,99,061	-	-	Claim admitted based on the supporting documents submitted. And information received from earstwhile promoter
24	Mayuri Singh	mayuri2401@gmail.com	25-03-2026	1201	57,44,960	-	-	57,44,960	51,14,690	-	51,14,690		Home buyer	-	-	NA	46,68,433	97,83,123	0.10%	-		6,30,270	-	-	Claim admitted based on the supporting documents submitted. And information received from earstwhile promoter
25	Kamlesh Mulchand Yadav	kamlesh201616@gmail.com	25-03-2026	903	30,56,500	-	-	30,56,500	29,17,900	-	29,17,900		Home buyer	-	-	No	26,99,949	56,17,849	0.06%	-		1,38,600	-	-	Claim admitted based on the supporting documents submitted.
26	Srimanto Binoy Sarkar	srimantosarkar@gmail.com	25-03-2026	602	1,43,65,550	-	-	1,43,65,550	26,00,000	-	26,00,000		Home buyer	-	-	NA	25,28,482	51,28,482	0.05%	-		-	1,17,65,550	-	Claim under verification due to non-submission of bank statements for all transactions.
27	Neelikattu Joseph Thomas	njthomas2004@yahoo.com	25-03-2026	301	1,19,44,200	-	-	1,19,44,200	1,09,44,200	-	1,09,44,200		Home buyer	-	-	No	87,96,367	1,97,40,567	0.21%	-		-	10,00,000	-	Claim partially admitted as per supporting documents; loan statement and RERA order required
28	Samir Niranjan Parekh	parekhsamir858@gmail.com	29-03-2026	101	1,49,12,135	-	-	1,49,12,135	45,58,575	-	45,58,575		Home buyer	-	-	No	21,49,253	67,07,828	0.07%	-		-	1,03,53,560	-	Claim partially admitted as per supporting documents; loan statement required
29	Shakuntala B. Singh	sbsingh77@gmail.com	10-04-2026	101 & 11	2,48,61,475	2,02,18,525	-	4,50,80,000	77,00,000	54,41,271	1,31,41,271		Home buyer	-	-	No	-	1,31,41,271	0.14%	-		-	1,71,61,475	1,47,77,254	Claim partially admitted as per supporting documents; loan statement required
30	Narsing Tukaram Sherkhane	dspntsherkhane@gmail.com	10-04-2026	1001	81,45,323	81,58,060	-	1,63,03,383	73,10,291	73,47,944	1,46,58,235		Home buyer	-	-	No	-	1,46,58,235	0.15%	-		16,45,148	-	-	Claim admitted based on the supporting documents submitted. And information received from earstwhile promoter
31	Bhagyashree Shivraj Daraveshkar	dspntsherkhane@gmail.com	10-04-2026	1002	65,29,119	74,90,367	-	1,40,19,486	55,15,000	65,36,296	1,20,51,296		Home buyer	-	-	No	-	1,20,51,296	0.13%	-		19,68,190	-	-	Claim admitted based on the supporting documents submitted. And information received from earstwhile promoter
32	Amita V. Ughade	akansha.ughade@gmail.com	23-03-2026	304	1,52,45,000	1,29,56,926	25,10,047	3,07,11,973	1,34,45,000	1,24,22,007	2,58,67,007		Home buyer	-	-	No	-	2,58,67,007	0.27%	-		48,44,966	-	-	Claim admitted based on the supporting documents submitted.
33	Mahendra Shaparia	mayur.shaparia@indospace.in	20-04-2026	402	3,24,00,000	-	-	3,24,00,000	-	-	-		Home buyer	-	-	No	-	-	0.00%	-		-	3,24,00,000	-	Claim under verification; supporting documents awaited.
34	Himangsu Sekhar Choudhury	hmchoudhury@gmail.com	28-04-2026	701	2,35,24,331	2,29,36,226	-	4,64,60,557	1,31,17,502	1,22,65,874	2,53,83,376		Home buyer	-	-	No	-	2,53,83,376	0.27%	-		2,10,77,181	-	-	Claim admitted as per supporting documents and Information received from SBOD
35	Yasin Haji Mohamed Naviwala	citiplaza@gmail.com	09-05-2026	1302	98,00,000	48,70,000	3,30,000	1,50,00,000	94,41,166	47,62,118	1,42,03,284		Home buyer	-	-	No	-	1,42,03,284	0.15%	-		7,96,716	-	-	Claim admitted as per supporting documents and Information received from SBOD
36	Mohammad Ishak Khan	ishakkhan6298@gmail.com	10-05-2026	1901	1,28,46,000	1,11,73,755	-	2,40,19,755	60,00,000	72,84,952	1,32,84,952		Home buyer	-	-	No	-	1,32,84,952	0.14%	-		1,07,34,803	-	-	Claim admitted based on the supporting documents submitted.
37	Mohamad Rafique Khan & Mrs Yasmee	adduaffiya@gmail.com	12-05-2026	1601	1,19,20,604	68,25,654	-	1,87,46,258	42,50,000	36,00,421	78,50,421		Home buyer	-	-	No	-	78,50,421	0.08%	-		1,08,95,837	-	-	Claim admitted based on the supporting documents submitted.
38	Krishna Kumar Neduguil	sangeetakknair@gmail.com	18-05-2026	302	2,24,00,000	72,00,000	-	2,96,00,000	-	-	-		Home buyer	-	-	No	-	-	0.00%	-		-	2,24,00,000	72,00,000	Claim under verification; supporting documents awaited.
39	1 Mandeep Sinha	mandeepxl@gmail.com	24-03-2026	603	35,00,000	28,61,580	-	63,61,580	30,67,900	28,61,580	59,29,480		Home buyer	-	-	NA	-	59,29,480	0.06%	-		4,32,100	-	-	Claim admitted as per the RERA Order for amount refund and flat cancellation
40	2 Rajani Jagdish Badhan	abhinayaise@gmail.com	25-03-2026	1501	73,28,991	65,00,000	-	1,38,28,991	65,65,000	43,03,762	1,08,68,762		Home buyer	-	-	No	-	1,08,68,762	0.11%	-		29,60,229	-	-	Claim admitted as per the RERA Order for amount refund and flat cancellation
41	3 Radha Arakkal	radha.arakkal1510@gmail.com	25-03-2026	203	1,76,84,999	67,19,241	-	1,76,84,999	37,33,065	83,64,253	1,20,97,318		Home buyer	-	-	NA	-	1,20,97,318	0.13%	-		55,87,681	-	-	Claim admitted as per the RERA Order/ SC for amount refund and flat cancellation
41					**77,23,35,045**	**54,23,85,588**	**57,18,172**	**1,31,37,19,563**	**43,45,26,889**	**34,20,76,959**	**77,66,03,847**			-	-		-	-	**83,80,02,192**	**8.84%**	-	-	**20,65,55,868**	**17,44,28,976**	**15,61,30,872**	

Note: The above list is subject to change upon receipt of further information on existing claims