

**LIST OF CREDITORS
OF
UNIBERA DEVELOPERS PRIVATE LIMITED
(as on July 28, 2023)**

Notes related to the claims verification process for Unibera Developers Private Limited

1 General notes applicable to the overall claims verification process:

- 1.1 Pursuant to an order dated March 16, 2023 ("**Order**"), the Hon'ble NCLT approved the replacement of Interim Resolution Professional ("**IRP**") and appointed Mr. A. Viswanadha Sarma as the Resolution Professional ("**RP**"), a copy of which was made available to the RP on March 22, 2023.
- 1.2 There have been certain challenges with regards to verification of claim details with the records of the Corporate Debtor, including but not limited to – access to the updated books of accounts / relevant records etc. Given the state of operations of the Corporate Debtor(s) and ensuing circumstances, it has been the continued endeavor of the RP and the RP team to engage with relevant stakeholders in order to verify the claims in an expeditious manner, as practically feasible, by placing reliance on the Corporate Debtor's records and books of accounts, inputs / information from the Corporate Debtor and the supporting documents submitted by the concerned creditors (including any clarifications, as may have been sought).

UNIBERA DEVELOPERS PRIVATE LIMITED

Sr. No.	Category of creditor	Summary of claims received		No. of claims verified	Amount of claims admitted	Amount of contingent claims	Amount of claims not admitted	Amount of claims under verification	Details in Annexure	Remarks, if any
		No. of claims	Amount							
1	Secured financial creditors belonging to any class of creditors	-	-	-	-	-	-	-	1	-
2	Unsecured financial creditors belonging to any class of creditors	552	2,33,43,00,743	552	1,91,81,07,453	-	41,61,93,290	-	2	-
3	Secured financial creditors (other than financial creditors belonging to any class of creditors)	-	-	-	-	-	-	-	3	-
4	Unsecured financial creditors (other than financial creditors belonging to any class of creditors)	-	-	-	-	-	-	-	4	-
5	Operational creditors (Workmen)	-	-	-	-	-	-	-	5	-
6	Operational creditors (Employees)	5	21,50,000	5	21,50,000	-	-	-	6	-
7	Operational creditors (Government Dues)	-	-	-	-	-	-	-	7	-
8	Operational creditors (other than Workmen and Employees and Government Dues)	5	9,33,02,297	5	7,05,19,457	-	2,27,82,840	-	8	-
9	Other creditors, if any, (other than financial creditors and operational creditors)	-	-	-	-	-	-	-	9	-
	Total	562	2,42,97,53,040	562	1,99,07,76,910	-	43,89,76,130	-		

Annexure – 1

Name of the corporate debtor: Unibera Developers Private Limited; Date of commencement of CIRP: January 13, 2023; List of creditors as on: July 28, 2023

List of secured financial creditors belonging to any class of creditors

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 claims not admitted	Amount of claims 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?	% of voting share in CoC					
			-	-		-	-			-	-	-	-	
			-	-	-	-	-		0.00%	-	-	-	-	

Annexure – 2
Name of the corporate debtor: Unibera Developers Private Limited; Date of commencement of CIRP: January 13, 2023; List of creditors as on: July 28, 2023
List of unsecured financial creditors belonging to any class of creditors

Sl. No.	Name of Creditor	Unit No.	Details of claim received			Details of claim admitted			Details of claim admitted						Amount of claims not admitted	Amount of claims under verification	Remarks, if any	
			Date of receipt	Amount claimed		Principal	Interest		Nature of claim	Amount covered by security interest	Amount covered by guarantee	Whether related party?	% of voting share in CoC	Amount of contingent claim				Amount of any Mutual dues, that may be set-off
				Principal	Interest		Principal	Interest										
1	ABHISHEK BISWAS & RUCHIRA BISWAS	T1-103	27-Jan-23	10,20,000	11,07,121	21,27,121	9,89,427	7,14,122	17,03,549	Creditor in Class	-	-	No	0.09%	-	4,23,572	-	
2	HARBINDER SINGH VIRDI & ARVINDER KAUR	T1-202	24-Jan-23	31,72,424	19,26,669	50,99,093	30,27,441	16,39,063	46,66,504	Creditor in Class	-	-	No	0.24%	-	4,32,589	-	
3	NEEL KAMAL GHAI	T1-203	20-Jan-23	28,05,555	17,28,919	45,34,474	26,80,146	14,71,889	41,52,035	Creditor in Class	-	-	No	0.22%	-	3,82,439	-	
4	NEETA AGARWAL	T1-204	23-Jan-23	22,78,190	15,19,896	37,98,086	22,78,190	9,61,602	32,39,792	Creditor in Class	-	-	No	0.17%	-	5,58,294	-	
5	HARVINDER SINGH	T1-302	24-Jan-23	35,86,115	21,97,799	57,83,914	34,61,580	18,86,520	53,48,100	Creditor in Class	-	-	No	0.28%	-	4,35,814	-	
6	PARMINDER SINGH & JOGINDER KAUR	T1-403	25-Jan-23	3,03,000	3,16,033	6,19,033	3,03,000	2,27,318	5,30,318	Creditor in Class	-	-	No	0.03%	-	88,715	-	
7	SUMAN SHARMA	T1-501	23-Jan-23	31,64,634	20,83,402	52,48,036	30,27,444	17,28,043	48,05,487	Creditor in Class	-	-	No	0.25%	-	4,42,549	-	
8	SUKHINDER SINGH & SUKHBIR KAUR	T1-503	24-Jan-23	4,28,000	4,80,136	9,08,136	4,15,171	2,89,732	7,04,903	Creditor in Class	-	-	No	0.04%	-	2,03,233	-	
9	SYED KHURATULLAH & ZAHIDA SHIREEN	T1-601	25-Jan-23	34,18,987	20,42,133	54,61,120	32,66,059	17,38,438	50,04,497	Creditor in Class	-	-	No	0.26%	-	4,56,622	-	
10	CHANDER SHEKHAR	T1-602	27-Jan-23	31,72,423	19,43,436	51,15,859	30,27,440	16,51,634	46,79,074	Creditor in Class	-	-	No	0.24%	-	4,36,785	-	
11	BHAWAN SINGH NEGI AND MRS KAMALA NEGI	T1-703	27-Jan-23	29,85,390	21,06,957	50,92,347	28,44,550	17,94,580	46,39,130	Creditor in Class	-	-	No	0.24%	-	4,53,217	-	
12	PREM KUMAR RAGHAV & USHA RANI RAGHAV	T1-802	21-Jan-23	31,69,681	19,81,406	51,51,087	30,27,440	16,87,408	47,14,848	Creditor in Class	-	-	No	0.25%	-	4,36,239	-	
13	RAAJ PAL BADHAN	T1-902	21-Jan-23	31,69,896	19,61,352	51,31,248	30,27,410	16,69,377	46,96,787	Creditor in Class	-	-	No	0.24%	-	4,34,461	-	
14	RUMA PURKAIT	T1-903	25-Jan-23	30,47,357	18,10,104	48,57,461	30,47,357	14,25,487	44,72,844	Creditor in Class	-	-	No	0.23%	-	3,84,617	-	
15	MR. JASWANT SINGH ADHIKARI & MS. ANJU ADHIKARI	T1-1004	26-Jan-23	32,40,293	21,17,812	53,58,105	30,96,094	16,93,269	47,89,363	Creditor in Class	-	-	No	0.25%	-	5,68,742	-	
16	M S CHAUHAN	T1-1201	26-Jan-23	31,72,424	19,32,125	51,04,549	30,27,440	16,43,746	46,71,186	Creditor in Class	-	-	No	0.24%	-	4,33,363	-	
17	AMAR JIT SINGH	T1-1402	27-Jan-23	31,71,157	20,11,618	51,82,775	30,27,441	16,72,430	46,99,871	Creditor in Class	-	-	No	0.25%	-	4,82,904	-	
18	KRISHNA SHARMA	T1-1702	21-Jan-23	25,46,250	11,52,345	36,98,595	24,03,638	9,66,949	33,70,587	Creditor in Class	-	-	No	0.18%	-	3,28,008	-	
19	GHASI RAM	T1-1704	24-Jan-23	25,47,370	16,93,639	42,41,009	24,53,607	14,51,598	39,05,205	Creditor in Class	-	-	No	0.20%	-	3,35,304	-	
20	CHHATTAR PAL SHARMA & JAI PARKASH SHARMA	T1-1803	20-Jan-23	32,94,925	20,13,894	53,08,819	31,43,224	17,13,208	48,56,532	Creditor in Class	-	-	No	0.25%	-	4,52,287	-	
21	SATYAMVADA & ARUN KUMAR	T1-2204	26-Jan-23	5,54,985	4,43,348	9,98,333	5,38,351	3,80,741	9,19,092	Creditor in Class	-	-	No	0.05%	-	79,241	-	
22	RIITIKA MISHRA & ALOK VERMA	T1-404	21-Jan-23	33,34,599	21,66,431	55,01,030	31,85,576	18,40,176	50,25,752	Creditor in Class	-	-	No	0.26%	-	4,75,278	-	
23	RISHI NANJAN KALA & SHRIRANJAN KALA	T1-1102	29-Jan-23	31,66,613	20,47,114	52,13,727	30,27,440	17,45,582	47,73,022	Creditor in Class	-	-	No	0.25%	-	4,40,705	-	
24	HEMA RAM & PURAN RAM	T1-1903	27-Jan-23	37,76,429	22,02,991	59,79,420	36,90,562	18,96,766	54,70,328	Creditor in Class	-	-	No	0.29%	-	5,09,092	-	
25	BHAGWAN SINGH & SUSHILA DEVI	T1-201	27-Jan-23	42,50,270	17,59,040	60,09,310	34,81,101	14,23,703	49,04,804	Creditor in Class	-	-	No	0.26%	-	11,04,506	-	
26	SRIPARNA DAS	T1-1103	24-Jan-23	27,94,357	17,11,353	45,05,710	26,69,510	14,57,496	41,27,006	Creditor in Class	-	-	No	0.22%	-	3,78,704	-	
27	KUSUM SHAMRA & RAMESH CHANDRA SHARMA	T1-1802	22-Jan-23	4,25,928	88,578	5,14,506	47,620	8,825	56,445	Creditor in Class	-	-	No	0.00%	-	4,58,061	-	
28	KUNDAN KUMAR	T1-1804	26-Jan-23	18,46,153	10,99,460	29,45,613	17,76,964	9,43,827	27,20,791	Creditor in Class	-	-	No	0.14%	-	2,24,822	-	
29	ANIL KUMAR	T1-2003	20-Jan-23	31,48,054	19,53,089	51,01,143	30,27,440	16,71,357	46,98,797	Creditor in Class	-	-	No	0.24%	-	4,02,346	-	
30	JOGINDER PAL SINGH AND NISHNEET KAUR	T1-101	19-Jan-23	4,28,000	4,59,213	8,87,213	4,15,171	3,68,607	7,83,778	Creditor in Class	-	-	No	0.04%	-	1,03,435	-	
31	SURENDRA KUMAR & URMILA KUMAR	T1-303	25-Jan-23	37,59,255	18,46,773	56,06,028	33,59,746	14,67,190	48,26,936	Creditor in Class	-	-	No	0.25%	-	7,79,092	-	
32	ABHIRAM JHA	T1-1204	27-Jan-23	30,02,124	19,08,600	49,10,724	30,02,124	17,55,344	47,57,468	Creditor in Class	-	-	No	0.25%	-	1,53,256	-	
33	KSHITIZ CHAUDHARY & SARLA CHAUDHARY	T1-504	19-Jan-23	33,47,907	21,52,600	55,00,507	33,47,907	15,52,649	49,00,556	Creditor in Class	-	-	No	0.26%	-	5,99,951	-	
34	MANAB GHOSH & SUDESHNA GHOSH	T1-603	23-Jan-23	28,04,656	16,16,516	44,21,172	26,69,509	13,70,681	40,40,190	Creditor in Class	-	-	No	0.21%	-	3,80,982	-	
35	ABHISHEK NANJAN & ANAMIKA KUMARI	T1-404	24-Jan-23	34,44,481	14,08,672	48,53,153	32,51,026	11,81,502	44,32,528	Creditor in Class	-	-	No	0.23%	-	4,20,625	-	
36	SHEO KUMAR GUPTA	T1-701	26-Jan-23	31,72,424	19,50,158	51,22,582	30,27,439	16,85,509	47,12,949	Creditor in Class	-	-	No	0.24%	-	4,36,073	-	
37	DEEPAK KUMAR & PREETI SHARMA	T1-702	23-Jan-23	36,05,592	18,89,863	54,95,455	33,76,474	15,91,227	49,67,701	Creditor in Class	-	-	No	0.26%	-	5,27,754	-	
38	UPENDRA SINGH NEGI & SUMETRI NEGI	T1-801	23-Jan-23	31,72,424	19,48,435	51,20,859	30,27,441	16,57,610	46,85,051	Creditor in Class	-	-	No	0.24%	-	4,35,808	-	
39	APARNA BISWAS	T1-803	26-Jan-23	27,97,358	17,16,225	45,13,583	26,69,511	14,49,747	41,19,258	Creditor in Class	-	-	No	0.21%	-	3,94,325	-	
40	KANHAIYA LAL	T1-804	26-Jan-23	35,90,253	22,57,385	58,47,638	34,30,163	19,23,489	53,53,652	Creditor in Class	-	-	No	0.28%	-	4,93,986	-	
41	SHYAM LAL AND MRS. MAYA	T1-901	24-Jan-23	31,72,425	19,37,487	51,09,912	30,27,440	16,48,197	46,75,637	Creditor in Class	-	-	No	0.24%	-	4,34,275	-	
42	PRINYAKA ARYA & ANKUSH KUMAR ARYA	T1-1504	22-Jan-23	30,79,933	20,13,023	51,12,956	29,40,064	17,94,247	47,34,311	Creditor in Class	-	-	No	0.24%	-	4,24,457	-	
43	NARESH KUMAR GUPTA AND HEMA GUPTA	T1-1002	24-Jan-23	31,72,424	19,32,494	51,04,918	30,27,440	16,38,760	46,66,200	Creditor in Class	-	-	No	0.24%	-	4,38,718	-	
44	GS TANWAR & ARCHANA TANWAR	T1-1003	19-Jan-23	28,00,757	16,77,130	44,77,887	26,69,510	14,24,864	40,94,374	Creditor in Class	-	-	No	0.21%	-	3,83,513	-	
45	RAMENDER SINGH & RADHA RATHI	T1-1101	26-Jan-23	31,72,424	21,84,508	53,56,932	30,27,441	16,56,672	46,84,113	Creditor in Class	-	-	No	0.24%	-	6,72,819	-	
46	KAMLESH OLI & RAMESH CHANDRA OLI	T1-1603	23-Jan-23	31,72,424	19,54,081	51,26,505	30,27,441	16,62,415	46,89,856	Creditor in Class	-	-	No	0.24%	-	4,36,649	-	
47	AJIT KUMAR & ARCHANA KUMARI	T1-1104	21-Jan-23	29,26,160	18,64,627	47,90,787	28,03,787	15,88,910	43,92,697	Creditor in Class	-	-	No	0.23%	-	3,98,090	-	
48	SIDDHAR BAGHUNATHAN AND NIVEDITA BAGHUNATHAN	T1-1202	22-Jan-23	31,72,424	19,46,398	51,18,822	31,72,424	14,71,266	46,43,690	Creditor in Class	-	-	No	0.24%	-	4,75,132	-	
49	AKSHAY KUMAR JAIN	T1-1801	27-Jan-23	13,01,134	3,05,422	16,06,556	12,37,443	2,57,081	14,94,524	Creditor in Class	-	-	No	0.08%	-	1,12,032	-	
50	ANKIT SINGHAL	T1-2101	27-Jan-23	12,91,000	2,48,275	15,39,275	12,29,524	2,10,180	14,39,704	Creditor in Class	-	-	No	0.08%	-	99,571	-	
51	SUBRATA MONDAL & TANUSREE MONDAL	T1-1401	23-Jan-23	33,56,769	19,71,921	53,28,690	32,08,422	16,78,843	48,87,265	Creditor in Class	-	-	No	0.25%	-	4,41,425	-	
52	JAIDEEP	T1-1503	21-Jan-23	31,72,424	19,35,778	51,08,202	30,27,439	16,46,993	46,74,432	Creditor in Class	-	-	No	0.24%	-	4,33,770	-	
53	ROHIT KUMAR	T1-308	23-Jan-23	26,14,127	17,26,161	43,40,288	25,12,725	11,11,773	36,24,498	Creditor in Class	-	-	No	0.19%	-	7,15,790	-	
54	MOHIT GUPTA & VIRENDER KUMAR GUPTA	T1-705	21-Jan-23	25,31,804	15,97,209	41,29,013	24,32,001	13,66,002	37,98,003	Creditor in Class	-	-	No	0.20%	-	3,31,030	-	
55	ARTI KUMARI PRASAD	T1-1703	27-Jan-23	23,37,399	15,79,276	39,52,67,												

Annexure - 2

Name of the corporate debtor: Unibera Developers Private Limited; Date of commencement of CIRP: January 13, 2023; List of creditors as on: July 28, 2023

List of unsecured financial creditors belonging to any class of creditors

Sl. No.	Name of Creditor	Unit No.	Details of claim received			Details of claim admitted			Details of claim admitted			Amount of claims not admitted			Amount of claims under verification			Remarks, if any		
			Date of receipt	Amount claimed	Amount claimed	Amount of claim admitted	Nature of claim	Amount covered by security interest	Amount covered by guarantee	Whether related party?	% of voting share in CoC	Amount of contingent claim	Amount of any Mutual dues, that may be set-off	Amount of claims not admitted	Amount of claims under verification	Remarks, if any				
86	MAHI BUILDHOME PVT. LTD.	T2-1601	18-Jan-23	32,50,000	8,64,678	41,14,678	-	-	-	-	No	0.00%	-	-	41,14,678	-				
87	SOLIMENDRA AND SUPARNA CHATTERJEE	T2-1608	23-Jan-23	35,89,306	22,51,124	35,89,306	-	21,55,215	57,44,521	Creditor in Class	-	-	-	-	35,89,306	-				
88	SHAMJI GUPTA	T2-1701	20-Jan-23	27,50,000	11,26,541	38,76,541	-	9,51,460	55,25,777	Creditor in Class	-	-	-	-	20,92,761	-				
89	RENU GUPTA	T2-1702	20-Jan-23	22,55,000	9,25,333	31,80,333	-	21,35,540	29,12,537	Creditor in Class	-	-	-	-	2,67,796	-				
90	SAROJINI BEHERA & PRABODHA KUMAR BEHERA	T2-303	26-Jan-23	34,03,062	22,10,545	56,13,607	-	32,69,512	18,94,005	Creditor in Class	-	-	-	-	4,50,090	-				
91	DEV RAJ & ABHISHEK GARG	T2-1706	27-Jan-23	21,05,851	12,52,519	33,58,370	-	11,32,381	31,53,980	Creditor in Class	-	-	-	-	2,04,390	-				
92	MAHI BUILDHOME PVT. LTD.	T2-1902	18-Jan-23	29,15,561	3,42,199	32,57,760	-	-	-	Creditor in Class	-	-	-	-	32,57,760	-				
93	MAHI BUILDHOME PVT. LTD.	T2-2002	18-Jan-23	22,15,554	4,92,217	27,07,771	-	-	-	Creditor in Class	-	-	-	-	27,07,771	-				
94	TUHINA BISWAS	T2-2003	26-Jan-23	29,21,092	18,67,843	47,88,935	-	28,05,920	15,97,635	Creditor in Class	-	-	-	-	3,85,380	-				
95	SUSHMIT BISWAS	T2-2004	26-Jan-23	44,28,993	28,94,871	73,23,864	-	42,55,894	24,77,366	Creditor in Class	-	-	-	-	5,90,604	-				
96	VANDANA WALIA	T2-2104	27-Jan-23	43,12,614	6,39,980	49,52,594	-	41,38,394	6,39,980	Creditor in Class	-	-	-	-	1,74,220	-				
97	MAHI BUILDHOME PVT. LTD.	T2-2107	18-Jan-23	22,15,554	4,92,217	27,07,771	-	-	-	Creditor in Class	-	-	-	-	27,07,771	-				
98	MAHI BUILDHOME PVT. LTD.	T2-2207	18-Jan-23	22,15,554	4,92,217	27,07,771	-	-	-	Creditor in Class	-	-	-	-	27,07,771	-				
99	DIYAY VINGIANI	T2-1202B	26-Jan-23	19,71,159	12,98,060	32,69,219	-	18,92,971	30,04,279	Creditor in Class	-	-	-	-	2,64,940	-				
100	VANDANA DAGAR & SUNIL DAGAR	T2-1206B	23-Jan-23	21,04,579	13,42,251	34,46,830	-	20,21,600	11,52,413	Creditor in Class	-	-	-	-	2,72,817	-				
101	SHRIDHAR SHARMA	T2-1207B	21-Jan-23	7,61,063	3,47,357	11,08,420	-	7,20,292	10,12,513	Creditor in Class	-	-	-	-	95,907	-				
102	AWANISH SINGH & MANJU SINGH	T2-502	25-Jan-23	22,89,451	14,06,688	36,96,139	-	21,96,781	12,00,835	Creditor in Class	-	-	-	-	2,98,523	-				
103	SANDEEP SINGH & ANAMIKA RAJPUT	T2-406	31-Jan-23	2,83,000	3,09,647	5,92,647	-	2,74,517	1,90,552	Creditor in Class	-	-	-	-	1,27,578	-				
104	ANUBHAV SRIVASTAVA & VINITA SRIVASTAVA	T2-305	26-Jan-23	25,31,616	16,50,980	41,82,596	-	24,32,000	14,11,455	Creditor in Class	-	-	-	-	3,39,141	-				
105	YOGENDRA PAL	T2-403	23-Jan-23	34,20,951	17,26,626	51,47,577	-	32,68,752	17,26,626	Creditor in Class	-	-	-	-	1,52,199	-				
106	SUNEET DESHWAL & NIDHI TOMAR	T2-901	31-Jan-23	10,90,177	9,02,529	19,92,706	-	-	-	Creditor in Class	-	-	-	-	19,92,706	-				
107	SANDEEP KUMAR & PRACHI	T2-1203	13-Feb-23	21,28,043	13,77,628	35,05,671	-	20,45,730	11,78,575	Creditor in Class	-	-	-	-	2,81,366	-				
108	NETU SINGH & RAJEEV KUMAR	T2-1703	31-Jan-23	21,34,477	11,83,095	33,17,572	-	20,90,371	11,83,095	Creditor in Class	-	-	-	-	44,106	-				
109	SONIA GANDHI	T2-1707	30-Jan-23	22,55,000	9,23,555	31,78,555	-	21,35,541	7,76,439	Creditor in Class	-	-	-	-	2,66,575	-				
110	RAJESH GANDHI	T2-1801	30-Jan-23	27,50,000	11,26,735	38,76,735	-	26,04,318	9,47,325	Creditor in Class	-	-	-	-	3,25,992	-				
111	ABHINAVAN GAUR & GEETA GAUR	T2-1202	27-Jan-23	21,29,280	14,05,166	35,34,446	-	21,29,280	10,20,051	Creditor in Class	-	-	-	-	3,85,115	-				
112	RUPESH KUMAR KAMAT	T2-608	21-Jan-23	29,69,617	19,77,536	49,47,153	-	29,69,617	14,14,433	Creditor in Class	-	-	-	-	5,63,103	-				
113	SANDEEP KUMAR OBEROI & ANU OBEROI	T2-105	19-Jan-23	11,66,420	9,00,627	20,67,047	-	11,29,992	7,14,872	Creditor in Class	-	-	-	-	2,22,183	-				
114	AVHILASH KUMAR & GAURAV KUMAR SINGH	T2-203	25-Jan-23	29,44,063	18,16,603	47,60,666	-	28,09,410	15,45,014	Creditor in Class	-	-	-	-	4,06,242	-				
115	T S KANAKASABESAN & T K KARPAGAM	T2-204	23-Jan-23	58,23,412	49,61,643	1,07,85,055	-	56,00,001	30,62,846	Creditor in Class	-	-	-	-	21,22,209	-				
116	NEELU BALYAN & YOGESH KUMAR	T2-205	27-Jan-23	35,62,695	1,17,92,474	1,53,55,169	-	35,62,695	14,48,602	Creditor in Class	-	-	-	-	1,03,43,872	-				
117	JODIP MONDAL & MAYA MONDAL	T2-1002	20-Jan-23	22,66,775	13,79,991	36,46,766	-	21,77,400	11,79,991	Creditor in Class	-	-	-	-	2,90,396	-				
118	ANITA SINGH	T3-403	26-Jan-23	21,10,176	14,61,074	35,71,250	-	20,42,721	12,58,396	Creditor in Class	-	-	-	-	2,70,133	-				
119	UPENDRA KUMAR & DEEPTI BALA	T2-401	19-Jan-23	24,16,733	16,44,849	40,61,582	-	24,16,733	15,16,916	Creditor in Class	-	-	-	-	1,27,933	-				
120	MANISHA DHINGRA & BABITA SAYAL	T3-103	26-Jan-23	24,04,300	16,88,189	40,92,489	-	23,05,838	14,11,839	Creditor in Class	-	-	-	-	3,74,812	-				
121	PRAMOD KUMAR A SHARMA AND VIDHYABEN A SHARMA	T3-501	23-Jan-23	31,07,161	21,05,410	52,12,571	-	26,43,375	12,49,157	Creditor in Class	-	-	-	-	13,20,039	-				
122	ABHISHEK ANAND	T2-406	21-Jan-23	25,27,462	14,06,033	39,33,495	-	25,27,462	11,27,154	Creditor in Class	-	-	-	-	2,33,879	-				
123	RAKESH KUMAR SETHI	T2-407	26-Jan-23	23,82,000	11,59,982	35,41,982	-	21,05,263	1,62,000	Creditor in Class	-	-	-	-	12,54,699	-				
124	RAVISH BHARTI & SHUBHAM	T2-408	27-Jan-23	26,60,605	17,66,610	44,27,215	-	25,57,400	15,08,235	Creditor in Class	-	-	-	-	3,61,580	-				
125	VIJENDRA SINGH & SUMAN DEVI	T2-503	26-Jan-23	29,21,092	18,60,182	47,81,274	-	28,05,853	15,79,876	Creditor in Class	-	-	-	-	3,95,545	-				
126	NEELAM KAUSHAL AND NARENDER KUMAR KAUSHAL	T2-504	27-Jan-23	38,96,853	24,70,870	63,67,723	-	37,43,191	21,19,448	Creditor in Class	-	-	-	-	5,05,084	-				
127	SURENDRA KUMAR & PUSHPA SHARMA	T2-506	25-Jan-23	22,74,726	9,68,239	32,42,965	-	20,99,405	8,06,824	Creditor in Class	-	-	-	-	3,36,736	-				
128	NIRMAL JOSHI AND VINOD KUMAR	T2-403	24-Jan-23	30,13,092	18,83,437	49,16,529	-	29,05,922	16,25,028	Creditor in Class	-	-	-	-	3,85,579	-				
129	SANJAY KUMAR SINGH	T3-906	23-Jan-23	21,68,961	14,41,100	36,10,061	-	21,68,961	10,54,828	Creditor in Class	-	-	-	-	3,86,272	-				
130	DHIRENDRA VKRAM SINGH & BARKHA SINGH	T2-702	23-Jan-23	21,93,126	14,43,711	36,36,837	-	21,07,196	11,85,838	Creditor in Class	-	-	-	-	3,43,803	-				
131	JITENDRA KANDRU AND MEERA DEVI	T3-1001	25-Jan-23	23,97,477	16,22,681	40,20,158	-	23,97,477	12,30,270	Creditor in Class	-	-	-	-	3,92,411	-				
132	GOURAV KUMAR	T2-708	25-Jan-23	24,66,237	16,45,410	41,11,647	-	24,08,249	14,27,326	Creditor in Class	-	-	-	-	2,76,072	-				
133	VIVEK SINGH & INDU SINGH	T2-803	25-Jan-23	21,28,043	13,70,399	34,98,442	-	21,28,043	12,20,817	Creditor in Class	-	-	-	-	2,49,582	-				
134	KUSUM LATA SINGH & KANWAL JEET SINGH	T2-804	20-Jan-23	38,99,295	29,92,386	68,91,671	-	37,42,986	21,89,716	Creditor in Class	-	-	-	-	3,18,969	-				
135	GIRISH CHANDRA PUJARI	T2-805	24-Jan-23	25,31,824	16,04,722	41,36,546	-	24,32,000	13,72,470	Creditor in Class	-	-	-	-	3,32,076	-				
136	SURBHI GUPTA	T2-808	21-Jan-23	25,69,678	17,12,021	42,81,699	-	25,69,678	10,66,117	Creditor in Class	-	-	-	-	6,45,904	-				
137	SUNEET DESHWAL & NIDHI TOMAR	T2-901	31-Jan-23	10,90,177	9,02,529	19,92,706	-	10,57,500	7,77,209	Creditor in Class	-	-	-	-	1,57,997	-				
138	MEENU BHARDWAJ & CHANDRESH SHARMA	T2-908	23-Jan-23	22,92,790	9,49,430	32,42,220	-	21,79,180	8,01,346	Creditor in Class	-	-	-	-	2,61,694	-				
139	KRISHNA DEVI & REKHA	T2-1001	23-Jan-23	19,20,000	6,14,826	25,34,826	-	18,28,570	5,20,696	Creditor in Class	-	-	-	-	1,85,560	-				
140	RAKESH KUMAR	T3-1107	23-Jan-23	20,93,704	13,85,753	34,79,457	-	19,96,009	11,79,965	Creditor in Class	-	-	-	-	3,04,492	-				
141	INDRAJEET VERMA & DR.SONI VERMA	T3-1404	24-Jan-23	34,92,759	23,34,241	58,27,000	-	30,07,745	19,51,840	Creditor in Class	-	-	-	-	8,67,416	-				
142	RAM SURAT PRASAD & JAYA KUSHWAHA	T2-1006	23-Jan-23	20,89,656	13,26,169	34,15,825	-	20,02,029	11,30,260	Creditor in Class	-	-	-	-	2,83,536	-				
143	OM DUTT SHARMA & SARITA SHARMA	T2-1007	25-Jan-23	22,66,889	13,15,784	35,82,673	-	21,70,836	11,21,794	Creditor in Class	-	-	-	-	2,90,043	-				
144	MOHD. ALEEM & SUFIYA BANO	T2-1103	21-Jan-23	34,14,305	20,24,614	54,38,919	-	32,75,18												

Annexure - 2

Name of the corporate debtor: Unibera Developers Private Limited; Date of commencement of CIRP: January 13, 2023; List of creditors as on: July 28, 2023

List of unsecured financial creditors belonging to any class of creditors

Sl. No.	Name of Creditor	Unit No.	Details of claim received			Amount of claim admitted			Details of claim admitted			Whether related party?	% of voting share in CoC	Amount of contingent claim	Amount of any Mutual dues, that may be set-off	Amount of claims not admitted	Amount of claims under verification	Remarks, if any
			Date of receipt	Amount claimed			Nature of claim	Amount covered by security interest	Amount covered by guarantee									
171	S PADMA & ARAVIND SHANKAR	T4-908	22-Jan-23	31,13,917	20,56,379	51,70,296	29,86,499	17,58,484	47,44,983	Creditor in Class	-	-	No	0.25%	-	4,25,313	-	
172	SONIA DAWAR & MONIKA DAWAR	T3-404	21-Jan-23	32,46,852	21,23,878	51,70,780	31,70,780	49,18,353	49,18,353	Creditor in Class	-	-	No	0.26%	-	4,52,377	-	
173	LAIT KUMAR & HEMAKSHI BAGHEL	T3-408	25-Jan-23	33,11,135	21,70,624	54,81,759	31,67,250	18,49,821	50,17,070	Creditor in Class	-	-	No	0.26%	-	4,64,689	-	
174	REKHA SHARMA	T5-501	27-Jan-23	35,00,000	-	35,00,000	34,26,691	-	34,26,691	Creditor in Class	-	-	No	0.18%	-	73,309	-	
175	KISHAN SINGH LATWAL	T3-603	27-Jan-23	25,39,397	16,92,717	42,32,114	25,39,397	11,74,617	37,14,014	Creditor in Class	-	-	No	0.19%	-	5,18,100	-	
176	GIRISH KUMAR	T4-1201	25-Jan-23	33,38,304	21,60,370	54,98,674	32,01,705	18,46,811	50,48,516	Creditor in Class	-	-	No	0.26%	-	4,50,158	-	
177	KULBIR SINGH ARORA	T3-605	22-Jan-23	25,65,563	17,97,513	43,63,076	25,65,563	17,97,513	43,63,076	Creditor in Class	-	-	No	0.23%	-	-	-	
178	RAJ CHOPRA & SHAUNLI CHOPRA	T4-1807	22-Jan-23	25,25,152	16,04,721	41,29,873	25,25,152	12,13,495	37,88,647	Creditor in Class	-	-	No	0.19%	-	3,91,226	-	
179	NANDINI BAHRI DHANDA	T3-703	27-Jan-23	25,87,575	17,00,199	42,87,774	25,87,575	10,67,031	36,54,606	Creditor in Class	-	-	No	0.19%	-	6,33,168	-	
180	PRAMOD KUMAR & NIKHIL KUMAR	T3-705	23-Jan-23	27,75,354	15,12,724	42,88,078	26,54,752	15,12,724	41,67,476	Creditor in Class	-	-	No	0.22%	-	1,20,602	-	
181	ANSHUL DEEP SAXENA	T3-706	26-Jan-23	16,06,372	22,61,703	38,68,075	15,54,926	8,89,925	24,44,851	Creditor in Class	-	-	No	0.13%	-	14,23,224	-	
182	SHISHIR KUMAR & BABITA THAKUR	T3-801	27-Jan-23	29,07,307	19,29,369	48,36,676	27,96,342	16,69,372	44,65,714	Creditor in Class	-	-	No	0.23%	-	3,70,962	-	
183	RAJENDRA KUMAR JAIN	T3-802	26-Jan-23	21,16,682	14,09,704	35,26,386	20,26,000	11,93,786	32,19,786	Creditor in Class	-	-	No	0.17%	-	3,06,600	-	
184	MRS. MEETA JAIN	T3-803	26-Jan-23	20,73,686	13,81,844	34,55,530	19,83,580	11,81,785	31,65,365	Creditor in Class	-	-	No	0.17%	-	2,90,165	-	
185	AASHISH KUMAR SRIVASTAVA	T3-806	27-Jan-23	20,55,177	15,21,651	35,76,828	19,79,504	13,05,369	32,84,773	Creditor in Class	-	-	No	0.17%	-	2,92,055	-	
186	MAHI BUILDHOME PVT. LTD.	T3-1007	18-Jan-23	22,15,554	4,92,217	27,07,771	-	-	-	Creditor in Class	-	-	No	0.00%	-	27,07,771	-	
187	MAHI BUILDHOME PVT. LTD.	T3-1202	18-Jan-23	22,15,554	4,92,217	27,07,771	-	-	-	Creditor in Class	-	-	No	0.00%	-	27,07,771	-	
188	NANDINI BAHRI DHANDA	T3-1405	27-Jan-23	31,55,998	20,70,613	52,26,611	31,55,998	19,06,437	50,62,435	Creditor in Class	-	-	No	0.26%	-	1,64,176	-	
189	LAIT PANT AND CHANDRA PANT	T3-1502	27-Jan-23	28,31,021	18,90,179	47,21,200	27,08,056	16,13,588	43,21,644	Creditor in Class	-	-	No	0.23%	-	3,99,556	-	
190	RAJEEV JAIN	T3-1504	22-Jan-23	29,68,235	19,52,179	49,20,414	29,68,235	14,80,743	44,48,978	Creditor in Class	-	-	No	0.23%	-	4,71,437	-	
191	SANDEEP KUMAR SHARMA & DEEPTI SHARMA	T3-1506	23-Jan-23	29,11,081	97,91,062	1,27,62,143	29,71,081	12,73,068	42,44,149	Creditor in Class	-	-	No	0.22%	-	85,17,994	-	
192	MAHI BUILDHOME PVT. LTD.	T3-1508	18-Jan-23	32,50,000	8,64,678	41,14,678	-	-	-	Creditor in Class	-	-	No	0.00%	-	41,14,678	-	
193	POONAM VAISH & NITISH KUMAR VAISH	T3-1602	27-Jan-23	14,52,925	9,52,993	24,05,918	14,52,925	5,64,609	20,17,534	Creditor in Class	-	-	No	0.11%	-	3,88,384	-	
194	MAHI BUILDHOME PVT. LTD.	T3-1607	18-Jan-23	22,15,554	4,92,217	27,07,771	-	-	-	Creditor in Class	-	-	No	0.00%	-	27,07,771	-	
195	MAHI BUILDHOME PVT. LTD.	T3-1608	18-Jan-23	35,55,563	4,17,316	39,72,879	-	-	-	Creditor in Class	-	-	No	0.00%	-	39,72,879	-	
196	OSCAR SHIPPING & LOGISTICS PVT LTD	T3-1701	24-Jan-23	30,53,960	19,98,769	50,52,729	30,53,960	19,98,769	50,52,729	Creditor in Class	-	-	No	0.26%	-	-	-	
197	SUNIL KUMAR & NEETU TOMAR	T4-404	23-Jan-23	25,37,183	16,08,255	41,45,438	25,37,183	16,08,255	11,87,341	Creditor in Class	-	-	No	0.19%	-	5,02,737	-	
198	MAHI BUILDHOME PVT. LTD.	T3-1706	18-Jan-23	22,15,554	4,81,837	26,97,391	-	-	-	Creditor in Class	-	-	No	0.00%	-	26,97,391	-	
199	MAHI BUILDHOME PVT. LTD.	T3-1708	18-Jan-23	27,01,895	5,87,607	32,89,502	-	-	-	Creditor in Class	-	-	No	0.00%	-	32,89,502	-	
200	GAGAN KUMAR	T3-1906	24-Jan-23	19,86,545	13,71,119	33,57,664	19,18,504	11,78,099	30,96,603	Creditor in Class	-	-	No	0.16%	-	2,61,061	-	
201	NEENA PURI	T3-2002	26-Jan-23	16,24,671	10,48,005	26,72,676	15,54,925	8,94,000	24,48,925	Creditor in Class	-	-	No	0.14%	-	2,23,751	-	
202	CHANDER KANT PURI	T3-2008	26-Jan-23	19,82,395	13,52,831	33,35,226	18,96,249	11,55,210	30,51,459	Creditor in Class	-	-	No	0.16%	-	2,83,767	-	
203	KULDEEP JAIN & DR BHARTI JAIN	T3-2101	24-Jan-23	29,46,804	19,47,345	48,94,149	29,46,804	16,56,779	44,75,529	Creditor in Class	-	-	No	0.23%	-	4,18,620	-	
204	MAHI BUILDHOME PVT. LTD.	T3-2103	18-Jan-23	22,15,554	4,92,217	27,07,771	-	-	-	Creditor in Class	-	-	No	0.00%	-	27,07,771	-	
205	MAHI BUILDHOME PVT. LTD.	T3-2107	18-Jan-23	22,15,554	4,92,217	27,07,771	-	-	-	Creditor in Class	-	-	No	0.00%	-	27,07,771	-	
206	DR. VANDANA GUPTA	T3-2108	24-Jan-23	29,48,235	19,35,822	48,84,057	28,18,751	16,45,992	44,64,743	Creditor in Class	-	-	No	0.23%	-	4,19,314	-	
207	MAHI BUILDHOME PVT. LTD.	T3-2202	18-Jan-23	22,15,554	4,92,217	27,07,771	-	-	-	Creditor in Class	-	-	No	0.00%	-	27,07,771	-	
208	SURENDRA KUMAR JANGIR & ANITA JANGID	T3-2203	20-Jan-23	22,55,000	8,42,364	30,97,364	10,37,735	3,57,735	13,95,471	Creditor in Class	-	-	No	0.07%	-	17,01,893	-	
209	MOHIT SHARMA	T3-1206B	25-Jan-23	15,58,487	7,91,626	23,50,113	15,58,487	7,91,626	23,50,113	Creditor in Class	-	-	No	0.12%	-	-	-	
210	SURESH KUMAR	T3-1207B	23-Jan-23	15,58,487	8,75,784	24,34,271	-	-	-	Creditor in Class	-	-	No	0.00%	-	24,34,271	-	
211	VIKAS SACHDEVA	T3-1205	13-Feb-23	17,39,030	20,08,580	37,47,610	16,83,500	11,19,993	28,03,493	Creditor in Class	-	-	No	0.15%	-	9,44,117	-	
212	AMIT KUMAR SANGAL & NEHA SANGAL	T4-503	19-Jan-23	28,47,920	10,82,049	39,29,969	27,72,748	10,02,049	38,54,797	Creditor in Class	-	-	No	0.20%	-	75,172	-	
213	VIKAS GOYAL	T3-102	27-Jan-23	18,39,841	15,78,168	34,18,009	17,71,747	10,85,380	28,57,127	Creditor in Class	-	-	No	0.15%	-	5,60,882	-	
214	SUSHLI KUMAR	T4-508	23-Jan-23	32,98,575	21,36,168	54,34,743	31,63,598	17,03,068	48,66,666	Creditor in Class	-	-	No	0.25%	-	5,68,077	-	
215	SURENDRA KUMAR GUPTA AND SUMAN GUPTA	T3-104	22-Jan-23	28,28,932	18,98,474	47,27,406	27,06,001	16,20,719	43,26,720	Creditor in Class	-	-	No	0.23%	-	4,00,686	-	
216	NARENDRA KUMAR MITTAL & SADHANA MITTAL	T3-106	27-Jan-23	23,50,477	15,81,857	39,32,334	22,48,339	13,46,115	35,94,454	Creditor in Class	-	-	No	0.19%	-	3,37,880	-	
217	NISHA PANDEY	T3-201	25-Jan-23	20,36,125	12,26,535	32,62,660	18,41,897	9,55,402	27,97,299	Creditor in Class	-	-	No	0.15%	-	4,65,361	-	
218	SURENDER KUMAR SINGLA	T3-207	24-Jan-23	19,49,432	13,44,719	32,94,151	18,69,600	11,49,681	30,19,281	Creditor in Class	-	-	No	0.16%	-	2,74,870	-	
219	SANDEEP SHUKLA	T3-305	27-Jan-23	28,28,932	18,72,390	47,01,322	27,06,010	15,98,172	43,04,182	Creditor in Class	-	-	No	0.22%	-	3,97,140	-	
220	VAIBHAV TIAGI	T3-307	19-Jan-23	25,82,259	16,12,274	41,94,533	25,70,699	9,30,922	35,01,651	Creditor in Class	-	-	No	0.18%	-	16,98,882	-	
221	NEHA YADAV & PANKAJ YADAV	T3-401	26-Jan-23	28,96,411	17,57,394	46,53,805	27,67,499	14,96,929	42,64,428	Creditor in Class	-	-	No	0.22%	-	3,89,377	-	
222	AMIT BHARDWAJ AND NISHA GAUR	T3-405	23-Jan-23	31,88,280	20,94,398	52,82,678	31,88,280	13,45,742	45,34,022	Creditor in Class	-	-	No	0.24%	-	7,48,656	-	
223	MS. VANDANA GOSWAMI & MR. DHURBA GOSWAMI	T3-407	19-Jan-23	31,72,119	16,03,732	47,75,851	23,58,771	5,88,092	29,46,863	Creditor in Class	-	-	No	0.15%	-	18,28,988	-	
224	GEETA VASHISTH AND SUSHLI KUMAR VASHISTH	T4-705	27-Jan-23	29,21,203	18,59,160	47,80,363	28,11,262	15,93,600	44,04,862	Creditor in Class	-	-	No	0.23%	-	3,75,501	-	
225	ATUL KUMAR & NIDHI YADAV	T3-503	26-Jan-23	21,52,774	14,41,962	35,94,736	20,59,556	12,32										

Annexure - 2

Name of the corporate debtor: Unibera Developers Private Limited; Date of commencement of CIRP: January 13, 2023; List of creditors as on: July 28, 2023

List of unsecured financial creditors belonging to any class of creditors

Sl. No.	Name of Creditor	Unit No.	Details of claim received			Amount of claim admitted			Details of claim admitted			Whether related party?	% of voting share in CoC	Amount of contingent claim	Amount of any Mutual dues, that may be set-off	Amount of claims not admitted	Amount of claims under verification	Remarks, if any
			Date of receipt	Amount claimed	Amount claimed	Amount of claim admitted	Amount of claim admitted	Nature of claim	Amount covered by security interest	Amount covered by guarantee								
256	MEGHA AGARWAL & AKHILESH KUMAR GUPTA	T3-1505	27-Jan-23	29,47,180	19,41,302	48,88,482	29,47,180	19,41,302	48,88,482	Creditor in Class	-	-	No	0.25%	-	-	-	
257	KRISHAN KANT KUMAR	T3-1604	27-Jan-23	27,64,890	18,73,840	46,38,730	27,64,890	2,47,713	30,12,603	Creditor in Class	-	-	No	0.16%	-	-	16,26,127	-
258	SUNNY DAWAR	T3-1608	23-Jan-23	28,91,170	10,07,372	38,98,542	28,91,170	10,07,372	38,98,542	Creditor in Class	-	-	No	0.20%	-	-	-	-
259	MANISH BANSAL	T3-1702	20-Jan-23	14,00,000	10,30,093	24,30,093	14,00,000	5,54,485	18,97,525	Creditor in Class	-	-	No	0.10%	-	-	5,32,568	-
260	PUSHPENDRA SINGH	T3-1904	22-Jan-23	19,98,102	12,66,607	32,64,709	19,98,249	10,67,769	29,64,018	Creditor in Class	-	-	No	0.15%	-	-	3,00,691	-
261	VARSHA JAIN	T3-2005	26-Jan-23	4,75,880	4,28,751	9,04,631	4,61,523	3,69,617	8,31,140	Creditor in Class	-	-	No	0.04%	-	-	73,491	-
262	SHAILENDRA KUMAR PAL & MADHU PAL	T3-1204B	27-Jan-23	25,53,883	15,94,009	41,47,892	25,53,883	13,44,903	38,98,786	Creditor in Class	-	-	No	0.20%	-	-	2,49,106	-
263	SANTOSH BALA	T3-302	28-Jan-23	23,99,117	16,40,062	40,39,179	22,94,565	10,90,310	36,58,875	Creditor in Class	-	-	No	0.19%	-	-	3,44,304	-
264	PRATIKSHA SHARMA AND GIREESH SHARMA	T3-303	30-Jan-23	24,64,001	32,62,346	57,26,347	24,64,001	8,88,733	49,37,617	Creditor in Class	-	-	No	0.16%	-	-	26,87,613	-
265	JAI MAL & SANTOSH KUMARI	T3-402	28-Jan-23	28,61,486	18,55,623	47,17,109	28,92,211	10,06,948	39,49,869	Creditor in Class	-	-	No	0.21%	-	-	7,67,240	-
266	ANJU RAI & SUNIL RAI	T3-1203B	29-Jan-23	26,17,229	13,99,523	40,16,752	26,17,229	14,35,036	39,60,265	Creditor in Class	-	-	No	0.21%	-	-	56,487	-
267	SUSHIL KUMAR	T5-402	25-Jan-23	40,92,013	19,55,763	60,47,776	38,97,946	15,56,777	55,54,723	Creditor in Class	-	-	No	0.29%	-	-	4,93,053	-
268	SATISH CHAND GOYAL	T4-106	27-Jan-23	19,48,139	15,74,702	35,22,841	18,96,347	11,55,717	35,02,064	Creditor in Class	-	-	No	0.16%	-	-	4,70,777	-
269	NANDINI BAHRI DHANDA	T4-301	27-Jan-23	34,03,567	22,09,968	56,13,535	34,03,567	27,76,057	48,07,086	Creditor in Class	-	-	No	0.25%	-	-	8,06,449	-
270	SANGITA TALWAR & VAIBHAV TALWAR	T3-604	21-Jan-23	35,63,443	23,17,637	58,81,080	34,08,257	17,93,948	53,82,205	Creditor in Class	-	-	No	0.28%	-	-	4,98,875	-
271	RUPENDRA GUPTA & MRS. SANDHYA GUPTA	T4-305	27-Jan-23	22,15,182	14,84,055	36,99,237	21,24,539	11,96,270	33,20,809	Creditor in Class	-	-	No	0.17%	-	-	3,78,428	-
272	SUNIL SINGH NEGI & YAMINI NEGI	T3-1203	20-Jan-23	43,75,021	28,21,776	71,96,797	41,98,842	24,08,833	66,07,674	Creditor in Class	-	-	No	0.34%	-	-	5,89,123	-
273	SATYENDRA SINGH & MRS. PANKAJ RANI SINGH	T3-1403	21-Jan-23	24,79,957	16,26,891	41,06,848	26,47,037	12,65,965	37,33,002	Creditor in Class	-	-	No	0.19%	-	-	3,73,846	-
274	AJAY BHALLA & ASHU BHALLA	T4-401	20-Jan-23	26,26,444	17,22,744	43,49,188	26,26,444	12,88,658	39,15,102	Creditor in Class	-	-	No	0.20%	-	-	4,34,086	-
275	ARVIND KUMAR VARSHNEY	T4-405	20-Jan-23	35,22,326	12,93,583	48,15,909	15,37,824	4,99,344	20,37,168	Creditor in Class	-	-	No	0.11%	-	-	27,78,741	-
276	GOPIESH KUMAR PARASHAR	T4-702	27-Jan-23	23,25,937	8,12,414	31,38,351	21,85,934	6,78,680	28,64,614	Creditor in Class	-	-	No	0.15%	-	-	2,73,737	-
277	MADAN SINGH	T4-706	20-Jan-23	26,14,545	17,10,594	43,25,139	25,07,558	12,28,298	37,35,856	Creditor in Class	-	-	No	0.19%	-	-	5,89,283	-
278	ROHIT KUMAR & DINESH KUMAR	T5-1404	27-Jan-23	33,02,809	22,61,700	55,64,509	31,71,550	19,32,005	51,05,555	Creditor in Class	-	-	No	0.27%	-	-	4,60,954	-
279	SANDEEP JAIN	T4-802	27-Jan-23	22,28,912	14,09,522	36,38,434	27,76,057	13,94,009	48,07,086	Creditor in Class	-	-	No	0.17%	-	-	3,07,485	-
280	MANMOHAN JOSHI AND RUBINA JOSHI	T4-803	19-Jan-23	27,74,426	17,89,736	45,64,162	26,50,900	10,44,434	41,93,134	Creditor in Class	-	-	No	0.22%	-	-	3,73,028	-
281	MANOMRA SHARMA & ASHOK KUMAR SHARMA	T4-805	24-Jan-23	22,61,848	14,35,084	36,96,932	22,61,848	10,06,885	32,68,293	Creditor in Class	-	-	No	0.17%	-	-	4,28,639	-
282	NANDINI BAHRI DHANDA	T4-807	27-Jan-23	23,64,587	15,37,195	39,01,782	22,54,999	13,08,792	35,63,791	Creditor in Class	-	-	No	0.19%	-	-	3,37,991	-
283	RAHUL SIROHI & JITENDRA PAL SIROHI	T3-1502	24-Jan-23	40,67,475	16,85,509	57,52,984	40,67,475	16,85,509	57,52,984	Creditor in Class	-	-	No	0.30%	-	-	-	-
284	ZEYA QAMAR & SHEELA NIGAR	T4-1106	27-Jan-23	28,94,646	18,98,895	47,93,541	28,94,646	15,98,772	43,09,009	Creditor in Class	-	-	No	0.23%	-	-	4,24,532	-
285	GOVINDA RAGHAV & MEENU RAGHAV	T3-1803	24-Jan-23	24,66,832	16,32,618	40,99,450	24,66,832	12,88,860	37,32,692	Creditor in Class	-	-	No	0.19%	-	-	3,66,758	-
286	POONAM PREET BHANDARI & GAURAV BHANDARI	T4-1206	19-Jan-23	28,89,014	14,26,974	43,15,988	23,83,694	10,35,936	34,20,630	Creditor in Class	-	-	No	0.18%	-	-	8,95,358	-
287	NANDINI BAHRI DHANDA	T4-1208	27-Jan-23	34,03,195	22,07,791	56,10,986	34,03,195	14,03,366	48,06,561	Creditor in Class	-	-	No	0.25%	-	-	8,04,425	-
288	CHANDRA PRAKASH GAUR AND DEEPA GAUR	T4-1502	19-Jan-23	27,74,426	17,94,234	45,68,660	26,60,899	15,54,066	41,94,965	Creditor in Class	-	-	No	0.22%	-	-	3,73,695	-
289	SATISH KUMAR	T4-1508	20-Jan-23	21,12,738	13,14,382	34,27,120	20,34,999	11,27,412	31,62,411	Creditor in Class	-	-	No	0.16%	-	-	2,64,709	-
290	GYAN PRAKASH CHAUDHARY & CHAYA VERMA	T4-1601	21-Jan-23	32,89,809	20,81,288	53,71,097	32,89,809	2,94,749	55,84,558	Creditor in Class	-	-	No	0.19%	-	-	17,86,539	-
291	MAHI BUILDHOME PVT. LTD.	T4-1607	18-Jan-23	29,15,561	3,42,199	32,57,760	29,15,561	3,42,199	32,57,760	Creditor in Class	-	-	No	0.09%	-	-	32,57,760	-
292	MAHI BUILDHOME PVT. LTD.	T4-1702	18-Jan-23	26,65,000	7,09,036	33,74,036	26,65,000	-	-	Creditor in Class	-	-	No	0.09%	-	-	33,74,036	-
293	ESHA JHA & TILOK KUMAR JHA	T4-1706	25-Jan-23	17,11,597	10,00,132	27,11,729	15,99,333	8,34,772	24,34,105	Creditor in Class	-	-	No	0.13%	-	-	2,77,624	-
294	RAM AVTAR GARG & GEET MALA GARG	T3-2002	27-Jan-23	24,66,832	16,20,209	40,87,041	23,68,738	18,87,832	37,56,570	Creditor in Class	-	-	No	0.20%	-	-	3,30,471	-
295	RAGHYENDRA AGARWAL	T4-1906	22-Jan-23	29,62,523	19,34,185	48,96,708	29,62,523	16,52,898	45,45,159	Creditor in Class	-	-	No	0.23%	-	-	4,01,550	-
296	RAJENDRA KUMAR	T4-2004	27-Jan-23	4,97,770	3,99,389	8,97,159	4,97,770	3,99,389	8,97,159	Creditor in Class	-	-	No	0.05%	-	-	-	-
297	MAHI BUILDHOME PVT. LTD.	T4-2205	18-Jan-23	39,05,213	4,58,354	43,63,567	-	-	-	Creditor in Class	-	-	No	0.09%	-	-	43,63,567	-
298	KRISHAN KUMAR GUPTA & SAROJ GUPTA	T4-1205B	22-Jan-23	22,61,848	14,35,084	36,96,932	22,54,729	10,02,660	32,57,389	Creditor in Class	-	-	No	0.17%	-	-	5,89,253	-
299	TEJIB SINGH	T4-1207B	23-Jan-23	16,52,813	7,39,601	23,92,414	16,52,813	6,22,204	21,86,473	Creditor in Class	-	-	No	0.11%	-	-	2,05,941	-
300	SUBIR PALIT & INDRANI PALIT	T4-407	6-Feb-23	20,62,395	10,60,663	31,23,058	20,62,395	10,60,663	31,23,058	Creditor in Class	-	-	No	0.16%	-	-	-	-
301	VIVEK PRATAP SINGH & SHIV PRATAP SINGH	T4-101	27-Jan-23	33,71,978	22,02,263	55,74,241	33,71,978	18,74,978	48,60,558	Creditor in Class	-	-	No	0.25%	-	-	7,13,683	-
302	ROSHNI DEVI	T4-103	22-Jan-23	15,70,000	3,41,815	19,11,815	14,95,238	2,55,964	17,51,202	Creditor in Class	-	-	No	0.09%	-	-	1,60,613	-
303	MR. ANKIT GARG & MR. RAM AVTAR GARG	T4-107	26-Jan-23	17,39,894	11,00,331	28,40,225	16,68,699	9,40,623	26,80,322	Creditor in Class	-	-	No	0.14%	-	-	2,30,903	-
304	SHAMBU SHARAN	T4-201	23-Jan-23	29,15,167	17,90,300	47,05,467	27,45,206	13,08,660	40,50,475	Creditor in Class	-	-	No	0.21%	-	-	6,51,392	-
305	GAURAV KUMAR CHAWLA & GAYATRI CHAWLA	T4-202	25-Jan-23	22,89,892	14,97,921	37,87,813	21,96,369	10,86,604	32,14,973	Creditor in Class	-	-	No	0.17%	-	-	5,72,840	-
306	MOHIT JAISWAL & SWATI JAISWAL	T4-204	24-Jan-23	28,29,266	18,33,683	46,62,949	28,29,266	13,36,707	43,26,242	Creditor in Class	-	-	No	0.21%	-	-	6,88,312	-
307	KAILASH KUMAR PANDEY & KIRAN PANDEY	T4-207	20-Jan-23	24,82,123	16,09,284	40,91,407	23,83,547	13,73,042	37,54,589	Creditor in Class	-	-	No					

Annexure - 2

Name of the corporate debtor: Unibera Developers Private Limited; Date of commencement of CIRP: January 13, 2023; List of creditors as on: July 28, 2023

List of unsecured financial creditors belonging to any class of creditors

Sl. No.	Name of Creditor	Unit No.	Details of claim received			Details of claim admitted			Details of claim admitted										Amount of claims not admitted	Amount of claims under verification	Remarks, if any
			Date of receipt	Amount claimed	Amount of claim admitted	Amount of claim admitted	Nature of claim	Amount covered by security interest	Amount covered by guarantee	Whether related party?	% of voting share in CoC	Amount of contingent claim	Amount of any Mutual dues, that may be set-off	Amount of claims not admitted	Amount of claims under verification	Remarks, if any					
340	NANDINI BAHRI DHANDA	T4-1406	27-Jan-23	27,89,556	18,64,087	46,53,643	27,89,556	11,50,321	39,39,877	Creditor in Class	-	-	No	0.21%	-	7,13,766	-				
341	MAHI BUILDHOME PVT. LTD.	T4-1407	18-Jan-23	29,15,561	3,42,199	32,57,760	-	-	-	Creditor in Class	-	-	No	0.00%	-	32,57,760	-				
342	RENU BHANDARI & RASHMI BHANDARI	T4-1408	27-Jan-23	33,59,109	20,92,350	54,51,459	32,12,002	17,85,253	49,97,255	Creditor in Class	-	-	No	0.26%	-	4,54,204	-				
343	PRABIR KUMAR DAS & SMT. JAYANTI DAS	T2-404	23-Jan-23	38,96,634	24,68,688	63,65,322	37,42,999	21,10,195	58,53,194	Creditor in Class	-	-	No	0.31%	-	5,12,128	-				
344	KAMALAPATI KASHYAP & SUCHITA KASHYAP	T2-703	27-Jan-23	23,64,286	14,52,783	38,17,069	22,45,729	12,33,966	34,79,695	Creditor in Class	-	-	No	0.18%	-	3,37,374	-				
345	SURABHI JOSHI & KAPIL JOSHI	T4-1506	25-Jan-23	24,56,657	15,99,088	40,55,745	23,55,831	13,01,355	36,57,186	Creditor in Class	-	-	No	0.19%	-	3,98,559	-				
346	SATYANARAYAN PADHY	T2-1003	24-Jan-23	21,28,043	13,71,552	34,99,595	21,28,043	10,92,010	32,20,053	Creditor in Class	-	-	No	0.17%	-	2,79,542	-				
347	MAHESH CHAND SHARMA & NEETA SHARMA	T4-1605	21-Jan-23	33,65,661	21,30,981	54,96,642	29,23,479	16,13,003	45,36,482	Creditor in Class	-	-	No	0.24%	-	9,60,160	-				
348	MAHI BUILDHOME PVT. LTD.	T4-1606	18-Jan-23	26,65,000	7,09,036	33,74,036	-	-	-	Creditor in Class	-	-	No	0.00%	-	33,74,036	-				
349	RAJESH KUMAR	T4-1608	20-Jan-23	19,15,364	13,86,683	33,02,047	18,48,750	11,90,746	30,39,496	Creditor in Class	-	-	No	0.16%	-	2,62,551	-				
350	LOKESH SHARMA AND ANJU SHARMA	T2-1108	22-Jan-23	24,77,979	16,65,974	41,43,953	24,77,979	16,65,974	41,43,953	Creditor in Class	-	-	No	0.22%	-	-	-				
351	JAYANT KUMAR JHA	T2-1503	20-Jan-23	44,12,516	19,28,806	63,41,322	39,12,986	15,15,837	54,28,823	Creditor in Class	-	-	No	0.28%	-	9,12,499	-				
352	PRIVYAMVADA PANDA & RAJ KUMAR PANDA	T4-1803	23-Jan-23	28,36,499	18,29,469	46,65,968	28,36,499	18,02,207	46,38,706	Creditor in Class	-	-	No	0.24%	-	27,262	-				
353	SAHIL GUPTA & VINOD KUMAR GUPTA	T4-1901	26-Jan-23	21,21,823	13,56,292	34,78,115	21,21,823	9,92,544	31,14,365	Creditor in Class	-	-	No	0.16%	-	3,63,750	-				
354	AKHIL SINGH	T4-2005	25-Jan-23	33,53,899	13,08,020	46,61,919	29,76,402	11,01,753	39,78,155	Creditor in Class	-	-	No	0.21%	-	5,83,764	-				
355	NISHA GOYAL	T4-2104	25-Jan-23	22,65,182	14,27,545	36,92,727	22,65,182	10,88,563	33,53,745	Creditor in Class	-	-	No	0.17%	-	3,38,982	-				
356	PRAKASH CHANDRA	T4-1201B	24-Jan-23	33,37,497	21,54,445	54,91,942	32,01,432	18,49,765	50,51,197	Creditor in Class	-	-	No	0.26%	-	4,40,745	-				
357	NIRMALA DEVI & ANIKET MITTAL	T4-605	5-Feb-23	17,82,844	12,48,073	30,30,917	17,82,844	8,62,132	26,44,976	Creditor in Class	-	-	No	0.14%	-	3,85,941	-				
358	SUDIRGH CHITRANSH & SHIVANI SRIVASTAVA	T4-904	29-Jan-23	36,68,599	16,26,430	52,95,029	31,08,823	13,54,973	44,63,796	Creditor in Class	-	-	No	0.23%	-	8,31,233	-				
359	KUNAL KISHORE MISRA	T4-1007	4-Feb-23	16,53,889	12,13,975	28,67,864	15,99,206	10,43,733	26,42,539	Creditor in Class	-	-	No	0.24%	-	2,24,144	-				
360	SANGEETA RANA & PRADEEP SINGH	T4-1206B	12-Feb-23	26,99,367	16,85,206	43,84,573	26,99,367	12,71,502	39,70,869	Creditor in Class	-	-	No	0.21%	-	4,13,704	-				
361	SUNIL DATT JOSHI & SHIV DATT JOSHI	T3-204	18-Jan-23	28,28,933	18,93,529	47,22,462	27,06,001	12,88,872	39,94,873	Creditor in Class	-	-	No	0.21%	-	7,27,589	-				
362	DHURIBA GOSWAMI	T4-1507	19-Jan-23	29,91,907	18,29,984	48,21,891	26,25,024	17,50,513	43,75,537	Creditor in Class	-	-	No	0.23%	-	4,46,354	-				
363	SARASWATI CHAUHAN & DINESH SINGH CHAUHAN	T5-101	27-Jan-23	22,03,780	4,33,631	26,37,411	20,98,838	3,67,095	24,65,933	Creditor in Class	-	-	No	0.13%	-	1,71,478	-				
364	MADHU & VIRENDER	T3-604	24-Jan-23	36,58,533	3,29,268	39,87,801	28,70,000	3,29,268	31,99,268	Creditor in Class	-	-	No	0.17%	-	7,88,533	-				
365	INITISH JAIN	T5-903	24-Jan-23	30,32,002	12,12,800	42,44,802	30,32,002	12,12,800	42,44,802	Creditor in Class	-	-	No	0.22%	-	-	-				
366	AASHISH KUMAR SRIVASTAVA	T5-401	27-Jan-23	34,22,574	20,61,077	54,83,651	32,82,481	17,05,587	50,03,068	Creditor in Class	-	-	No	0.26%	-	4,40,583	-				
367	RAJINI KUMAR & MUKESH KUMAR	T5-403	24-Jan-23	31,20,717	20,61,964	51,82,681	31,20,717	20,61,964	51,82,681	Creditor in Class	-	-	No	0.27%	-	-	-				
368	SUSHLI KUMAR	T5-602	26-Jan-23	36,58,660	24,00,820	60,59,480	36,58,660	16,59,162	53,17,822	Creditor in Class	-	-	No	0.28%	-	7,41,658	-				
369	SHIVDIPAR BHARDWAJ & SARITA BHARDWAJ	T5-702	27-Jan-23	24,85,185	16,99,517	41,84,702	23,74,722	14,58,475	38,33,197	Creditor in Class	-	-	No	0.20%	-	3,51,505	-				
370	NAVEEN	T3-701	25-Jan-23	27,32,491	18,12,875	45,45,366	26,13,751	15,47,434	41,61,185	Creditor in Class	-	-	No	0.22%	-	3,84,181	-				
371	YOGESH KUMAR & SARITA	T5-901	26-Jan-23	24,51,957	17,62,827	42,14,784	23,70,487	15,15,994	38,86,421	Creditor in Class	-	-	No	0.20%	-	3,28,363	-				
372	USHA TOMER AND MANOJ TOMAR	T5-902	22-Jan-23	37,05,179	24,36,002	61,41,181	35,58,744	20,77,554	56,36,298	Creditor in Class	-	-	No	0.29%	-	5,04,883	-				
373	SWATI THAKUR AND RAJIV RANJAN	T3-1704	22-Jan-23	31,18,255	20,24,814	51,43,069	29,82,732	17,25,981	47,08,713	Creditor in Class	-	-	No	0.25%	-	4,34,356	-				
374	VED PRAKASH GROVER & MEENA GROVER	T5-1002	22-Jan-23	37,71,916	24,35,686	62,07,602	34,49,512	19,69,106	54,18,618	Creditor in Class	-	-	No	0.28%	-	7,88,984	-				
375	ARUNA ARYA	T5-1003	24-Jan-23	37,82,409	24,05,885	61,88,294	36,09,492	20,43,449	56,52,941	Creditor in Class	-	-	No	0.29%	-	5,35,353	-				
376	ANITVEER KUMAR JAIN & VIKAS CHAND JAIN	T5-1103	26-Jan-23	33,82,758	23,78,559	57,61,317	32,79,586	20,49,852	53,29,438	Creditor in Class	-	-	No	0.28%	-	4,31,879	-				
377	MUKESH KUMAR & RAJUL KUMAR	T5-1201	25-Jan-23	37,45,891	17,34,796	54,80,687	34,44,608	18,18,175	48,62,783	Creditor in Class	-	-	No	0.25%	-	4,17,904	-				
378	NIDHI SINGH & RAJNEET SINGH	T3-101	27-Jan-23	36,93,988	19,86,372	56,80,360	35,15,000	16,81,105	51,96,105	Creditor in Class	-	-	No	0.27%	-	4,84,255	-				
379	SWETA PRIYADARSHINI	T3-808	21-Jan-23	36,00,000	19,68,768	55,68,768	34,05,443	16,59,902</													

Annexure – 2

Name of the corporate debtor: Unibera Developers Private Limited; Date of commencement of CIRP: January 13, 2023; List of creditors as on: July 28, 2023

List of unsecured financial creditors belonging to any class of creditors

Sl. No.	Name of Creditor	Unit No.	Details of claim received			Amount of claim admitted			Details of claim admitted			Whether related party?	% of voting share in CoC	Amount of contingent claim	Amount of any Mutual dues, that may be set-off	Amount of claims not admitted	Amount of claims under verification	Remarks, if any
			Date of receipt	Amount claimed			Nature of claim	Amount covered by security interest	Amount covered by guarantee									
425	MOHIT GANDOTRA & PRIYA GANDOTRA	TS-1503	1-Feb-23	38,26,085	22,46,643	60,72,728	36,47,999	19,06,023	55,54,022	Creditor in Class	-	-	No	0.29%	-	5,18,706	-	
426	SHYU DATI JOSHI	TS-302	18-Jan-23	37,29,456	24,40,345	61,68,801	35,79,270	17,04,811	52,84,081	Creditor in Class	-	-	No	0.28%	-	8,85,720	-	
427	BRAHMAMATI	TS-704	24-Jan-23	35,70,043	23,34,061	59,04,104	34,26,008	19,93,283	54,19,291	Creditor in Class	-	-	No	0.28%	-	4,84,813	-	
428	MAHESH PRASAD & SEEMA PANDEY	TH-FF-01	27-Jan-23	5,00,000	1,86,411	6,86,411	4,73,214	1,60,867	6,34,081	Creditor in Class	-	-	No	0.03%	-	52,330	-	
429	MAHESH PRASAD	TH-FF-02	27-Jan-23	3,00,000	54,123	3,54,123	2,85,714	45,238	3,30,952	Creditor in Class	-	-	No	0.02%	-	23,171	-	
430	DIVYA PANDEY	TH-FF-06	27-Jan-23	4,84,409	1,64,832	6,49,241	-	-	-	Creditor in Class	-	-	No	0.00%	-	6,49,241	-	
431	SUDHEER DWIVEDI & DIVYA PANDEY	TH-FF-07	27-Jan-23	5,37,375	1,55,232	6,92,607	5,11,455	1,31,281	6,42,736	Creditor in Class	-	-	No	0.03%	-	49,871	-	
432	SUDHEER DWIVEDI & DIVYA PANDEY	TH-FF-10	27-Jan-23	50,000	9,148	59,148	47,619	7,713	55,332	Creditor in Class	-	-	No	0.00%	-	3,816	-	
433	SUDHEER DWIVEDI & DIVYA PANDEY	TH-FF-14	27-Jan-23	50,000	9,148	59,148	47,619	7,713	55,332	Creditor in Class	-	-	No	0.00%	-	3,816	-	
434	PROPTREE REAL ESTATE SOLUTIONS PVT. LTD.	TS-1204	23-Jan-23	35,48,121	14,48,115	49,96,236	-	-	-	Creditor in Class	-	-	No	0.00%	-	49,96,236	-	
435	SHAILESH SINGH & SANGEETA SINGH	TS-603	25-Jan-23	39,07,250	26,48,204	65,55,454	39,07,250	20,05,013	59,12,263	Creditor in Class	-	-	No	0.31%	-	6,43,191	-	
436	MR SUSHIL KUMAR & MRS RASHMI KUMAR	TH-GF-01	26-Jan-23	18,15,250	9,51,416	27,66,666	18,15,250	1,45,712	19,60,962	Creditor in Class	-	-	No	0.10%	-	8,05,704	-	
437	NARENDRA KUMAR SINGH & PUJA SINGH	TS-1101	24-Jan-23	41,25,630	26,70,240	67,95,870	41,25,630	19,82,625	61,08,255	Creditor in Class	-	-	No	0.32%	-	6,67,615	-	
438	GUNJAN DEVI MRIGWANI & RITESH KUMAR	TH-FF-04	27-Jan-23	4,52,750	64,160	5,16,910	10,411	3,256	13,667	Creditor in Class	-	-	No	0.00%	-	5,03,243	-	
439	MR KAMAL SINGH & MOHIT PAL	TH-GF-05	25-Jan-23	8,00,000	2,96,063	10,96,063	7,54,718	2,48,478	10,03,196	Creditor in Class	-	-	No	0.05%	-	92,867	-	
440	KARTAR SINGH	TH-GF-Shop No. 07	22-Jan-23	22,00,000	4,74,263	26,74,263	20,95,238	4,02,369	24,97,607	Creditor in Class	-	-	No	0.13%	-	1,76,656	-	
441	KARTAR SINGH	TH-GF-Shop No. 09	22-Jan-23	20,00,000	4,30,225	24,30,225	19,04,762	3,65,380	22,70,142	Creditor in Class	-	-	No	0.12%	-	1,60,083	-	
442	GUNJAN DEVI MRIGWANI & RITESH KUMAR	TH-FF-05	27-Jan-23	6,10,000	2,12,634	8,22,634	5,77,977	1,78,949	7,56,926	Creditor in Class	-	-	No	0.04%	-	65,708	-	
443	SAROJI KUMAR PANDEY AND SUNITA PANDEY	TH-GF-11	27-Jan-23	9,80,000	3,41,213	13,21,213	9,29,128	2,87,533	12,16,661	Creditor in Class	-	-	No	0.06%	-	1,04,552	-	
444	AASHISH KANCHAN AND ANURAG KANCHAN	TH-GF-12A	27-Jan-23	11,00,000	3,68,630	14,68,630	10,44,644	3,11,404	13,56,048	Creditor in Class	-	-	No	0.07%	-	1,12,582	-	
445	MRS. MADHU SHARMA & MR. SANTOSH DADHICH	TH-PGF-01	25-Jan-23	3,81,600	1,43,927	5,25,527	3,60,000	1,20,791	4,80,791	Creditor in Class	-	-	No	0.03%	-	44,736	-	
446	CHARU SONI & NEELESH SONI	TH-PGF-03	27-Jan-23	7,63,200	2,76,280	10,39,480	7,20,000	2,51,681	9,51,681	Creditor in Class	-	-	No	0.05%	-	87,799	-	
447	ANCHAL SHARMA & KIRAN SINGH	TH-PGF-04	27-Jan-23	9,00,000	2,94,867	11,94,867	8,55,655	2,55,770	11,11,425	Creditor in Class	-	-	No	0.06%	-	43,442	-	
448	MONIKA	TH-PGF-06	26-Jan-23	10,17,600	3,84,068	14,01,668	9,60,000	3,21,714	12,81,714	Creditor in Class	-	-	No	0.07%	-	1,19,954	-	
449	AKHILESH KUMAR	TH-FF-08	1-Feb-23	5,50,000	97,163	6,47,163	5,23,809	82,432	6,06,241	Creditor in Class	-	-	No	0.03%	-	40,922	-	
450	AKHILESH KUMAR	TH-FF-11	1-Feb-23	3,50,000	62,001	4,12,001	3,33,333	52,603	3,85,936	Creditor in Class	-	-	No	0.02%	-	26,065	-	
451	RENU BAIJWAN & YOGESH BAIJWAN	TH-GF-12	29-Jan-23	8,30,000	2,72,900	11,02,900	7,89,880	2,31,286	10,21,166	Creditor in Class	-	-	No	0.05%	-	81,734	-	
452	SHIVA & ARPAN KUMAR VERMA	TH-PGF-08	29-Jan-23	8,61,000	77,490	9,38,490	7,71,490	8,97,489	16,68,979	Creditor in Class	-	-	No	0.05%	-	41,001	-	
453	ANKIT PAREEK	T2-501	14-Feb-23	25,84,489	18,21,232	44,05,721	25,84,489	9,62,885	35,47,374	Creditor in Class	-	-	No	0.18%	-	8,58,347	-	
454	NULKI SINGH CHOUDHAN	T4-1802	15-Feb-23	33,00,000	8,64,962	41,64,962	36,47,619	6,11,056	32,56,675	Creditor in Class	-	-	No	0.17%	-	9,06,287	-	
455	NEELAM TALWAR AND VARINDER MOHAN TALWAR	T4-607	18-Feb-23	24,32,086	12,70,933	37,03,019	23,40,800	1,021,981	35,42,781	Creditor in Class	-	-	No	0.18%	-	1,60,238	-	
456	SHRIDHRA RANI GUPTA AND OM PRAKASH GUPTA	T4-208	18-Feb-23	31,74,930	20,85,451	52,60,381	29,91,999	17,19,294	47,11,293	Creditor in Class	-	-	No	0.25%	-	5,49,088	-	
457	GOURAV KUMAR AND NARAYAN SINGH	TH-Shop No. 12	20-Feb-23	12,70,719	7,81,731	20,52,450	12,22,012	3,86,458	16,08,470	Creditor in Class	-	-	No	0.08%	-	4,43,980	-	
458	SUSHIL KUMAR MISHRA & RANI MISHRA	TS-1004	21-Feb-23	37,06,813	15,67,782	52,74,595	34,89,527	13,12,690	48,02,216	Creditor in Class	-	-	No	0.25%	-	4,72,739	-	
459	SURENDRA PRATAP SINGH	T4-108	24-Feb-23	3,74,875	-	3,74,875	3,34,710	-	3,34,710	Creditor in Class	-	-	No	0.02%	-	40,165	-	
460	PINKI JINDAL	T4-1707	28-Feb-23	22,55,000	16,91,250	39,46,250	21,41,939	7,19,692	28,61,631	Creditor in Class	-	-	No	0.15%	-	10,84,619	-	
461	PINKI JINDAL	T4-1801	28-Feb-23	27,50,000	20,62,500	48,12,500	-	-	-	Creditor in Class	-	-	No	0.00%	-	48,12,500	-	
462	PINKI JINDAL	T4-1802	28-Feb-23	22,55,000	16,91,250	39,46,250	4,00,000	1,33,485	5,33,485	Creditor in Class	-	-	No	0.03%	-	34,12,765	-	
463	VIVEK KUMAR	T4-1607	28-Feb-23	34,71,140	-	34,71,140	33,05,847	-	33,05,847	Creditor in Class	-	-	No	0.17%	-	1,65,293	-	
464	REKHA GOYAL	T2-1807	1-Mar-23	22,55,000	11,63,500	34,18,500	5,66,038	2,82,622	8,48,660	Creditor in Class	-	-	No	0.04%	-	25,69,840	-	
465	JATIN																	

Annexure – 2

Name of the corporate debtor: Unibera Developers Private Limited; Date of commencement of CIRP: January 13, 2023; List of creditors as on: July 28, 2023

List of unsecured financial creditors belonging to any class of creditors

Sl. No.	Name of Creditor	Unit No.	Details of claim received			Amount of claim admitted			Details of claim admitted			Whether related party?	% of voting share in CoC	Amount of contingent claim	Amount of any Mutual dues, that may be set-off	Amount of claims not admitted	Amount of claims 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								
505	MAHESH MISHRA	T5-502	28-Mar-23	25,40,733	14,98,237	40,38,970	24,27,407	12,71,442	36,98,849	Creditor in Class	-	-	No	0.19%	-	3,40,121	-	
506	GURNEET SINGH SEHGAL	T3-2104	29-Mar-23	31,32,000	10,59,204	41,91,204	29,54,717	9,96,561	39,51,278	Creditor in Class	-	-	No	0.21%	-	2,39,926	-	
507	DR. SANDHYA KUMARI SINGH AND SMT. SUSHILA DEVI	T5-802	29-Mar-23	46,20,345	33,08,067	79,28,412	44,67,725	23,94,629	68,62,354	Creditor in Class	-	-	No	0.36%	-	10,66,058	-	
508	MOHINDER PRASAD GARG	T4-2101	29-Mar-23	31,32,000	11,10,485	42,42,485	29,54,717	10,47,627	40,02,344	Creditor in Class	-	-	No	0.21%	-	2,40,141	-	
509	SATYEN AGARWAL	T3-2001	29-Mar-23	5,00,000	1,81,808	6,81,808	4,71,698	1,71,517	6,43,215	Creditor in Class	-	-	No	0.03%	-	38,593	-	
510	MUKESH BANSAL	T3-2004	31-Mar-23	3,50,000	1,25,655	4,75,655	3,30,189	1,18,542	4,48,731	Creditor in Class	-	-	No	0.02%	-	26,924	-	
511	HEMATTA & SUSHIL KUMAR	T1-1404	1-Apr-23	58,88,826	33,59,172	92,47,998	58,88,826	26,70,518	85,59,344	Creditor in Class	-	-	No	0.45%	-	6,88,654	-	
512	POOJA LUTAL AND ANKIT GUPTA (AKA RUDRA GUPTA)	T5-903	2-Apr-23	41,85,102	25,23,151	67,08,253	41,85,102	9,86,308	51,71,410	Creditor in Class	-	-	No	0.27%	-	15,36,843	-	
513	LAXMI GOYAL	T3-2006	3-Apr-23	25,68,235	9,32,235	35,00,470	24,22,863	8,77,853	33,00,716	Creditor in Class	-	-	No	0.17%	-	1,99,754	-	
514	ABHISHEK VAISH & PUNEETA VAISH	T3-304	4-Apr-23	29,47,452	19,18,875	48,66,327	25,59,551	14,71,127	40,30,678	Creditor in Class	-	-	No	0.21%	-	8,35,649	-	
515	SHASHI BALA & LALIT KUMAR VERMA	TH-Shop No-11	6-Apr-23	12,81,977	6,56,922	19,38,899	12,25,481	3,86,245	16,11,726	Creditor in Class	-	-	No	0.08%	-	3,27,173	-	
516	MANU ASRI & GAURAV ASRI	T2-1208	6-Apr-23	26,78,144	17,90,153	44,68,297	26,78,144	13,36,027	40,14,171	Creditor in Class	-	-	No	0.21%	-	4,54,126	-	
517	RAJESH KUMAR & BHIM SINGH	T2-1205	6-Apr-23	36,56,904	22,38,650	58,95,574	35,15,000	19,15,077	54,30,077	Creditor in Class	-	-	No	0.28%	-	4,65,497	-	
518	NAROTAM GOYAL & NEELAM GOYAL	T3-2003	7-Apr-23	25,68,200	9,16,113	34,84,313	24,23,009	8,64,322	32,87,331	Creditor in Class	-	-	No	0.17%	-	1,96,982	-	
519	MUKESH KUMAR SINGH	T3-1507	7-Apr-23	27,36,200	16,91,362	44,27,562	26,23,713	15,77,793	42,01,506	Creditor in Class	-	-	No	0.22%	-	2,26,056	-	
520	BIRAT BHUSHAN	T3-1204	7-Apr-23	34,23,654	21,00,356	55,24,010	32,74,877	19,57,153	52,32,030	Creditor in Class	-	-	No	0.27%	-	2,91,980	-	
521	GURPREET SINGH & MANJEET KAUR	T1-102	7-Apr-23	31,72,424	22,06,242	53,78,666	31,72,424	13,39,050	45,11,474	Creditor in Class	-	-	No	0.24%	-	8,67,192	-	
522	VINEESH JAIN AND CHANDER PRAKASH	T1-1604	8-Apr-23	34,97,814	19,21,648	54,19,462	33,40,679	16,28,556	51,69,235	Creditor in Class	-	-	No	0.27%	-	2,50,227	-	
523	MADHU RAJPUT & BAJENDRA SINGH RAJPUT	T4-503	8-Apr-23	16,92,144	11,65,864	28,58,008	16,92,144	11,65,864	28,58,008	Creditor in Class	-	-	No	0.15%	-	-	-	
524	JAYMEET & BIRENDRA KUMAR SINGH	T5-1602	9-Apr-23	27,01,002	9,97,792	36,98,794	25,52,933	9,42,505	34,95,437	Creditor in Class	-	-	No	0.18%	-	2,03,357	-	
525	SONIA SETHI & JYOTI SETHI	T5-904	10-Apr-23	35,74,910	24,35,791	60,10,701	35,74,906	16,83,913	52,58,819	Creditor in Class	-	-	No	0.27%	-	7,51,882	-	
526	SUDHESH KUMAR	T4-603	10-Apr-23	25,35,544	16,41,018	41,76,562	24,31,793	14,03,072	38,34,865	Creditor in Class	-	-	No	0.20%	-	3,41,697	-	
527	DEEP NARAYAN MANDAL	T5-404	11-Apr-23	33,27,675	20,16,251	53,43,926	32,10,822	18,23,950	50,34,772	Creditor in Class	-	-	No	0.26%	-	3,09,154	-	
528	RAVI MISRA & NEELUMA MISRA	T1-304	11-Apr-23	39,97,596	26,03,975	66,01,571	37,29,671	21,68,371	58,98,042	Creditor in Class	-	-	No	0.31%	-	7,03,529	-	
529	DAVINDER PAL SINGH	T5-1004	11-Apr-23	13,61,547	10,60,294	24,21,841	13,19,575	9,13,664	22,33,239	Creditor in Class	-	-	No	0.12%	-	1,88,602	-	
530	NAKCHHED PRASAD	T2-1101	11-Apr-23	36,82,742	20,86,491	57,69,233	35,15,011	17,72,451	52,87,462	Creditor in Class	-	-	No	0.28%	-	4,83,771	-	
531	PAWAN KUMAR	T4-1604	11-Apr-23	22,15,183	14,04,043	36,19,226	21,24,541	11,99,747	33,24,288	Creditor in Class	-	-	No	0.17%	-	2,94,938	-	
532	SHRISHTI RAI & RAJIV RAI	T3-1801	9-Apr-23	27,05,819	13,01,546	40,07,365	25,93,249	12,49,726	38,42,975	Creditor in Class	-	-	No	0.20%	-	1,64,390	-	
533	SADQUIB ALI KHAN & SANA KHAN	T4-602	12-Apr-23	24,85,604	16,28,081	41,13,685	23,72,260	13,87,202	37,59,462	Creditor in Class	-	-	No	0.20%	-	3,54,223	-	
534	SUNIL KUMAR SHARMA	T2-605	12-Apr-23	30,92,700	48,10,694	79,03,394	-	-	-	Creditor in Class	-	-	No	0.00%	-	79,03,394	-	
535	SURINDER PAL SINGH & GINNY SINGH	T2-1008	12-Apr-23	31,54,754	17,70,518	49,25,272	30,01,964	14,52,489	44,54,453	Creditor in Class	-	-	No	0.23%	-	4,70,819	-	
536	NAMRATA KAPOOR & GAGAN KAPOOR	T2-106	12-Apr-23	21,04,579	36,22,097	57,26,676	20,21,592	11,48,622	31,70,214	Creditor in Class	-	-	No	0.17%	-	25,56,462	-	
537	MADHU SINGH	T3-1201	12-Apr-23	25,39,494	15,89,433	41,28,927	24,60,000	13,89,072	38,49,072	Creditor in Class	-	-	No	0.20%	-	2,79,855	-	
538	SANJAY KUMAR & ROOP WATI	T2-1605	12-Apr-23	25,31,248	16,21,287	41,52,535	24,32,000	13,81,984	38,13,984	Creditor in Class	-	-	No	0.20%	-	3,38,551	-	
539	LINK HOUSE BUILDWELL PVT. LTD. C/O SATYA VEER SINGH	T2-2105	12-Apr-23	25,61,911	8,59,118	34,21,029	-	-	-	Creditor in Class	-	-	No	0.00%	-	34,21,029	-	
540	LINK HOUSE BUILDWELL PVT. LTD. C/O SATYA VEER SINGH	T2-2206	12-Apr-23	19,52,374	6,54,714	26,07,088	-	-	-	Creditor in Class	-	-	No	0.00%	-	26,07,088	-	
541	AMIT KUMAR CHOUDHARY & SADHANA CHOUDHARY	T2-202	12-Apr-23	26,81,531	15,45,115	42,26,646	22,24,387	11,38,784	33,63,171	Creditor in Class	-	-	No	0.18%	-	8,63,475	-	
542	VINOD KUMAR SHARMA & MAYA SHARMA	T5-1902	12-Apr-23	30,97,766	20,34,289	51,32,055	29,75,368	17,43,167	47,18,535	Creditor in Class	-	-	No	0.25%	-	4,13,520	-	
543	CHAVI GOYAL	T3-2105	12-Apr-23	31,32,000	11,17,040	42,49,040	29,54,717	10,53,812	40,08,529	Creditor in Class	-	-	No	0.21%	-	2,40,511	-	
544	RAJNI MISHRA	T2-402	12-Apr-23	21,16,503	13,67,141	34,83,644	20,29,294	11,55,188	31,84,482	Creditor in Class	-	-	No	0.17%	-	2,99,162	-	
545	SUNIL KUMAR SHARMA	T2-405	12-Apr-23	30,92,700	44,53,488	75,46,188	-	-	-	Creditor in Class	-	-	No	0.00%	-	75,46,188	-	
546	RAJ KUMAR YADAV	T1-1802	13-Apr-23	35,99,903	56,05,049	92,04,952	-	-	-	Creditor in Class	-	-	No	0.00%	-	92,04,952	-	
547	KRISHNA PAL	T1-1801	13-Apr-23	35,99,903	56,05,049	92,04,952	-	-	-	Creditor in Class	-	-	No	0.00%	-	92,04,952	-	
548	GURJEET SINGH	H-Shop No. 15	13-Apr-23	14,09,840	4,54,754	18,64,594	13,30,000	4,29,119	17,59,119	Creditor in Class	-	-	No	0.09%	-	1,05,475	-	
549	SUSHRI PARUL & AJAY SINGH	T1-301	13-Apr-23	47,52,774	29,66,088	77,18,862	45,51,822	25,29,974	70,81,796	Creditor in Class	-	-	No	0.37%	-	6,37,066	-	
550	SANCHITA TIBREWAL	T4-504	27-Feb-23	24,61,105	12,56,444	37,17,549	23,39,024	12,05,913	35,46,937	Creditor in Class	-	-	No	0.18%	-	1,72,613	-	
551	ATUL KUMAR	T4-402	1-Feb-23	18,25,542	12,42,900	30,68,442	17,61,963	10,56,975	28,18,938	Creditor in Class	-	-	No	0.15%	-	2,49,504	-	
552	MAYANK SRIVASTAVA & RUCHI SRIVASTAVA	T4-806	14-Apr-23	23,37,495	15,46,795	38,84,290	22,43,427	12,90,889	35,34,317	Creditor in Class	-	-	No	0.18%	-	3,49,973	-	
TOTAL				1,46,49,52,222	86,93,48,521	2,33,43,00,743	1,28,25,76,248	63,55,31,205	1,91,81,07,453				100%	-	41,61,93,290	-		

Annexure – 3

Name of the corporate debtor: Unibera Developers Private Limited; Date of commencement of CIRP: January 13, 2023; List of creditors as on: July 28, 2023

List of secured financial creditors (other than financial creditors belonging to any class of creditors)

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 claims not admitted	Amount of claims 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?	% of voting share in CoC					
	TOTAL		-	-		-	-		0.0000%	-	-	-	-	

Annexure – 4

Name of the corporate debtor: Unibera Developers Private Limited; Date of commencement of CIRP: January 13, 2023; List of creditors as on: July 28, 2023

Unsecured financial creditors (other than financial creditors belonging to any class of creditors)

Sl. No.	Name of Creditor	Details of claim received		Details of claim admitted					Amount of contingent claim	Amount of any Mutual dues, that may	Amount of claims not admitted	Amount of claims under verification	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 in CoC					
				-	-	-	-	0.00%	-	-	-	-	
	TOTAL		-	-		-			-	-	-	-	

Annexure – 5

Name of the corporate debtor: Unibera Developers Private Limited; Date of commencement of CIRP: January 13, 2023; List of creditors as on: July 28, 2023

List of operational creditors (Workmen)

Sl. No.	Name of authorised representative, if any	Name of employee	Details of claim received		Details of claim admitted				Amount of contingent claim	Amount of any Mutual dues, that may be set-off	Amount of claims under verification	Amount of claims not admitted	Remarks, if any
			Date of receipt	Amount claimed	Amount of claim admitted	Nature of claim	Whether related party?	% of voting share in CoC, if applicable					
				-	-				-	-	-	-	
	TOTAL			-	-				-	-	-	-	

Annexure – 6

Name of the corporate debtor: Unibera Developers Private Limited; Date of commencement of CIRP: January 13, 2023; List of creditors as on: July 28, 2023

List of operational creditors (Employees)

Sl. No.	Name of authorised representative, if any	Name of employee	Details of claim received		Details of claim admitted				Amount of contingent claim	Amount of any Mutual dues, that may be set-off	Amount of claims under verification	Amount of claims not admitted	Remarks, if any
			Date of receipt	Amount claimed	Amount of claim admitted	Nature of claim	Whether related party?	% of voting share in CoC, if applicable					
1	NIL	MOHD. KAMRAN KHAN	20-Jan-23	7,64,500	7,64,500	Employees	No	NA	-	-	-	-	
2	NIL	AMIT KUMAR SINGH	20-Jan-23	2,40,000	2,40,000	Employees	No	NA	-	-	-	-	
3	NIL	KAVITA MALIK	20-Jan-23	5,17,400	5,17,400	Employees	No	NA	-	-	-	-	
4	NIL	SACHIN KUMAR	27-Jan-23	1,65,000	1,65,000	Employees	No	NA	-	-	-	-	
5	NIL	PRAMOD KUMAR THAKUR	20-Jan-23	4,63,100	4,63,100	Employees	No	NA	-	-	-	-	
		TOTAL		21,50,000	21,50,000			-	-	-	-	-	

Annexure – 7

Name of the corporate debtor: Unibera Developers Private Limited; Date of commencement of CIRP: January 13, 2023; List of creditors as on: July 28, 2023

List of operational creditors (Government dues)

Sl. No.	Details of claimant		Details of claim received		Details of claim admitted				Amount of contingent claim	Amount of any Mutual dues, that may be set-off	Amount of claims not admitted	Amount of claims under verification	Remarks, if any
	Department	Government	Date of receipt	Amount claimed	Amount of claim admitted	Nature of claim	Whether related party?	% of voting share in CoC, if applicable					
				-	-				-	-	-	-	
	TOTAL			-	-				-	-	-	-	

Annexure – 8

Name of the corporate debtor: Unibera Developers Private Limited; Date of commencement of CIRP: January 13, 2023; List of creditors as on: July 28, 2023

List of operational creditors (Other than Workmen and Employees and Government Dues)

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 claims not admitted	Amount of claims 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?	% of voting share in CoC					
1	MAHI BUILDHOME PRIVATE LIMITED	18-Jan-23	8,24,01,227	6,13,90,529	Operational creditors	-	-	No	NA	-	-	2,10,10,698	-	
2	YOGENDRA KUMAR MISHRA (Prop. M/s PAPTEQ)	26-01-2023 (updated form received on 29 Mar'23)	55,43,021	55,43,021	Operational creditors	-	-	No	NA	-	-	-	-	
3	MR. FIRE SINGH (MOHAN BUILDING MATERIAL SUPPLIER)	12-Feb-23	11,40,184	10,15,914	Operational creditors	-	-	No	NA	-	-	1,24,270	-	
4	RAJ BAHADUR	20-Mar-23	16,47,872	-	Operational creditors	-	-	No	NA	-	-	16,47,872	-	
5	SANTASHA REAL ESTATE PRIVATE LIMITED	09-Apr-23	25,69,993	25,69,993	Operational creditors	-	-	No	NA	-	-	-	-	
			9,33,02,297	7,05,19,457		-	-	-	-	-	-	2,27,82,840	-	

Annexure – 9

Name of the corporate debtor: Unibera Developers Private Limited; Date of commencement of CIRP: January 13, 2023; List of creditors as on: July 28, 2023

List of other creditors (Other than financial creditors and operational creditors)

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 claims not admitted	Amount of claims 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?					
			-	-		-	-		-	-	-	-	
	TOTAL		-	-							-	-	