

Annexure - 2

Name of Corporate Debtor: Venkat Estates Private Limited

Date of Commencement of CIRP: 4th June 2025

List of Creditors as on 7th August 2026

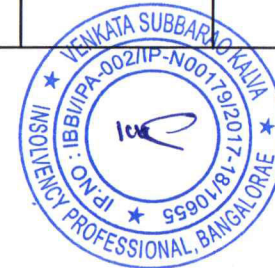
List of Unsecured Financial Creditors belonging to any class of creditors (Home Buyers)

(Amount in Rs.)

Sl. No.	Name of Creditor	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 acceptance with proof of documentary evidence	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	Pankaj Patel and Jayshree Ben	18-06-2025	58,25,000	58,25,000	Home Buyer	0	No	6.39	0	0	0	
2	Arun Kumar Sharma	18-06-2025	7,67,440	7,67,440	Home Buyer	0	No	0.84	0	0	0	
3	Hema S	23-06-2025	50,40,000	50,40,000	Home Buyer	0	No	5.53	0	0	0	



4	Pradeep Patel	23-06-2025	7,67,640	7,67,640	Home Buyer	0	No	0.84	0	0	0	
5	Ayan Choudhary	24-06-2025	4,50,000	4,50,000	Home Buyer	0	No	0.49	0	0	0	
6	Nitesh Kumar and Akansha Raj	05-07-2025	8,60,398	8,60,398	Home Buyer	0	No	0.94	0	0	0	
7	Giri Babu	08-07-2025	22,91,779	22,91,779	Home Buyer	0	No	2.52	0	0	0	
8	Prakash Kumbhakar	09-07-2025	24,27,819	24,27,819	Advance paid for flat	0	No	2.67	0	0	0	
9	Raj Kumar Thenabanda	24-07-2025	21,57,719	21,57,719	Home Buyer	0	No	2.37	0	0	0	
10	K Venkat Raman	25-11-2025	30,73,237	30,73,237	Home Buyer	0	No	3.37	0	0	0	
11	Kishore Reddy	23-02-2026	53,60,160	53,60,160	Home Buyer	0	No	5.88	0	0	0	
12	Pradeep S	25-02-2026	30,00,000	21,00,000	Home Buyer	0	No	2.31	0	0	0	Claim admitted to the extent of the amount mentioned in the Corporate Debtor Books of Accounts



13	K Somashankar	14-03-2026	70,81,765	70,81,765	Home Buyer	0	No	7.77	0	0	0	
14	Sanjay Prajapati and Tina Dingra	14-03-2026	77,00,000	74,94,350	Home Buyer	0	No	8.23	0	0	0	The claim towards compensation for the delay in possession of the property has not been admitted
15	Karthigeyan	15-03-2026	69,46,192	69,46,192	Home Buyer	0	No	7.63	0	0	0	
16	Ankur Patel	15-03-2026	73,89,468	73,89,468	Home Buyer	0	No	8.11	0	0	0	
17	Augustine W. Amalesh	15-03-2026	76,93,466	76,93,466	Home Buyer	0	No	8.45	0	0	0	
18	Purnananda Vamsi Parimi	20-03-2026	62,52,045	62,52,000	Home Buyer	0	No	6.86	0	0	0	
19	Raju Nath and Debasmita Maiti	14-06-2026	85,11,270	85,11,270	Home Buyer	0	No	9.34	0	0	0	
20	Jenu Varghese	23-06-2026	86,02,593	86,02,593	Home Buyer	0	No	9.44	0	0	0	
	Total		9,21,97,991	9,10,92,296				100				

