

**LIST OF CREDITORS  
OF  
UNIBERA DEVELOPERS PRIVATE LIMITED  
(as on April 13, 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 The below list places reliance on the information received from and verified by the erstwhile IRP team. Primary reliance regarding claim verification has been made on the verification done by the erstwhile IRP and the list of claims provided by him, unless the claim was under verification by the IRP or the RP suo moto or under direction of any relevant person or on account of any facts or law coming to its knowledge has reasons to review any value of the claims which have been verified by the IRP.
- 1.3 As part of the verification of the claims, there are following categories of "**verification**" to take note of, as laid out below–
  - a) **Amount Admitted** – refers to the amount/claim that has been provisionally verified from the documents submitted by the claimant and the status of these claims shall be updated in due process subject to availability of relevant information of Corporate Debtor.
  - b) **Amount under verification** – refers to the amount/claims that are currently under review and the status of the same shall be updated post verification, subject to availability of relevant information of Corporate Debtor.
- 1.4 CoC was constituted by the erstwhile IRP based on claims admitted as on 18th February 2023, and the methodology of claim verification adopted by him. As of 18th February 2023, the IRP had published a list of creditors as per which 127 claims had been fully admitted, and 325 claims had been partially admitted. Post the creditor list shared as on 18th February 2023, the IRP /RP is in receipt of 96 additional claims which are under verification.
- 1.5 This is a provisional list of creditors and not the final list of creditors. The verification of claims is underprocess and the list shall be updated on periodical basis.

**UNIBERA DEVELOPERS PRIVATE LIMITED**

| Sr. No. | Category of creditor                                                                               | Summary of claims received |                       | Summary 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                | No. of claims              | Amount of claims admitted |                             |                               |                                     |                     |                 |
| 1       | Secured financial creditors belonging to any class of creditors                                    | -                          | -                     | -                          | -                         | -                           | -                             | -                                   | 1                   | -               |
| 2       | Unsecured financial creditors belonging to any class of creditors                                  | 548                        | 2,29,95,94,584        | 451                        | 1,83,70,37,768            | -                           | -                             | 46,25,56,816                        | 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) | 1                          | 1,19,78,258           | -                          | -                         | -                           | -                             | 1,19,78,258                         | 4                   | -               |
| 5       | Operational creditors (Workmen)                                                                    | -                          | -                     | -                          | -                         | -                           | -                             | -                                   | 5                   | -               |
| 6       | Operational creditors (Employees)                                                                  | 5                          | 21,50,000             | -                          | -                         | -                           | -                             | 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           | 1                          | 6,13,90,529               | -                           | -                             | 3,19,11,768                         | 8                   | -               |
| 9       | Other creditors, if any, (other than financial creditors and operational creditors)                | -                          | -                     | -                          | -                         | -                           | -                             | -                                   | 9                   | -               |
|         | <b>Total</b>                                                                                       | <b>559</b>                 | <b>2,40,70,25,139</b> | <b>452</b>                 | <b>1,89,84,28,297</b>     | <b>-</b>                    | <b>-</b>                      | <b>50,85,96,842</b>                 |                     |                 |

**Annexure – 1**

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

| Sl. No. | Name of Creditor                                | Unit No | Date of receipt | Details of claim received |           |           | Details 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 |
|---------|-------------------------------------------------|---------|-----------------|---------------------------|-----------|-----------|---------------------------|-----------|-----------|-------------------|-------------------------------------|-----------------------------|------------------------|--------------------------|----------------------------|------------------------------------------------|-------------------------------|-------------------------------------|----------------|
|         |                                                 |         |                 | Principal                 | Interest  | Total     | Principal                 | Interest  | Total     |                   |                                     |                             |                        |                          |                            |                                                |                               |                                     |                |
| 1       | ABHISHEK BISWAS & RUCHIRA BISWAS                | T1-103  | 27-Jan-23       | 10,20,000                 | 11,07,121 | 21,27,121 | 10,20,000                 | 9,84,108  | 20,04,108 | Creditor in Class | -                                   | -                           | No                     | 0.11%                    | -                          | -                                              | -                             | 1,23,013                            |                |
| 2       | HARBINDER SINGH VIRDI & ARVINDER KAUR           | T1-202  | 24-Jan-23       | 31,72,424                 | 19,26,669 | 50,99,093 | 31,72,424                 | 17,12,595 | 48,85,019 | Creditor in Class | -                                   | -                           | No                     | 0.27%                    | -                          | -                                              | -                             | 2,14,074                            |                |
| 3       | NEEL KAMAL GHAI                                 | T1-203  | 20-Jan-23       | 28,05,555                 | 17,28,919 | 45,34,474 | 28,05,555                 | 15,36,817 | 43,42,372 | Creditor in Class | -                                   | -                           | No                     | 0.24%                    | -                          | -                                              | -                             | 1,92,102                            |                |
| 4       | NEETA AGARWAL                                   | T1-204  | 23-Jan-23       | 22,78,190                 | 15,19,896 | 37,98,086 | 22,78,190                 | 15,19,896 | 37,98,086 | Creditor in Class | -                                   | -                           | No                     | 0.21%                    | -                          | -                                              | -                             | -                                   |                |
| 5       | HARVINDER SINGH                                 | T1-302  | 24-Jan-23       | 35,86,115                 | 21,97,799 | 57,83,914 | 35,86,115                 | 19,53,599 | 55,39,714 | Creditor in Class | -                                   | -                           | No                     | 0.30%                    | -                          | -                                              | -                             | 2,44,200                            |                |
| 6       | HARMINDER SINGH & JOGINDER SINGH                | T1-403  | 25-Jan-23       | 3,03,000                  | 3,16,033  | 6,19,033  | 3,03,000                  | 2,80,918  | 5,83,918  | Creditor in Class | -                                   | -                           | No                     | 0.03%                    | -                          | -                                              | -                             | 35,115                              |                |
| 7       | SUMAN SHARMA                                    | T1-501  | 23-Jan-23       | 31,64,634                 | 20,83,402 | 52,48,036 | 31,64,634                 | 18,51,913 | 50,16,547 | Creditor in Class | -                                   | -                           | No                     | 0.27%                    | -                          | -                                              | -                             | 2,31,489                            |                |
| 8       | SUKVINDER SINGH & SUKHBIR KAUR                  | T1-503  | 24-Jan-23       | 4,28,000                  | 4,80,136  | 9,08,136  | 4,28,000                  | 4,26,788  | 8,54,788  | Creditor in Class | -                                   | -                           | No                     | 0.05%                    | -                          | -                                              | -                             | 53,348                              |                |
| 9       | SYED KHUDDRATHULLAH                             | T1-601  | 25-Jan-23       | 34,18,987                 | 20,42,133 | 54,61,120 | 34,18,987                 | 18,15,229 | 52,34,216 | Creditor in Class | -                                   | -                           | No                     | 0.28%                    | -                          | -                                              | -                             | 2,26,904                            |                |
| 10      | CHANDER SHEKHAR                                 | T1-602  | 27-Jan-23       | 31,72,423                 | 19,43,436 | 51,15,859 | 31,72,423                 | 17,27,499 | 48,99,922 | Creditor in Class | -                                   | -                           | No                     | 0.27%                    | -                          | -                                              | -                             | 2,15,937                            |                |
| 11      | BHAWAN SINGH NEGI AND MRS KAMALA NEGI           | T1-703  | 27-Jan-23       | 29,85,390                 | 21,06,957 | 50,92,347 | 29,85,390                 | 18,72,851 | 48,58,241 | Creditor in Class | -                                   | -                           | No                     | 0.26%                    | -                          | -                                              | -                             | 2,34,106                            |                |
| 12      | PREM KUMAR RAGHAV & USHA RANI RAGHAV            | T1-802  | 21-Jan-23       | 31,69,681                 | 19,81,406 | 51,51,087 | 31,69,681                 | 17,61,250 | 49,30,931 | Creditor in Class | -                                   | -                           | No                     | 0.27%                    | -                          | -                                              | -                             | 2,20,156                            |                |
| 13      | RAM PAL BADHAN                                  | T1-902  | 21-Jan-23       | 31,69,896                 | 51,31,252 | 83,01,148 | 31,69,896                 | 17,43,424 | 49,13,320 | Creditor in Class | -                                   | -                           | No                     | 0.27%                    | -                          | -                                              | -                             | 2,17,928                            |                |
| 14      | RUMA PURKAIT                                    | T1-903  | 25-Jan-23       | 30,47,357                 | 18,10,104 | 48,57,461 | 30,47,357                 | 18,10,104 | 48,57,461 | Creditor in Class | -                                   | -                           | No                     | 0.26%                    | -                          | -                                              | -                             | -                                   |                |
| 15      | MRS. JASWANT SINGH ADHIKARI & MS. ANJU ADHIKARI | T1-1004 | 26-Jan-23       | 32,40,293                 | 21,17,812 | 53,58,105 | 32,40,293                 | 18,82,500 | 51,22,793 | Creditor in Class | -                                   | -                           | No                     | 0.28%                    | -                          | -                                              | -                             | 2,35,312                            |                |
| 16      | M S CHAUHAN                                     | T1-1201 | 26-Jan-23       | 31,72,424                 | 19,32,125 | 51,04,549 | 31,72,424                 | 17,17,444 | 48,89,868 | Creditor in Class | -                                   | -                           | No                     | 0.27%                    | -                          | -                                              | -                             | 2,14,681                            |                |
| 17      | AMAR JIT SINGH                                  | T1-1402 | 27-Jan-23       | 31,71,157                 | 20,11,618 | 51,82,775 | 31,71,157                 | 20,11,618 | 51,82,775 | Creditor in Class | -                                   | -                           | No                     | 0.28%                    | -                          | -                                              | -                             | -                                   |                |
| 18      | KRISHNA SHARMA                                  | T1-1702 | 21-Jan-23       | 25,46,250                 | 11,52,345 | 36,98,595 | 25,46,250                 | 10,24,307 | 35,70,557 | Creditor in Class | -                                   | -                           | No                     | 0.19%                    | -                          | -                                              | -                             | 1,28,038                            |                |
| 19      | GHAS RAM                                        | T1-1704 | 24-Jan-23       | 25,47,370                 | 16,93,639 | 42,41,009 | 25,47,370                 | 15,05,457 | 40,52,827 | Creditor in Class | -                                   | -                           | No                     | 0.22%                    | -                          | -                                              | -                             | 1,88,182                            |                |
| 20      | CHHATTAR PAL SHARMA & JAI PARKASH SHARMA        | T1-1803 | 20-Jan-23       | 32,94,925                 | 20,13,894 | 53,08,819 | 32,94,925                 | 17,90,128 | 50,85,053 | Creditor in Class | -                                   | -                           | No                     | 0.28%                    | -                          | -                                              | -                             | 2,23,766                            |                |
| 21      | SATYAMVADA & ARUN KUMAR                         | T1-2204 | 26-Jan-23       | 5,54,985                  | 4,43,348  | 9,98,333  | 5,54,985                  | 4,43,348  | 9,98,333  | Creditor in Class | -                                   | -                           | No                     | 0.05%                    | -                          | -                                              | -                             | -                                   |                |
| 22      | RIITKA MISHRA & ALOK VERMA                      | T1-404  | 21-Jan-23       | 33,34,599                 | 21,66,431 | 55,01,030 | 33,34,599                 | 19,25,716 | 52,60,315 | Creditor in Class | -                                   | -                           | No                     | 0.29%                    | -                          | -                                              | -                             | 2,40,715                            |                |
| 23      | RISHI RANJAN KALA & SHRIRANJAN KALA             | T1-1102 | 29-Jan-23       | 31,66,613                 | 20,47,114 | 52,13,727 | 31,66,613                 | 18,19,657 | 49,86,270 | Creditor in Class | -                                   | -                           | No                     | 0.27%                    | -                          | -                                              | -                             | 2,27,457                            |                |
| 24      | HEMA RAM & PURAN RAM                            | T1-1903 | 27-Jan-23       | 37,76,429                 | 22,02,991 | 59,79,420 | 37,76,429                 | 22,02,991 | 59,79,420 | Creditor in Class | -                                   | -                           | No                     | 0.33%                    | -                          | -                                              | -                             | -                                   |                |
| 25      | BHAGWAN SINGH & SUSHILA DEVI                    | T1-201  | 27-Jan-23       | 42,50,270                 | 17,59,040 | 60,09,310 | 42,50,270                 | 15,63,591 | 58,13,861 | Creditor in Class | -                                   | -                           | No                     | 0.32%                    | -                          | -                                              | -                             | 1,95,449                            |                |
| 26      | SRIPARNA DAS                                    | T1-1103 | 24-Jan-23       | 27,94,357                 | 17,11,353 | 45,05,710 | 27,94,357                 | 15,21,203 | 43,15,560 | Creditor in Class | -                                   | -                           | No                     | 0.23%                    | -                          | -                                              | -                             | 1,90,150                            |                |
| 27      | KUSUM SHAMRA & RAMESH CHANDRA SHARMA            | T1-1802 | 22-Jan-23       | 4,25,928                  | 88,578    | 5,14,506  | 4,25,928                  | 78,736    | 5,04,664  | Creditor in Class | -                                   | -                           | No                     | 0.03%                    | -                          | -                                              | -                             | 9,842                               |                |
| 28      | KUNDAN KUMAR                                    | T1-1804 | 26-Jan-23       | 18,46,153                 | 10,99,460 | 29,45,613 | 18,46,153                 | 9,77,298  | 28,23,451 | Creditor in Class | -                                   | -                           | No                     | 0.15%                    | -                          | -                                              | -                             | 1,22,162                            |                |
| 29      | ANIL KUMAR                                      | T1-2003 | 20-Jan-23       | 31,48,054                 | 19,53,089 | 51,01,143 | 31,48,054                 | 17,36,079 | 48,84,133 | Creditor in Class | -                                   | -                           | No                     | 0.27%                    | -                          | -                                              | -                             | 2,17,010                            |                |
| 30      | JOGINDER PAL SINGH AND NISHNEET KAUR            | T1-101  | 19-Jan-23       | 4,28,000                  | 4,59,213  | 8,87,213  | 4,28,000                  | 4,08,189  | 8,36,189  | Creditor in Class | -                                   | -                           | No                     | 0.05%                    | -                          | -                                              | -                             | 51,024                              |                |
| 31      | SURENDRA KUMAR & URMILA KUMAR                   | T1-303  | 25-Jan-23       | 37,59,255                 | 18,46,773 | 56,06,028 | 37,59,255                 | 16,41,576 | 54,00,831 | Creditor in Class | -                                   | -                           | No                     | 0.29%                    | -                          | -                                              | -                             | 2,05,197                            |                |
| 32      | ABHIRAM JHA                                     | T1-1204 | 27-Jan-23       | 30,02,124                 | 19,08,600 | 49,10,724 | 30,02,124                 | 16,96,333 | 46,98,457 | Creditor in Class | -                                   | -                           | No                     | 0.26%                    | -                          | -                                              | -                             | 2,12,067                            |                |
| 33      | KSHITIZ CHAUDHARY                               | T1-504  | 19-Jan-23       | 33,47,907                 | 21,52,607 | 55,00,514 | 33,47,907                 | 21,52,607 | 55,00,514 | Creditor in Class | -                                   | -                           | No                     | 0.30%                    | -                          | -                                              | -                             | -                                   |                |
| 34      | MANAB GHOSH & SUDESHNA GHOSH                    | T1-603  | 23-Jan-23       | 28,04,656                 | 16,16,516 | 44,21,172 | 28,04,656                 | 16,16,516 | 44,21,172 | Creditor in Class | -                                   | -                           | No                     | 0.24%                    | -                          | -                                              | -                             | -                                   |                |
| 35      | ABHISHEK RANJAN & ANAMIKA KUMARI                | T1-604  | 24-Jan-23       | 34,44,481                 | 14,08,672 | 48,53,153 | 34,44,481                 | 12,52,153 | 46,96,634 | Creditor in Class | -                                   | -                           | No                     | 0.26%                    | -                          | -                                              | -                             | 1,56,519                            |                |
| 36      | SHEO KUMAR GUPTA                                | T1-701  | 26-Jan-23       | 31,72,424                 | 19,50,158 | 51,22,582 | 31,72,424                 | 17,33,474 | 49,05,898 | Creditor in Class | -                                   | -                           | No                     | 0.27%                    | -                          | -                                              | -                             | 2,16,684                            |                |
| 37      | DEEPAK KUMAR & PREETI SHARMA                    | T1-702  | 23-Jan-23       | 36,05,592                 | 18,89,863 | 54,95,455 | 36,05,592                 | 16,79,878 | 52,85,470 | Creditor in Class | -                                   | -                           | No                     | 0.29%                    | -                          | -                                              | -                             | 2,09,985                            |                |
| 38      | UPENDRA SINGH NEGI & MRS. SUMETRI NEGI          | T1-801  | 23-Jan-23       | 31,72,424                 | 19,48,435 | 51,20,859 | 31,72,424                 | 17,31,942 | 49,04,366 | Creditor in Class | -                                   | -                           | No                     | 0.27%                    | -                          | -                                              | -                             | 2,16,493                            |                |
| 39      | APARNA BISWAS                                   | T1-803  | 26-Jan-23       | 27,97,358                 | 17,16,225 | 45,13,583 | 27,97,358                 | 17,16,225 | 45,13,583 | Creditor in Class | -                                   | -                           | No                     | 0.25%                    | -                          | -                                              | -                             | -                                   |                |
| 40      | KANHAIYA LAL                                    | T1-804  | 26-Jan-23       | 35,90,253                 | 22,57,385 | 58,47,638 | 35,90,253                 | 22,57,385 | 58,47,638 | Creditor in Class | -                                   | -                           | No                     | 0.32%                    | -                          | -                                              | -                             | -                                   |                |
| 41      | SHYAM LAL AND MRS. MAYA                         | T1-901  | 24-Jan-23       | 31,72,425                 | 19,37,487 | 51,09,912 | 31,72,425                 | 17,22,210 | 48,94,635 | Creditor in Class | -                                   | -                           | No                     | 0.27%                    | -                          | -                                              | -                             | 2,15,276                            |                |
| 42      | PRIVANKA ARYA & ANKUSH KUMAR ARYA               | T1-1504 | 22-Jan-23       | 30,79,833                 | 20,33,023 | 51,12,856 | 30,79,833                 | 18,07,132 | 48,86,965 | Creditor in Class | -                                   | -                           | No                     | 0.27%                    | -                          | -                                              | -                             | 2,25,891                            |                |
| 43      | NARESH KUMAR GUPTA AND HEMA GUPTA               | T1-1002 | 24-Jan-23       | 31,72,424                 | 19,32,494 | 51,04,918 | 31,72,424                 | 17,17,772 | 48,90,196 | Creditor in Class | -                                   | -                           | No                     | 0.27%                    | -                          | -                                              | -                             | 2,14,722                            |                |
| 44      | GS TANWAR & ARCHANA                             | T1-1003 | 19-Jan-23       | 28,00,757                 | 16,77,130 | 44,77,887 | 28,00,757                 | 14,90,782 | 42,91,539 | Creditor in Class | -                                   | -                           | No                     | 0.23%                    | -                          | -                                              | -                             | 1,86,348                            |                |
| 45      | RAMENDER SINGH & RADHA RATHI                    | T1-1101 | 26-Jan-23       | 31,72,424                 | 21,84,508 | 53,56,932 | 31,72,424                 | 19,41,785 | 51,14,209 | Creditor in Class | -                                   | -                           | No                     | 0.28%                    | -                          | -                                              | -                             | 2,42,723                            |                |
| 46      | KAMLESH OLI & RAMESH CHANDRA OLI                | T1-1603 | 23-Jan-23       | 31,72,424                 | 19,54,081 | 51,26,505 | 31,72,424                 | 17,36,961 | 49,09,385 | Creditor in Class | -                                   | -                           | No                     | 0.27%                    | -                          | -                                              | -                             | 2,17,120                            |                |
| 47      | AJIT KUMAR & ARCHANA KUMARI                     | T1-1104 | 21-Jan-23       | 29,26,160                 | 18,64,627 | 47,90,787 | 29,26,160                 | 16,57,446 | 45,83,606 | Creditor in Class | -                                   | -                           | No                     | 0.25%                    | -                          | -                                              | -                             | 2,07,181                            |                |
| 48      | SRIDHAR RAGHUNATHAN AND NIVEDITA RAGHUNATHAN    | T1-1202 | 22-Jan-23       | 31,72,424                 | 19,46,398 | 51,18,822 | 31,72,424                 | 19,46,398 | 51,18,822 | Creditor in Class | -                                   | -                           | No                     | 0.28%                    | -                          | -                                              | -                             | -                                   |                |
| 49      | AKSHAY KUMAR JAIN                               | T1-1801 | 27-Jan-23       | 13,01,134                 | 3,05,422  | 16,06,556 | 13,01,134                 | 2,71,486  | 15,72,620 | Creditor in Class | -                                   | -                           | No                     | 0.09%                    | -                          | -                                              | -                             | 33,936                              |                |
| 50      | ANKIT SINGHAL                                   | T1-2101 | 27-Jan-23       | 12,91,000                 | 2,48,275  | 15,39,275 | 12,91,000                 | 2,20,689  | 15,11,689 | Creditor in Class | -                                   | -                           | No                     | 0.08%                    | -                          | -                                              | -                             | 27,586                              |                |
| 51      | SUBRATA MONDAL & TANUSREER MONDAL               | T1-1401 | 23-Jan-23       | 33,56,769                 | 19,71,921 | 53,28,690 | 33,56,769                 | 17,52,819 | 51,09,588 | Creditor in Class | -                                   | -                           | No                     | 0.28%                    | -                          | -                                              | -                             | 2,19,102                            |                |
| 52      | JAIDEEP                                         | T1-1503 | 21-Jan-23       | 31,72,424                 | 19,35,778 | 51,08,202 | 31,72,424                 | 17,20,692 | 48,93,116 | Cred              |                                     |                             |                        |                          |                            |                                                |                               |                                     |                |

Annexure – 2  
Name of the corporate debtor: Unibera Developers Private Limited; Date of commencement of CIRP: January 13, 2023; List of creditors as on: April 13, 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 |             |             | 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 |  |
|---------|----------------------------------------------|----------|---------------------------|-----------|-------------|--------------------------|---------------------------|-------------|-------------|-------------------------------------|-----------------------------|------------------------|--------------------------|----------------------------|------------------------------------------------|-------------------------------|-------------------------------------|----------------|--|
|         |                                              |          | Principal                 | Interest  | Total       |                          | Principal                 | Interest    | Total       |                                     |                             |                        |                          |                            |                                                |                               |                                     |                |  |
| 76      | YOGESH SINGH & MADHULIKA SINGH               | T2-1201  | 24-Jan-23                 | 27,09,269 | 17,14,780   | 44,24,049                | 27,09,269                 | 15,24,249   | 42,33,518   | Creditor in Class                   | -                           | -                      | No                       | 0.23%                      | -                                              | -                             | -                                   | 1,90,531       |  |
| 77      | URVEE JAIN                                   | T2-1207  | 17-Jan-23                 | 20,62,561 | 18,25,393   | 38,87,954                | 20,62,561                 | 16,22,572   | 36,85,133   | Creditor in Class                   | -                           | -                      | No                       | 0.20%                      | -                                              | -                             | -                                   | 2,02,821       |  |
| 78      | MAHI BUILDHOME                               | T2-1402  | 18-Jan-23                 | 22,15,554 | 4,92,217    | 27,07,771                | 22,15,554                 | 4,37,526    | 26,53,080   | Creditor in Class                   | -                           | -                      | No                       | 0.14%                      | -                                              | -                             | -                                   | 54,691         |  |
| 79      | GAURAV KUMAR SINGH & TRIPTI SINGH            | T2-103   | 27-Jan-23                 | 29,21,292 | 18,14,156   | 47,35,448                | 29,21,292                 | 16,12,583   | 45,33,875   | Creditor in Class                   | -                           | -                      | No                       | 0.25%                      | -                                              | -                             | -                                   | 2,01,573       |  |
| 80      | RAVINDRA DINKAR JOSHI /VANDANA JOSHI         | T2-1404  | 21-Jan-23                 | 47,08,295 | 49,67,737   | 76,55,032                | 47,08,295                 | 26,19,322   | 73,27,617   | Creditor in Class                   | -                           | -                      | No                       | 0.40%                      | -                                              | -                             | -                                   | 3,27,415       |  |
| 81      | MAHI BUILDHOME                               | T2-1406  | 18-Jan-23                 | 22,15,554 | 29,21,217   | 27,07,771                | 22,15,554                 | 4,37,526    | 26,53,080   | Creditor in Class                   | -                           | -                      | No                       | 0.14%                      | -                                              | -                             | -                                   | 54,691         |  |
| 82      | MANAV ARORA & KRISHAN KUMAR ARORA            | T2-1408  | 27-Jan-23                 | 18,23,126 | 12,56,313   | 30,79,439                | 18,23,126                 | 11,16,723   | 29,39,849   | Creditor in Class                   | -                           | -                      | No                       | 0.16%                      | -                                              | -                             | -                                   | 1,39,590       |  |
| 83      | MAHI BUILDHOME                               | T2-1501  | 18-Jan-23                 | 27,01,895 | 6,00,265    | 33,02,160                | 27,01,895                 | 5,33,569    | 32,35,464   | Creditor in Class                   | -                           | -                      | No                       | 0.18%                      | -                                              | -                             | -                                   | 66,696         |  |
| 84      | ANANDA PAL                                   | T2-1505  | 27-Jan-23                 | 25,31,824 | 17,22,574   | 42,54,398                | 25,31,824                 | 15,31,177   | 40,63,001   | Creditor in Class                   | -                           | -                      | No                       | 0.22%                      | -                                              | -                             | -                                   | 1,91,397       |  |
| 85      | MAHI BUILDHOME                               | T2-1507  | 18-Jan-23                 | 22,15,554 | 4,92,217    | 27,07,771                | 22,15,554                 | 4,37,526    | 26,53,080   | Creditor in Class                   | -                           | -                      | No                       | 0.14%                      | -                                              | -                             | -                                   | 54,691         |  |
| 86      | MAHI BUILDHOME                               | T2-1601  | 18-Jan-23                 | 32,50,000 | 8,64,678    | 41,14,678                | 32,50,000                 | 7,68,603    | 40,18,603   | Creditor in Class                   | -                           | -                      | No                       | 0.22%                      | -                                              | -                             | -                                   | 96,075         |  |
| 87      | SOMMENDRA AND SUPARNA CHATTERJEE             | T2-1608  | 23-Jan-23                 | 35,89,306 | 22,51,924   | 58,41,230                | 35,89,306                 | 22,51,924   | 58,41,230   | Creditor in Class                   | -                           | -                      | No                       | 0.32%                      | -                                              | -                             | -                                   | -              |  |
| 88      | SHAMMI GUPTA                                 | T2-1701  | 20-Jan-23                 | 27,50,000 | 11,26,541   | 38,76,541                | 27,50,000                 | 10,01,370   | 37,51,370   | Creditor in Class                   | -                           | -                      | No                       | 0.20%                      | -                                              | -                             | -                                   | 1,25,171       |  |
| 89      | RENU GUPTA                                   | T2-1702  | 20-Jan-23                 | 22,55,000 | 9,25,333    | 31,80,333                | 22,55,000                 | 8,22,518    | 30,77,518   | Creditor in Class                   | -                           | -                      | No                       | 0.17%                      | -                                              | -                             | -                                   | 1,02,815       |  |
| 90      | SAROJINI BEHERA                              | T2-303   | 26-Jan-23                 | 34,03,062 | 22,10,545   | 56,13,607                | 34,03,062                 | 19,64,929   | 53,67,991   | Creditor in Class                   | -                           | -                      | No                       | 0.29%                      | -                                              | -                             | -                                   | 2,45,616       |  |
| 91      | DEV RAI & ABHISHEK GARG                      | T2-1706  | 27-Jan-23                 | 21,05,851 | 12,52,519   | 33,58,370                | 21,05,851                 | 12,52,519   | 33,58,370   | Creditor in Class                   | -                           | -                      | No                       | 0.18%                      | -                                              | -                             | -                                   | -              |  |
| 92      | MAHI BUILDHOME                               | T2-1902  | 18-Jan-23                 | 29,15,561 | 3,42,199    | 32,57,760                | 29,15,561                 | 3,04,177    | 32,19,738   | Creditor in Class                   | -                           | -                      | No                       | 0.18%                      | -                                              | -                             | -                                   | 38,022         |  |
| 93      | MAHI BUILDHOME                               | T2-2002  | 18-Jan-23                 | 22,15,554 | 4,92,217    | 27,07,771                | 22,15,554                 | 4,37,526    | 26,53,080   | Creditor in Class                   | -                           | -                      | No                       | 0.14%                      | -                                              | -                             | -                                   | 54,691         |  |
| 94      | TUHINA BISWAS                                | T2-2003  | 26-Jan-23                 | 29,21,092 | 18,67,843   | 47,88,935                | 29,21,092                 | 16,60,305   | 45,81,397   | Creditor in Class                   | -                           | -                      | No                       | 0.25%                      | -                                              | -                             | -                                   | 2,07,538       |  |
| 95      | SUSHMIT BISWAS                               | T2-2004  | 26-Jan-23                 | 28,29,993 | 28,94,871   | 57,23,864                | 28,29,993                 | 25,73,219   | 70,02,212   | Creditor in Class                   | -                           | -                      | No                       | 0.38%                      | -                                              | -                             | -                                   | 3,21,652       |  |
| 96      | VANDANA WALIA                                | T2-2104  | 27-Jan-23                 | 44,12,614 | 43,12,614   | 87,25,228                | 44,12,614                 | 6,39,980    | 49,52,594   | Creditor in Class                   | -                           | -                      | No                       | 0.27%                      | -                                              | -                             | -                                   | -              |  |
| 97      | MAHI BUILDHOME                               | T2-2107  | 18-Jan-23                 | 22,15,554 | 4,92,217    | 27,07,771                | 22,15,554                 | 4,37,526    | 26,53,080   | Creditor in Class                   | -                           | -                      | No                       | 0.14%                      | -                                              | -                             | -                                   | 54,691         |  |
| 98      | MAHI BUILDHOME                               | T2-2207  | 18-Jan-23                 | 22,15,554 | 4,92,217    | 27,07,771                | 22,15,554                 | 4,37,526    | 26,53,080   | Creditor in Class                   | -                           | -                      | No                       | 0.14%                      | -                                              | -                             | -                                   | 54,691         |  |
| 99      | DIVAY VINGIANI                               | T2-1202B | 26-Jan-23                 | 19,71,159 | 12,98,060   | 32,69,219                | 19,71,159                 | 12,98,060   | 32,69,219   | Creditor in Class                   | -                           | -                      | No                       | 0.18%                      | -                                              | -                             | -                                   | -              |  |
| 100     | VANDANA DAGAR & SUNIL DAGAR                  | T2-1206B | 23-Jan-23                 | 21,04,579 | 13,42,251   | 34,46,830                | 21,04,579                 | 11,93,112   | 32,97,691   | Creditor in Class                   | -                           | -                      | No                       | 0.18%                      | -                                              | -                             | -                                   | 1,49,139       |  |
| 101     | SRIIDHAR SHARMA                              | T2-1207B | 21-Jan-23                 | 7,61,063  | 3,47,357    | 11,08,420                | 7,61,063                  | 3,08,762    | 10,69,825   | Creditor in Class                   | -                           | -                      | No                       | 0.06%                      | -                                              | -                             | -                                   | 38,595         |  |
| 102     | AWANISH SINGH & MANJU SINGH                  | T2-502   | 25-Jan-23                 | 22,89,451 | 14,06,688   | 36,96,139                | 22,89,451                 | 12,50,389   | 35,39,840   | Creditor in Class                   | -                           | -                      | No                       | 0.19%                      | -                                              | -                             | -                                   | 1,56,299       |  |
| 103     | SANDEEP SINGH & ANAMIKA RAJPUT               | T2-406   | 31-Jan-23                 | 2,83,000  | 3,09,647    | 5,92,647                 | 2,83,000                  | 2,75,242    | 5,58,242    | Creditor in Class                   | -                           | -                      | No                       | 0.03%                      | -                                              | -                             | -                                   | 34,405         |  |
| 104     | ANUBHAV SRIVASTAVA & VINITA SRIVASTAVA       | T2-305   | 26-Jan-23                 | 25,31,616 | 16,50,980   | 41,82,596                | 25,31,616                 | 14,67,538   | 39,99,154   | Creditor in Class                   | -                           | -                      | No                       | 0.22%                      | -                                              | -                             | -                                   | 1,83,442       |  |
| 105     | YOGENDRA PAL                                 | T2-403   | 23-Jan-23                 | 34,20,951 | 17,26,626   | 51,47,577                | 34,20,951                 | 15,34,779   | 49,55,730   | Creditor in Class                   | -                           | -                      | No                       | 0.27%                      | -                                              | -                             | -                                   | 1,91,847       |  |
| 106     | SUNEET DESHWANI & NIDHI TOMAR                | T2-901   | 31-Jan-23                 | 10,90,177 | 9,02,529    | 19,92,706                | 10,90,177                 | 8,02,248    | 18,92,425   | Creditor in Class                   | -                           | -                      | No                       | 0.10%                      | -                                              | -                             | -                                   | 1,00,281       |  |
| 107     | SANDEEP KUMAR & PRACHI                       | T2-1203  | 13-Feb-23                 | 21,28,043 | 17,77,628   | 39,05,671                | 21,28,043                 | 12,24,558   | 33,52,601   | Creditor in Class                   | -                           | -                      | No                       | 0.18%                      | -                                              | -                             | -                                   | 1,53,070       |  |
| 108     | NEETU SINGH                                  | T2-1703  | 31-Jan-23                 | 21,34,477 | 11,83,095   | 33,17,572                | 21,34,477                 | 10,51,640   | 31,86,117   | Creditor in Class                   | -                           | -                      | No                       | 0.17%                      | -                                              | -                             | -                                   | 1,31,455       |  |
| 109     | SONIA GANDHI                                 | T2-1707  | 30-Jan-23                 | 22,55,000 | 9,23,555    | 31,78,555                | 22,55,000                 | 8,20,938    | 30,75,938   | Creditor in Class                   | -                           | -                      | No                       | 0.17%                      | -                                              | -                             | -                                   | 1,02,617       |  |
| 110     | RAJESH GANDHI                                | T2-1801  | 30-Jan-23                 | 27,50,000 | 11,26,735   | 38,76,735                | 27,50,000                 | 10,01,542   | 37,51,542   | Creditor in Class                   | -                           | -                      | No                       | 0.20%                      | -                                              | -                             | -                                   | 1,25,193       |  |
| 111     | ABHINADAN GAUR & GEETA GAUR                  | T2-1202  | 27-Jan-23                 | 21,29,280 | 14,05,166   | 35,34,446                | 21,29,280                 | 14,05,166   | 35,34,446   | Creditor in Class                   | -                           | -                      | No                       | 0.19%                      | -                                              | -                             | -                                   | -              |  |
| 112     | RUPESH KUMAR KAMAT                           | T2-608   | 21-Jan-23                 | 29,69,617 | 19,77,536   | 49,47,153                | 29,69,617                 | 19,77,536   | 49,47,153   | Creditor in Class                   | -                           | -                      | No                       | 0.27%                      | -                                              | -                             | -                                   | -              |  |
| 113     | SANDEEP KUMAR OBEROI & ANU OBEROI            | T2-105   | 19-Jan-23                 | 11,66,420 | 9,00,627    | 20,67,047                | 11,66,420                 | 8,00,557    | 19,66,977   | Creditor in Class                   | -                           | -                      | No                       | 0.11%                      | -                                              | -                             | -                                   | 1,00,070       |  |
| 114     | AVHILASH KUMAR & GAURAV KUMAR SINGH          | T2-203   | 25-Jan-23                 | 29,44,063 | 18,16,603   | 47,60,666                | 29,44,063                 | 16,14,758   | 45,58,821   | Creditor in Class                   | -                           | -                      | No                       | 0.25%                      | -                                              | -                             | -                                   | 2,01,845       |  |
| 115     | T K KANAKASABESAN & T K KARPAGAM             | T2-204   | 23-Jan-23                 | 58,23,412 | 49,61,643   | 1,07,85,055              | 58,23,412                 | 44,10,349   | 1,02,33,761 | Creditor in Class                   | -                           | -                      | No                       | 0.56%                      | -                                              | -                             | -                                   | 5,51,294       |  |
| 116     | NEELU BALYAN & YOGESH KUMAR                  | T2-205   | 27-Jan-23                 | 35,62,965 | 1,17,92,204 | 1,53,55,169              | 35,62,965                 | 1,04,81,959 | 1,40,44,924 | Creditor in Class                   | -                           | -                      | No                       | 0.76%                      | -                                              | -                             | -                                   | 13,10,245      |  |
| 117     | JOYDIP MONDAL & MAYA MONDAL                  | T2-1002  | 20-Jan-23                 | 22,66,775 | 13,79,991   | 36,46,766                | 22,66,775                 | 12,26,659   | 34,93,434   | Creditor in Class                   | -                           | -                      | No                       | 0.19%                      | -                                              | -                             | -                                   | 1,53,332       |  |
| 118     | ANITA SINGH                                  | T3-403   | 26-Jan-23                 | 21,10,176 | 14,61,074   | 35,71,250                | 21,10,176                 | 12,98,732   | 34,08,908   | Creditor in Class                   | -                           | -                      | No                       | 0.19%                      | -                                              | -                             | -                                   | 1,62,342       |  |
| 119     | UPENDRA KUMAR                                | T2-401   | 19-Jan-23                 | 24,16,733 | 16,44,849   | 40,61,582                | 24,16,733                 | 16,44,849   | 40,61,582   | Creditor in Class                   | -                           | -                      | No                       | 0.22%                      | -                                              | -                             | -                                   | -              |  |
| 120     | MANISHA DHINGRA & BABITA SAYAL               | T3-103   | 26-Jan-23                 | 24,04,300 | 16,88,189   | 40,92,489                | 24,04,300                 | 15,00,612   | 39,04,912   | Creditor in Class                   | -                           | -                      | No                       | 0.21%                      | -                                              | -                             | -                                   | 1,87,577       |  |
| 121     | PRAMOD KUMAR A SHARMA AND VIDHYABEN A SHARMA | T3-501   | 23-Jan-23                 | 31,07,161 | 21,05,410   | 52,12,571                | 31,07,161                 | 21,05,410   | 52,12,571   | Creditor in Class                   | -                           | -                      | No                       | 0.28%                      | -                                              | -                             | -                                   | -              |  |
| 122     | ABHISHEK ANAND                               | T2-406   | 21-Jan-23                 | 25,27,462 | 14,06,033   | 39,33,495                | 25,27,462                 | 14,06,033   | 39,33,495   | Creditor in Class                   | -                           | -                      | No                       | 0.21%                      | -                                              | -                             | -                                   | -              |  |
| 123     | RAKESH KUMAR SETHI                           | T2-407   | 26-Jan-23                 | 23,62,000 | 11,59,962   | 35,21,962                | 23,62,000                 | 10,31,077   | 33,93,077   | Creditor in Class                   | -                           | -                      | No                       | 0.18%                      | -                                              | -                             | -                                   | 1,28,885       |  |
| 124     | RAVISH BHARTI & SHUBHAM                      | T2-408   | 27-Jan-23                 | 26,60,605 | 17,66,610   | 44,27,215                | 26,60,605                 | 17,66,610   | 44,27,215   | Creditor in Class                   | -                           | -                      | No                       | 0.24%                      | -                                              | -                             | -                                   | -              |  |
| 125     | VIJENDRA SINGH & KUSUM DEVI                  | T2-503   | 26-Jan-23                 | 29,21,092 | 18,60,182   | 47,81,274                | 29,21,092                 | 16,53,495   | 45,74,587   | Creditor in Class                   | -                           | -                      | No                       | 0.25%                      | -                                              | -                             | -                                   | 2,06,687       |  |
| 126     | NEELAM KAUSHAL AND NARENDER KUMAR KAUSHAL    | T2-504   | 27-Jan-23                 | 38,96,853 | 24,70,870   | 63,67,723                | 38,96,853                 | 21,96,329   | 60,93,182   | Creditor in Class                   | -                           | -                      | No                       | 0.33%                      | -                                              | -                             | -                                   | 2,74,541       |  |
| 127     | SURENDRA KUMAR & PUSHPA SHARMA               | T2-506   | 25-Jan-23                 | 22,74,726 | 9,68,239    | 32,42,965                | 22,74,726                 | 8,60,657    | 31,35,383   | Creditor in Class                   | -                           | -                      | No                       | 0.17%                      |                                                |                               |                                     |                |  |

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

| Sl. No. | Name of Creditor                        | Unit No  | Date of receipt | Details of claim received |           |             | Amount of claim admitted | Details of claim admitted |           |                   | 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 |
|---------|-----------------------------------------|----------|-----------------|---------------------------|-----------|-------------|--------------------------|---------------------------|-----------|-------------------|-------------------------------------|-----------------------------|------------------------|--------------------------|----------------------------|------------------------------------------------|-------------------------------|-------------------------------------|----------------|
|         |                                         |          |                 | Principal                 | Interest  | Total       |                          | Principal                 | Interest  | Total             |                                     |                             |                        |                          |                            |                                                |                               |                                     |                |
| 152     | AISHWARYA                               | T4-306   | 27-Jan-23       | 15,95,634                 | 12,08,663 | 28,04,297   | 15,95,634                | 10,74,367                 | 26,70,001 | Creditor in Class | -                                   | -                           | No                     | 0.15%                    | -                          | -                                              | -                             | 1,34,296                            |                |
| 153     | MANNI SINGH                             | T2-1604  | 26-Jan-23       | 63,84,508                 | -         | 63,84,508   | 63,84,508                | -                         | -         | Creditor in Class | -                                   | -                           | No                     | 0.35%                    | -                          | -                                              | -                             | -                                   |                |
| 154     | GOUTAM KUMAR MONDAL & SIMI MONDAL       | T2-1705  | 25-Jan-23       | 25,33,148                 | 15,78,542 | 41,11,690   | 25,33,148                | 14,03,148                 | 39,36,296 | Creditor in Class | -                                   | -                           | No                     | 0.21%                    | -                          | -                                              | -                             | 1,75,394                            |                |
| 155     | SUDHEER DWIVEDI & BHARAT RAM DWIVEDI    | T2-1708  | 27-Jan-23       | 23,85,021                 | 13,26,776 | 37,11,797   | 23,85,021                | 11,79,356                 | 35,64,377 | Creditor in Class | -                                   | -                           | No                     | 0.19%                    | -                          | -                                              | -                             | 1,47,420                            |                |
| 156     | MAMTA SARASWAT                          | T2-1805  | 27-Jan-23       | 23,04,799                 | 13,87,588 | 36,92,387   | 23,04,799                | 12,33,412                 | 35,38,211 | Creditor in Class | -                                   | -                           | No                     | 0.19%                    | -                          | -                                              | -                             | 1,54,176                            |                |
| 157     | PRABHAV SHARMA                          | T2-1808  | 26-Jan-23       | 27,28,829                 | 17,26,252 | 44,55,081   | 27,28,829                | 15,34,446                 | 42,63,275 | Creditor in Class | -                                   | -                           | No                     | 0.23%                    | -                          | -                                              | -                             | 1,91,806                            |                |
| 158     | SUSHIL KUMAR YADAV & RAJ KUMARI YADAV   | T2-1906  | 25-Jan-23       | 21,07,650                 | 12,82,058 | 33,89,708   | 21,07,650                | 11,39,607                 | 32,47,257 | Creditor in Class | -                                   | -                           | No                     | 0.18%                    | -                          | -                                              | -                             | 1,42,451                            |                |
| 159     | ASHISH BANSAL & BRIJPAL BANSAL          | T2-1203B | 24-Jan-23       | 21,29,970                 | 13,53,159 | 34,83,129   | 21,29,970                | 12,02,808                 | 33,32,778 | Creditor in Class | -                                   | -                           | No                     | 0.18%                    | -                          | -                                              | -                             | 1,50,351                            |                |
| 160     | PRIYADARSHEE GAUTAM AND DEWASANI GAUTAM | T2-1205B | 27-Jan-23       | 25,31,824                 | 16,03,697 | 41,35,521   | 25,31,824                | 14,25,508                 | 39,57,332 | Creditor in Class | -                                   | -                           | No                     | 0.22%                    | -                          | -                                              | -                             | 1,78,189                            |                |
| 161     | VINOD KUMAR JINDAL AND VISHAL JINDAL    | T2-107   | 13-Feb-23       | 23,73,389                 | 15,60,426 | 39,33,815   | 23,73,389                | 15,60,426                 | 39,33,815 | Creditor in Class | -                                   | -                           | No                     | 0.21%                    | -                          | -                                              | -                             | -                                   |                |
| 162     | URMILA DUBEY                            | T2-801   | 30-Jan-23       | 25,87,388                 | 16,76,329 | 42,63,717   | 25,87,388                | 14,90,070                 | 40,77,458 | Creditor in Class | -                                   | -                           | No                     | 0.22%                    | -                          | -                                              | -                             | 1,86,259                            |                |
| 163     | RAKESH KUMAR & ANITA DEVI               | T2-1405  | 12-Feb-23       | 25,85,860                 | 16,44,598 | 42,30,458   | 25,85,860                | 14,61,865                 | 40,47,725 | Creditor in Class | -                                   | -                           | No                     | 0.22%                    | -                          | -                                              | -                             | 1,82,733                            |                |
| 164     | SUNITA KUMARI & PRASHANT KUMAR          | T2-1508  | 13-Feb-23       | 26,70,283                 | 16,90,464 | 43,60,747   | 26,70,283                | 15,02,635                 | 41,72,918 | Creditor in Class | -                                   | -                           | No                     | 0.23%                    | -                          | -                                              | -                             | 1,87,829                            |                |
| 165     | YOGESH KUMAR                            | T2-1606  | 15-Feb-23       | 21,02,943                 | 13,48,482 | 34,51,425   | 21,02,943                | 11,98,651                 | 33,01,594 | Creditor in Class | -                                   | -                           | No                     | 0.18%                    | -                          | -                                              | -                             | 1,49,831                            |                |
| 166     | PAVAN KUMAR                             | T2-2204  | 15-Feb-23       | 58,43,147                 | 25,67,058 | 84,10,205   | 58,43,147                | 22,81,829                 | 81,24,976 | Creditor in Class | -                                   | -                           | No                     | 0.44%                    | -                          | -                                              | -                             | 2,85,229                            |                |
| 167     | NANDINI BAHRI DHANDA                    | T3-105   | 27-Jan-23       | 31,55,999                 | 20,76,514 | 52,26,613   | 31,55,999                | 18,40,546                 | 49,96,545 | Creditor in Class | -                                   | -                           | No                     | 0.27%                    | -                          | -                                              | -                             | 2,30,068                            |                |
| 168     | RAJEEV KUMAR                            | T3-203   | 23-Jan-23       | 30,43,418                 | 10,89,278 | 41,32,696   | 30,43,418                | 9,68,247                  | 40,11,665 | Creditor in Class | -                                   | -                           | No                     | 0.24%                    | -                          | -                                              | -                             | 1,21,031                            |                |
| 169     | MONI SINGH KAROTIA                      | T4-308   | 19-Jan-23       | 27,68,383                 | 17,54,670 | 45,23,053   | 27,68,383                | 15,59,707                 | 43,28,090 | Creditor in Class | -                                   | -                           | No                     | 0.22%                    | -                          | -                                              | -                             | 1,94,963                            |                |
| 170     | SATISH CHAND GOYAL                      | T3-206   | 27-Jan-23       | 17,79,225                 | 15,60,262 | 33,39,487   | 17,79,225                | 15,60,262                 | 33,39,487 | Creditor in Class | -                                   | -                           | No                     | 0.18%                    | -                          | -                                              | -                             | -                                   |                |
| 171     | S PADMA & ARAVIND SHANKAR               | T4-908   | 22-Jan-23       | 31,13,917                 | 20,56,296 | 51,70,296   | 31,13,917                | 18,27,892                 | 49,41,809 | Creditor in Class | -                                   | -                           | No                     | 0.27%                    | -                          | -                                              | -                             | 2,28,487                            |                |
| 172     | SONIA DAWAR                             | T3-404   | 21-Jan-23       | 32,46,852                 | 21,23,878 | 53,70,730   | 32,46,852                | 18,87,892                 | 51,24,744 | Creditor in Class | -                                   | -                           | No                     | 0.28%                    | -                          | -                                              | -                             | 2,35,986                            |                |
| 173     | LALIT KUMAR & HEMAKSHI BAGHEL           | T4-308   | 25-Jan-23       | 33,11,135                 | 21,70,624 | 54,81,759   | 33,11,135                | 19,29,444                 | 52,40,579 | Creditor in Class | -                                   | -                           | No                     | 0.29%                    | -                          | -                                              | -                             | 2,41,180                            |                |
| 174     | REKHA SHARMA                            | T3-501   | 27-Jan-23       | -                         | -         | -           | -                        | -                         | -         | Creditor in Class | -                                   | -                           | No                     | 0.00%                    | -                          | -                                              | -                             | -                                   |                |
| 175     | KISHAN SINGH LATWAL                     | T3-603   | 27-Jan-23       | 25,39,397                 | 16,92,717 | 42,32,114   | 25,39,397                | 16,92,717                 | 42,32,114 | Creditor in Class | -                                   | -                           | No                     | 0.23%                    | -                          | -                                              | -                             | -                                   |                |
| 176     | GIRISH KUMAR                            | T4-1201  | 25-Jan-23       | 33,38,304                 | 21,60,370 | 54,98,674   | 33,38,304                | 21,60,370                 | 54,98,674 | Creditor in Class | -                                   | -                           | No                     | 0.30%                    | -                          | -                                              | -                             | -                                   |                |
| 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                     | 0.24%                    | -                          | -                                              | -                             | -                                   |                |
| 178     | RAJ CHOPRA & SHALINI CHOPRA             | T4-1807  | 22-Jan-23       | 25,25,152                 | 16,04,721 | 41,29,873   | 25,25,152                | 16,04,721                 | 41,29,873 | Creditor in Class | -                                   | -                           | No                     | 0.22%                    | -                          | -                                              | -                             | -                                   |                |
| 179     | NANDINI BAHRI DHANDA                    | T3-703   | 27-Jan-23       | 25,87,575                 | 17,00,199 | 42,87,774   | 25,87,575                | 15,11,288                 | 40,98,863 | Creditor in Class | -                                   | -                           | No                     | 0.22%                    | -                          | -                                              | -                             | 1,88,911                            |                |
| 180     | PRAMOD KUMAR & NIKHIL KUMAR             | T3-705   | 23-Jan-23       | 27,75,354                 | 15,12,724 | 42,88,078   | 27,75,354                | 15,12,724                 | 42,88,078 | Creditor in Class | -                                   | -                           | No                     | 0.23%                    | -                          | -                                              | -                             | -                                   |                |
| 181     | ANSHUL DEEP SAXENA                      | T3-706   | 26-Jan-23       | 16,06,372                 | 22,61,703 | 38,68,075   | 16,06,372                | 20,10,403                 | 36,16,775 | Creditor in Class | -                                   | -                           | No                     | 0.20%                    | -                          | -                                              | -                             | 2,51,300                            |                |
| 182     | SHISHIR KUMAR & BABITA THAKUR           | T3-801   | 27-Jan-23       | 29,07,307                 | 19,29,369 | 48,36,676   | 29,07,307                | 19,29,369                 | 48,36,676 | Creditor in Class | -                                   | -                           | No                     | 0.26%                    | -                          | -                                              | -                             | -                                   |                |
| 183     | RAJENDRA KUMAR JAIN                     | T3-802   | 26-Jan-23       | 21,16,682                 | 14,09,704 | 35,26,386   | 21,16,682                | 12,53,070                 | 33,69,752 | Creditor in Class | -                                   | -                           | No                     | 0.18%                    | -                          | -                                              | -                             | 1,56,634                            |                |
| 184     | MRS. MEETA JAIN                         | T3-803   | 26-Jan-23       | 20,73,686                 | 13,81,844 | 34,55,530   | 20,73,686                | 12,28,306                 | 33,01,992 | Creditor in Class | -                                   | -                           | No                     | 0.18%                    | -                          | -                                              | -                             | 1,53,538                            |                |
| 185     | ASHISH KUMAR SRIVASTAVA                 | T3-806   | 27-Jan-23       | 20,55,177                 | 15,21,651 | 35,76,828   | 20,55,177                | 13,52,579                 | 34,07,756 | Creditor in Class | -                                   | -                           | No                     | 0.19%                    | -                          | -                                              | -                             | 1,69,072                            |                |
| 186     | MAHI BUILDHOME                          | T3-1007  | 18-Jan-23       | 22,15,554                 | 4,92,217  | 27,07,771   | 22,15,554                | 4,37,526                  | 26,53,080 | Creditor in Class | -                                   | -                           | No                     | 0.14%                    | -                          | -                                              | -                             | 54,691                              |                |
| 187     | MAHI BUILDHOME                          | T3-1202  | 18-Jan-23       | 22,15,554                 | 4,92,217  | 27,07,771   | 22,15,554                | 4,37,526                  | 26,53,080 | Creditor in Class | -                                   | -                           | No                     | 0.14%                    | -                          | -                                              | -                             | 54,691                              |                |
| 188     | NANDINI BAHRI DHANDA                    | T3-1405  | 27-Jan-23       | 31,55,998                 | 20,70,613 | 52,26,611   | 31,55,998                | 18,40,545                 | 49,96,543 | Creditor in Class | -                                   | -                           | No                     | 0.27%                    | -                          | -                                              | -                             | 2,30,068                            |                |
| 189     | LALIT PANT AND CHANDRA PANT             | T3-1502  | 27-Jan-23       | 28,31,021                 | 18,90,179 | 47,21,200   | 28,31,021                | 16,80,159                 | 45,11,180 | Creditor in Class | -                                   | -                           | No                     | 0.25%                    | -                          | -                                              | -                             | 2,10,020                            |                |
| 190     | RAJEEV JAIN                             | T3-1504  | 22-Jan-23       | 29,68,235                 | 19,52,179 | 49,20,414   | 29,68,235                | 19,52,179                 | 49,20,414 | Creditor in Class | -                                   | -                           | No                     | 0.27%                    | -                          | -                                              | -                             | -                                   |                |
| 191     | SANDEEP KUMAR SHARMA & DEEPTI SHARMA    | T3-1506  | 23-Jan-23       | 31,39,071                 | 96,23,072 | 1,27,62,143 | 31,39,071                | 42,76,921                 | 74,15,992 | Creditor in Class | -                                   | -                           | No                     | 0.40%                    | -                          | -                                              | -                             | 53,46,151                           |                |
| 192     | MAHI BUILDHOME                          | T3-1508  | 18-Jan-23       | 32,50,000                 | 8,64,678  | 41,14,678   | 32,50,000                | 7,68,603                  | 40,18,603 | Creditor in Class | -                                   | -                           | No                     | 0.22%                    | -                          | -                                              | -                             | 96,075                              |                |
| 193     | POONAM VAISH & NP, NITISH KUMAR VAISH   | T3-1602  | 27-Jan-23       | 14,52,925                 | 9,52,993  | 24,05,918   | 14,52,925                | 8,47,105                  | 23,00,030 | Creditor in Class | -                                   | -                           | No                     | 0.13%                    | -                          | -                                              | -                             | 1,05,888                            |                |
| 194     | MAHI BUILDHOME                          | T3-1607  | 18-Jan-23       | 22,15,554                 | 4,92,217  | 27,07,771   | 22,15,554                | 4,37,526                  | 26,53,080 | Creditor in Class | -                                   | -                           | No                     | 0.14%                    | -                          | -                                              | -                             | 54,691                              |                |
| 195     | MAHI BUILDHOME                          | T3-1608  | 18-Jan-23       | 35,55,563                 | 4,17,316  | 39,72,879   | 35,55,563                | 3,70,948                  | 39,26,511 | Creditor in Class | -                                   | -                           | No                     | 0.21%                    | -                          | -                                              | -                             | 46,368                              |                |
| 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                     | 0.28%                    | -                          | -                                              | -                             | -                                   |                |
| 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                 | 41,45,438 | Creditor in Class | -                                   | -                           | No                     | 0.23%                    | -                          | -                                              | -                             | -                                   |                |
| 198     | MAHI BUILDHOME                          | T3-1706  | 18-Jan-23       | 22,15,554                 | 4,81,837  | 26,97,391   | 22,15,554                | 4,28,300                  | 26,43,854 | Creditor in Class | -                                   | -                           | No                     | 0.14%                    | -                          | -                                              | -                             | 53,537                              |                |
| 199     | MAHI BUILDHOME                          | T3-1708  | 18-Jan-23       | 27,01,895                 | 5,87,607  | 32,89,502   | 27,01,895                | 5,22,317                  | 32,24,212 | Creditor in Class | -                                   | -                           | No                     | 0.18%                    | -                          | -                                              | -                             | 65,290                              |                |
| 200     | GAGAN KUMAR                             | T3-1906  | 24-Jan-23       | 19,86,545                 | 13,71,119 | 33,57,664   | 19,86,545                | 12,18,772                 | 32,05,317 | Creditor in Class | -                                   | -                           | No                     | 0.17%                    | -                          | -                                              | -                             | 1,52,347                            |                |
| 201     | NEENA PURI                              | T3-2002  | 26-Jan-23       | 16,24,671                 | 10,48,005 | 26,72,676   | 16,24,671                | 9,31,560                  | 25,56,231 | Creditor in Class | -                                   | -                           | No                     | 0.14%                    | -                          | -                                              | -                             | 1,16,445                            |                |
| 202     | CHANDER KANT PURI                       | T3-2008  | 26-Jan-23       | 19,82,395                 | 13,52,831 | 33,35,226   | 19,82,395                | 12,02,516                 | 31,84,911 | Creditor in Class | -                                   | -                           | No                     | 0.17%                    | -                          | -                                              | -                             | 1,50,315                            |                |
| 203     | KULDEEP JAIN & DR BHARTI JAIN           | T3-2102  | 24-Jan-23       | 29,48,235                 | 19,35,822 | 48,84,057   | 29,48,235                | 17,20,731                 | 46,68,966 | Creditor in Class | -                                   | -                           | No                     | 0.25%                    | -                          | -                                              | -                             | 2,15,091                            |                |
| 204     | MAHI BUILDHOME                          | T3-2103  | 18-Jan-23       |                           |           |             |                          |                           |           |                   |                                     |                             |                        |                          |                            |                                                |                               |                                     |                |

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

| Sl. No. | Name of Creditor                          | Unit No   | Date of receipt | Details of claim received |           |           | Details 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 |
|---------|-------------------------------------------|-----------|-----------------|---------------------------|-----------|-----------|---------------------------|-----------|-----------|-------------------|-------------------------------------|-----------------------------|------------------------|--------------------------|----------------------------|------------------------------------------------|-------------------------------|-------------------------------------|-----------------|
|         |                                           |           |                 | Principal                 | Interest  | Total     | Principal                 | Interest  | Total     |                   |                                     |                             |                        |                          |                            |                                                |                               |                                     |                 |
| 226     | AAVEG AGARWAL & MRS. GEETA AGARWAL        | T3-505    | 23-Jan-23       | 30,86,458                 | 21,00,387 | 51,86,845 | 30,86,458                 | 21,00,387 | 51,86,845 | Creditor in Class | -                                   | -                           | No                     | 0.28%                    | -                          | -                                              | -                             | -                                   |                 |
| 227     | ANKIT MEHTA                               | T3-506    | 24-Jan-23       | 22,34,366                 | 13,97,408 | 36,31,774 | 22,34,366                 | 13,97,408 | 36,31,774 | Creditor in Class | -                                   | -                           | No                     | 0.20%                    | -                          | -                                              | -                             | -                                   |                 |
| 228     | SAI KRISHNA KOSURI                        | T3-601    | 22-Jan-23       | 27,27,075                 | 17,80,265 | 45,07,340 | 27,27,075                 | 17,80,265 | 45,07,340 | Creditor in Class | -                                   | -                           | No                     | 0.25%                    | -                          | -                                              | -                             | -                                   |                 |
| 229     | DEEPAK KUMAR PANDEY                       | T3-602    | 27-Jan-23       | 22,37,127                 | 14,73,318 | 37,10,445 | 22,37,127                 | 13,09,616 | 35,46,743 | Creditor in Class | -                                   | -                           | No                     | 0.19%                    | -                          | -                                              | -                             | 1,63,702                            |                 |
| 230     | VINAY KUSHAWAHA & ANUPMA KUSHAWAHA        | T3-606    | 20-Jan-23       | 20,90,751                 | 14,01,363 | 34,92,114 | 20,90,751                 | 14,01,363 | 34,92,114 | Creditor in Class | -                                   | -                           | No                     | 0.19%                    | -                          | -                                              | -                             | -                                   |                 |
| 231     | GEET MALA GARG & MR. ANKIT GARG           | T3-604    | 26-Jan-23       | 16,25,566                 | 10,45,823 | 26,71,389 | 16,25,566                 | 9,29,620  | 25,55,186 | Creditor in Class | -                                   | -                           | No                     | 0.14%                    | -                          | -                                              | -                             | 1,16,203                            |                 |
| 232     | VINIT KUMAR & JYOTSNA LAL                 | T3-704    | 23-Jan-23       | 24,10,774                 | 16,07,774 | 40,18,548 | 24,10,774                 | 14,29,132 | 38,39,906 | Creditor in Class | -                                   | -                           | No                     | 0.21%                    | -                          | -                                              | -                             | 1,78,642                            |                 |
| 233     | VINET AGGARWAL & SANJU GUPTA              | T3-707    | 25-Jan-23       | 22,95,567                 | 18,38,268 | 41,33,835 | 22,95,567                 | 18,38,268 | 41,33,835 | Creditor in Class | -                                   | -                           | No                     | 0.23%                    | -                          | -                                              | -                             | -                                   |                 |
| 234     | SUNIL TIWARI                              | T3-804    | 19-Jan-23       | 27,75,971                 | 18,45,178 | 46,21,149 | 27,75,971                 | 16,40,158 | 44,16,129 | Creditor in Class | -                                   | -                           | No                     | 0.24%                    | -                          | -                                              | -                             | 2,05,020                            |                 |
| 235     | MRS RAJUL JAIN                            | T3-805    | 26-Jan-23       | 22,47,688                 | 14,75,346 | 37,23,034 | 22,47,688                 | 13,11,419 | 35,59,107 | Creditor in Class | -                                   | -                           | No                     | 0.19%                    | -                          | -                                              | -                             | 1,63,927                            |                 |
| 236     | SOMA RANI & ANIL KUMAR                    | T4-1008   | 19-Jan-23       | 21,81,935                 | 15,86,534 | 37,68,469 | 21,81,935                 | 14,10,252 | 35,92,187 | Creditor in Class | -                                   | -                           | No                     | 0.20%                    | -                          | -                                              | -                             | 1,76,282                            |                 |
| 237     | AARTI DUA CHAWLA                          | T3-901    | 25-Jan-23       | 25,93,187                 | 17,18,177 | 43,11,364 | 25,93,187                 | 17,18,177 | 43,11,364 | Creditor in Class | -                                   | -                           | No                     | 0.23%                    | -                          | -                                              | -                             | -                                   |                 |
| 238     | PRATIBHA TEWARI                           | T4-1403   | 20-Jan-23       | 28,06,403                 | 18,40,171 | 46,46,574 | 28,06,403                 | 16,35,708 | 44,42,111 | Creditor in Class | -                                   | -                           | No                     | 0.24%                    | -                          | -                                              | -                             | 2,04,463                            |                 |
| 239     | ANMOL KHANNA & BHAWNA KHANNA              | T4-1603   | 24-Jan-23       | 25,44,423                 | 13,54,832 | 38,99,255 | 25,44,423                 | 13,54,832 | 38,99,255 | Creditor in Class | -                                   | -                           | No                     | 0.21%                    | -                          | -                                              | -                             | -                                   |                 |
| 240     | MR. PRAVEEN KUMAR GARG & MRS. PREETI GARG | T4-1701   | 25-Jan-23       | 21,21,823                 | 13,41,814 | 34,63,637 | 21,21,823                 | 13,41,814 | 34,63,637 | Creditor in Class | -                                   | -                           | No                     | 0.19%                    | -                          | -                                              | -                             | -                                   |                 |
| 241     | HARISH KUMAR                              | T3-1003   | 27-Jan-23       | 19,90,045                 | 13,67,436 | 33,57,481 | 19,90,045                 | 13,67,436 | 33,57,481 | Creditor in Class | -                                   | -                           | No                     | 0.18%                    | -                          | -                                              | -                             | -                                   |                 |
| 242     | POOJA DEVI                                | T3-1004   | 20-Jan-23       | 17,35,682                 | 4,28,229  | 18,03,911 | 17,35,682                 | 3,80,648  | 17,56,330 | Creditor in Class | -                                   | -                           | No                     | 0.10%                    | -                          | -                                              | -                             | 47,581                              |                 |
| 243     | RAMVIR SINGH CHAUDHARY & KAMLESH          | T3-1008   | 27-Jan-23       | 25,61,088                 | 17,04,770 | 42,65,858 | 25,61,088                 | 15,15,351 | 40,76,439 | Creditor in Class | -                                   | -                           | No                     | 0.22%                    | -                          | -                                              | -                             | 1,89,419                            |                 |
| 244     | BIPIN SINGH & SANDHYA SINGH               | T3-1103   | 27-Jan-23       | 18,00,000                 | 5,22,740  | 23,22,740 | 18,00,000                 | 4,64,658  | 22,64,658 | Creditor in Class | -                                   | -                           | No                     | 0.12%                    | -                          | -                                              | -                             | 58,082                              |                 |
| 245     | PAWAN KUMAR GUPTA & SHASHI GUPTA          | T3-1105   | 24-Jan-23       | 28,61,099                 | 18,96,857 | 47,57,956 | 28,61,099                 | 18,96,857 | 47,57,956 | Creditor in Class | -                                   | -                           | No                     | 0.26%                    | -                          | -                                              | -                             | -                                   |                 |
| 246     | DHARMENDRA KUMAR                          | T3-1106   | 23-Jan-23       | 22,62,610                 | 14,63,362 | 37,25,972 | 22,62,610                 | 14,63,362 | 37,25,972 | Creditor in Class | -                                   | -                           | No                     | 0.20%                    | -                          | -                                              | -                             | -                                   |                 |
| 247     | RAVI MANDLOI & SUPRIYA MANDLOI            | T4-1704   | 20-Jan-23       | 21,93,739                 | 14,69,808 | 36,63,547 | 21,93,739                 | 14,69,808 | 36,63,547 | Creditor in Class | -                                   | -                           | No                     | 0.20%                    | -                          | -                                              | -                             | -                                   |                 |
| 248     | KIRTI SHARMA                              | T4-304    | 26-Jan-23       | 44,20,729                 | 24,01,594 | 68,22,323 | 44,20,729                 | 21,34,750 | 65,55,479 | Creditor in Class | -                                   | -                           | No                     | 0.36%                    | -                          | -                                              | -                             | 2,66,844                            |                 |
| 249     | TANVI GOEL                                | T3-1207   | 25-Jan-23       | 27,84,665                 | 22,12,454 | 49,97,119 | 27,84,665                 | 19,66,626 | 47,51,291 | Creditor in Class | -                                   | -                           | No                     | 0.26%                    | -                          | -                                              | -                             | 2,45,828                            |                 |
| 250     | COL ARUN YADAV                            | T5-903    | 21-Jan-23       | 31,77,874                 | 21,76,664 | 53,54,538 | 31,77,874                 | 21,76,664 | 53,54,538 | Creditor in Class | -                                   | -                           | No                     | 0.29%                    | -                          | -                                              | -                             | -                                   |                 |
| 251     | SUNET JOHRI & CHITRA SRIVASTAVA           | T3-1401   | 23-Jan-23       | 30,89,325                 | 20,32,220 | 51,21,545 | 30,89,325                 | 20,32,220 | 51,21,545 | Creditor in Class | -                                   | -                           | No                     | 0.28%                    | -                          | -                                              | -                             | -                                   |                 |
| 252     | VIBHAV SARAN                              | T3-1402   | 20-Jan-23       | 24,91,588                 | 15,87,422 | 40,79,010 | 24,91,588                 | 15,87,422 | 40,79,010 | Creditor in Class | -                                   | -                           | No                     | 0.22%                    | -                          | -                                              | -                             | -                                   |                 |
| 253     | NRIPENDRA KUMAR                           | T5-1202   | 26-Jan-23       | 34,54,187                 | 23,62,940 | 58,17,127 | 34,54,187                 | 21,00,391 | 55,54,578 | Creditor in Class | -                                   | -                           | No                     | 0.30%                    | -                          | -                                              | -                             | 2,62,549                            |                 |
| 254     | AJAY KUMAR AGARWAL & POONAM AGARWAL       | T3-1406   | 19-Jan-23       | 22,27,462                 | 14,78,611 | 37,06,073 | 22,27,462                 | 14,78,611 | 37,06,073 | Creditor in Class | -                                   | -                           | No                     | 0.20%                    | -                          | -                                              | -                             | -                                   |                 |
| 255     | VINIT CHAUHAN                             | T5-104    | 22-Jan-23       | 37,64,226                 | 24,91,428 | 62,55,654 | 37,64,226                 | 22,14,603 | 59,78,829 | Creditor in Class | -                                   | -                           | No                     | 0.33%                    | -                          | -                                              | -                             | 2,76,825                            |                 |
| 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                     | 0.27%                    | -                          | -                                              | -                             | -                                   |                 |
| 257     | KRISHAN KANT KUMAR                        | T3-1604   | 27-Jan-23       | 27,64,890                 | 18,73,840 | 46,38,730 | 27,64,890                 | 18,73,840 | 46,38,730 | Creditor in Class | -                                   | -                           | No                     | 0.25%                    | -                          | -                                              | -                             | -                                   |                 |
| 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                     | 0.21%                    | -                          | -                                              | -                             | -                                   |                 |
| 259     | MANISH BANSAL                             | T3-1702   | 20-Jan-23       | 14,00,000                 | 10,30,093 | 24,30,093 | 14,00,000                 | 9,15,638  | 23,15,638 | Creditor in Class | -                                   | -                           | No                     | 0.13%                    | -                          | -                                              | -                             | 1,14,455                            |                 |
| 260     | PUSHPENDRA SINGH                          | T3-1904   | 22-Jan-23       | 19,98,102                 | 12,66,607 | 32,64,709 | 19,98,102                 | 12,66,607 | 32,64,709 | Creditor in Class | -                                   | -                           | No                     | 0.18%                    | -                          | -                                              | -                             | -                                   |                 |
| 261     | VARSHA JAIN                               | T3-2005   | 26-Jan-23       | 4,75,880                  | 4,28,751  | 9,04,631  | 4,75,880                  | 3,81,112  | 8,56,992  | Creditor in Class | -                                   | -                           | No                     | 0.05%                    | -                          | -                                              | -                             | 47,639                              |                 |
| 262     | SHAIKENDRA KUMAR PAL & MADHU PAL          | T3-1204B  | 27-Jan-23       | 25,53,883                 | 15,94,009 | 41,47,892 | 25,53,883                 | 15,94,009 | 41,47,892 | Creditor in Class | -                                   | -                           | No                     | 0.23%                    | -                          | -                                              | -                             | -                                   |                 |
| 263     | SANTOSH BALA                              | T3-302    | 28-Jan-23       | 23,99,117                 | 16,40,062 | 40,39,179 | 23,99,117                 | 16,40,062 | 40,39,179 | Creditor in Class | -                                   | -                           | No                     | 0.29%                    | -                          | -                                              | -                             | -                                   |                 |
| 264     | PRATIKSHA SHARMA AND GIREESH SHARMA       | T3-303    | 30-Jan-23       | 24,64,001                 | 32,62,346 | 57,26,347 | 24,64,001                 | 32,62,346 | 57,26,347 | Creditor in Class | -                                   | -                           | No                     | 0.31%                    | -                          | -                                              | -                             | -                                   |                 |
| 265     | JAI MAL & SANTOSH KUMARI                  | T3-402    | 28-Jan-23       | 28,61,486                 | 18,55,623 | 47,17,109 | 28,61,486                 | 18,55,623 | 47,17,109 | Creditor in Class | -                                   | -                           | No                     | 0.26%                    | -                          | -                                              | -                             | -                                   |                 |
| 266     | ANJU RAI & SUNIL RAI                      | T3-1203B  | 29-Jan-23       | 26,17,229                 | 13,99,523 | 40,16,752 | 26,17,229                 | 12,44,020 | 38,61,249 | Creditor in Class | -                                   | -                           | No                     | 0.21%                    | -                          | -                                              | -                             | 1,55,503                            |                 |
| 267     | SUSHLI KUMAR                              | T5-402    | 25-Jan-23       | 40,92,013                 | 19,55,763 | 60,47,776 | 40,92,013                 | 17,38,456 | 58,30,469 | Creditor in Class | -                                   | -                           | No                     | 0.32%                    | -                          | -                                              | -                             | 2,17,307                            |                 |
| 268     | SATISH CHAND GOYAL                        | T4-106    | 27-Jan-23       | 19,48,139                 | 15,74,702 | 35,22,841 | 19,48,139                 | 15,74,702 | 35,22,841 | Creditor in Class | -                                   | -                           | No                     | 0.19%                    | -                          | -                                              | -                             | -                                   |                 |
| 269     | NANDINI BAHRI DHANDA                      | T4-301    | 27-Jan-23       | 34,03,567                 | 22,09,968 | 56,13,535 | 34,03,567                 | 19,64,416 | 53,67,983 | Creditor in Class | -                                   | -                           | No                     | 0.29%                    | -                          | -                                              | -                             | 2,45,552                            |                 |
| 270     | SANGITA TALWAR & VAIBHAV TALWAR           | T5-604    | 21-Jan-23       | 35,63,443                 | 23,17,637 | 58,81,080 | 35,63,443                 | 20,60,122 | 56,23,565 | Creditor in Class | -                                   | -                           | No                     | 0.19%                    | -                          | -                                              | -                             | 2,57,515                            |                 |
| 271     | RUPENDRA GUPTA & MRS. SANDHYA GUPTA       | T4-305    | 27-Jan-23       | 22,15,182                 | 14,84,055 | 36,99,237 | 22,15,182                 | 13,19,160 | 35,34,342 | Creditor in Class | -                                   | -                           | No                     | 0.13%                    | -                          | -                                              | -                             | 1,64,895                            |                 |
| 272     | SUNIL SINGH NEGI & YAMINI NEGI            | T5-1203   | 20-Jan-23       | 43,75,021                 | 28,21,776 | 71,96,797 | 43,75,021                 | 25,08,245 | 68,83,266 | Creditor in Class | -                                   | -                           | No                     | 0.37%                    | -                          | -                                              | -                             | 3,13,531                            |                 |
| 273     | SATYENDRA SINGH & MRS. PANKAJ RANI SINGH  | T5-1403   | 21-Jan-23       | 24,79,957                 | 16,26,891 | 41,06,848 | 24,79,957                 | 16,26,891 | 41,06,848 | Creditor in Class | -                                   | -                           | No                     | 0.22%                    | -                          | -                                              | -                             | -                                   |                 |
| 274     | AJAY BHALLA & ASHU BHALLA                 | T4-401    | 20-Jan-23       | 26,26,444                 | 17,22,744 | 43,49,188 | 26,26,444                 | 15,31,328 | 41,57,772 | Creditor in Class | -                                   | -                           | No                     | 0.23%                    | -                          | -                                              | -                             | 1,91,416                            |                 |
| 275     | ARVIND KUMAR VARSHNEY                     | T4-405    | 20-Jan-23       | 35,22,326                 | 12,93,583 | 48,15,909 | 35,22,326                 | 11,49,852 | 46,72,178 | Creditor in Class | -                                   | -                           | No                     | 0.25%                    | -                          | -                                              | -                             | 1,43,731                            |                 |
| 276     | GOPIESH KUMAR PARASHAR                    | T4-702    | 27-Jan-23       | 23,25,937                 | 8,12,414  | 31,38,351 | 23,25,937                 | 7,22,146  | 30,48,083 | Creditor in Class | -                                   | -                           | No                     | 0.17%                    | -                          | -                                              | -                             | 90,268                              |                 |
| 277     | MADAN SINGH                               | T4-706    | 20-Jan-23       | 26,14,545                 | 17,10,594 | 43,25,139 | 26,14,545                 | 15,20,528 | 41,35,073 | Creditor in Class | -                                   | -                           | No                     | 0.23%                    | -                          | -                                              | -                             | 1,90,066                            |                 |
| 278     | ROHIT KUMAR & DINESH KUMAR                | T5-1404   | 27-Jan-23       | 33,02,809                 | 22,61,700 | 55,64,509 | 33,02,809                 | 20,10,400 | 53,13,209 | Creditor in Class | -                                   | -                           | No                     | 0.29%                    | -                          | -                                              | -                             | 2,51,300                            |                 |
| 279     | SANDEEP JAIN                              | T4-802    | 27-Jan-23       | 22,28,912                 | 14,09,522 | 36,38,434 | 22,28,912                 | 12,52,908 | 34,81,820 | Creditor in Class | -                                   | -                           | No                     | 0.19%                    | -                          | -                                              | -                             | 1,56,614                            |                 |
| 280     | MANMOHAN JOSHI AND RUBINA JOSHI           | T4-803    | 19-Jan-23       | 27,74,426                 | 17,89,736 | 45,64,162 | 27,74,426                 | 15,90,876 | 43,65,302 | Creditor in Class | -                                   | -                           | No                     | 0.24%                    | -                          | -                                              | -                             | 1,98,860                            |                 |
| 281     | MANORMA SHARMA & ASHOK KUMAR SHARMA       | T4-805    | 24-Jan-23       | 22,61,848                 | 14,35,084 | 36,96,932 | 22,61,848                 | 12,75,630 | 35,37,478 | Creditor in Class | -                                   | -                           | No                     | 0.19%                    | -                          | -                                              | -                             | 1,59,454                            |                 |
| 282     | NANDINI BAHRI DHANDA                      | T4-807    | 27-Jan-23       | 23,64,587                 | 15,37,195 | 39,01,782 | 23,64,587                 | 13,66,396 | 37,30,983 | Creditor in Class | -                                   | -                           | No                     | 0.20%                    | -                          | -                                              | -                             | 1,70,799                            |                 |
| 283     | RAHUL SIROHI & JITENDRA PAL SIROHI        | T5-1502   | 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                     | 0.31%                    | -                          | -                                              | -                             | -                                   |                 |
| 284     | ZEYA QAMAR & SHEHNA NIGAR                 | T4-1106   | 27-Jan-23       | 28,94,646                 | 18,98,895 | 47,93,541 | 28,94,646                 | 16,87,907 | 45,82,553 | Creditor in Class | -                                   | -                           | No                     | 0.25%                    | -                          | -                                              | -                             | 2,10,988                            |                 |
| 285     | GOVINDA RAGHAV & MEENU RAGHAV             | T5-1803   | 24-Jan-23       | 24,66,832                 | 16,32,618 | 40,99,450 | 24,66,832                 | 16,32,618 | 40,99,450 | Creditor in Class | -                                   | -                           | No                     | 0.22%                    | -                          | -                                              | -                             | -                                   |                 |
| 286     | POONAM PREET BHANDARI & GAURAV BHANDARI   | T4-1206   | 19-Jan-23       | 28,89,014                 | 14,26,974 | 43,15,988 | 28,89,014                 | 12,68,421 | 41,57,435 | Creditor in Class | -                                   | -                           | No                     | 0.23%                    | -                          | -                                              | -                             | 1,58,553                            |                 |
| 287     | NANDINI BAHRI DHANDA                      | T4-1208</ |                 |                           |           |           |                           |           |           |                   |                                     |                             |                        |                          |                            |                                                |                               |                                     |                 |

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

| Sl. No. | Name of Creditor                                | Unit No  | Date of receipt | Details of claim received |           |           | Amount of claim admitted | Details of claim admitted |           |           | 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 |
|---------|-------------------------------------------------|----------|-----------------|---------------------------|-----------|-----------|--------------------------|---------------------------|-----------|-----------|-------------------------------------|-----------------------------|------------------------|--------------------------|----------------------------|------------------------------------------------|-------------------------------|-------------------------------------|-----------------|
|         |                                                 |          |                 | Principal                 | Interest  | Total     |                          | Principal                 | Interest  | Total     |                                     |                             |                        |                          |                            |                                                |                               |                                     |                 |
| 301     | VIVEK PRATAP SINGH & SHIV PRATAP SINGH          | T4-101   | 27-Jan-23       | 33,71,978                 | 22,02,263 | 55,74,241 |                          | 33,71,978                 | 22,02,263 | 55,74,241 |                                     | -                           | -                      | No                       | 0.30%                      | -                                              | -                             | -                                   | -               |
| 302     | ROSHNI DEVI                                     | T4-103   | 22-Jan-23       | 15,70,000                 | 3,41,815  | 19,11,815 |                          | 15,70,000                 | 3,03,836  | 18,73,836 |                                     | -                           | -                      | No                       | 0.10%                      | -                                              | -                             | -                                   | 37,979          |
| 303     | MR. ANKIT GARG & MR. RAM AVTAR GARG             | T4-107   | 26-Jan-23       | 17,39,894                 | 11,00,331 | 28,40,225 |                          | 17,39,894                 | 9,78,072  | 27,17,966 |                                     | -                           | -                      | No                       | 0.15%                      | -                                              | -                             | -                                   | 1,22,259        |
| 304     | SHAMBHU SHARAN                                  | T4-201   | 23-Jan-23       | 29,15,167                 | 17,90,300 | 47,05,467 |                          | 29,15,167                 | 15,91,378 | 45,06,545 |                                     | -                           | -                      | No                       | 0.25%                      | -                                              | -                             | -                                   | 1,98,922        |
| 305     | GAURAV KUMAR CHAWLA & GAYATRI CHAWLA            | T4-202   | 25-Jan-23       | 22,89,892                 | 14,97,921 | 37,87,813 |                          | 22,89,892                 | 14,97,921 | 37,87,813 |                                     | -                           | -                      | No                       | 0.21%                      | -                                              | -                             | -                                   | -               |
| 306     | MOHIT JAISWAL & SWATI JAISWA                    | T4-204   | 24-Jan-23       | 28,29,266                 | 18,33,683 | 46,62,949 |                          | 28,29,266                 | 18,33,683 | 46,62,949 |                                     | -                           | -                      | No                       | 0.25%                      | -                                              | -                             | -                                   | -               |
| 307     | KAUSHAL KUMAR PANDEY & KIRAN PANDEY             | T4-207   | 20-Jan-23       | 24,82,123                 | 16,09,284 | 40,91,407 |                          | 24,82,123                 | 14,30,475 | 39,12,598 |                                     | -                           | -                      | No                       | 0.21%                      | -                                              | -                             | -                                   | 1,78,809        |
| 308     | MRS. GARIMA SRIVASTAVA AND MR. ROHIT SRIVASTAVA | T5-204   | 23-Jan-23       | 49,38,821                 | 30,54,297 | 79,93,118 |                          | 49,38,821                 | 27,14,931 | 76,53,752 |                                     | -                           | -                      | No                       | 0.42%                      | -                                              | -                             | -                                   | 3,39,366        |
| 309     | KALLU RAM RATHI                                 | T4-408   | 25-Jan-23       | 31,17,008                 | 20,51,229 | 51,68,237 |                          | 31,17,008                 | 18,23,315 | 49,40,323 |                                     | -                           | -                      | No                       | 0.27%                      | -                                              | -                             | -                                   | 2,27,914        |
| 310     | NAVEEN KUMAR SINGH & ARCHANA SINGH              | T4-502   | 27-Jan-23       | 24,08,232                 | 15,36,611 | 39,44,843 |                          | 24,08,232                 | 15,36,611 | 39,44,843 |                                     | -                           | -                      | No                       | 0.21%                      | -                                              | -                             | -                                   | -               |
| 311     | MRS. GARIMA SRIVASTAVA AND MR. ROHIT SRIVASTAVA | T5-803   | 23-Jan-23       | 49,38,821                 | 30,53,726 | 79,92,547 |                          | 49,38,821                 | 27,14,423 | 76,53,244 |                                     | -                           | -                      | No                       | 0.42%                      | -                                              | -                             | -                                   | 3,39,303        |
| 312     | INDRAJEET VERMA & DR.SONI VERMA                 | TH-GF-02 | 25-Jan-23       | 14,00,000                 | 5,59,578  | 19,59,578 |                          | 14,00,000                 | 4,97,403  | 18,97,403 |                                     | -                           | -                      | No                       | 0.10%                      | -                                              | -                             | -                                   | 62,175          |
| 313     | NEELAM MISHRA & AVNISH KUMAR MISHRA             | T4-601   | 22-Jan-23       | 11,72,807                 | 1,66,085  | 13,38,892 |                          | 11,72,807                 | 1,47,631  | 13,20,438 |                                     | -                           | -                      | No                       | 0.07%                      | -                                              | -                             | -                                   | 18,454          |
| 314     | RUPENDRA SINGH & KAVITA SINGH                   | T4-604   | 21-Jan-23       | 29,29,545                 | 18,68,592 | 47,98,137 |                          | 29,29,545                 | 16,60,971 | 45,90,516 |                                     | -                           | -                      | No                       | 0.25%                      | -                                              | -                             | -                                   | 2,07,621        |
| 315     | VIVEK KUMAR                                     | T4-704   | 22-Jan-23       | 32,25,766                 | 20,10,215 | 52,35,981 |                          | 32,25,766                 | 17,86,858 | 50,12,624 |                                     | -                           | -                      | No                       | 0.27%                      | -                                              | -                             | -                                   | 2,23,357        |
| 316     | DIPIKA KASHYAP                                  | #NAME?   | 27-Jan-23       | 21,85,343                 | 1,64,657  | 23,50,000 |                          | 21,85,343                 | 1,46,362  | 23,31,705 |                                     | -                           | -                      | No                       | 0.13%                      | -                                              | -                             | -                                   | 18,295          |
| 317     | PRIYA MUTNEJA & RAVISH KUMAR                    | T4-708   | 22-Jan-23       | 27,71,455                 | 18,11,842 | 45,83,297 |                          | 27,71,455                 | 16,10,526 | 43,81,981 |                                     | -                           | -                      | No                       | 0.24%                      | -                                              | -                             | -                                   | 2,01,316        |
| 318     | ABHISHEK KUMAR                                  | T4-801   | 25-Jan-23       | 27,64,104                 | 18,01,571 | 45,65,675 |                          | 27,64,104                 | 16,01,396 | 43,65,500 |                                     | -                           | -                      | No                       | 0.24%                      | -                                              | -                             | -                                   | 2,00,175        |
| 319     | SEEMA PANDEY & MANESH PRASAD                    | T4-804   | 27-Jan-23       | 41,87,620                 | 18,85,385 | 60,73,005 |                          | 41,87,620                 | 16,76,431 | 58,64,051 |                                     | -                           | -                      | No                       | 0.32%                      | -                                              | -                             | -                                   | 2,09,554        |
| 320     | RASHMI BHARGAVA                                 | T4-904   | 26-Jan-23       | 7,44,053                  | 6,43,137  | 13,87,190 |                          | 7,44,053                  | 5,71,677  | 13,15,730 |                                     | -                           | -                      | No                       | 0.07%                      | -                                              | -                             | -                                   | 71,460          |
| 321     | DINKAR SINGH AND DIPTESHWAR SINGH               | T4-905   | 20-Jan-23       | 22,15,182                 | 15,17,918 | 37,33,100 |                          | 22,15,182                 | 15,17,918 | 37,33,100 |                                     | -                           | -                      | No                       | 0.20%                      | -                                              | -                             | -                                   | -               |
| 322     | ARUNA SHARMA AND VINOD KUMAR SHARMA             | T4-906   | 20-Jan-23       | 23,51,923                 | 15,51,325 | 39,03,248 |                          | 23,51,923                 | 15,51,325 | 39,03,248 |                                     | -                           | -                      | No                       | 0.21%                      | -                                              | -                             | -                                   | -               |
| 323     | SHRI VISHAL VEDI & SMT SHILPI VEDI              | T4-1002  | 24-Jan-23       | 26,14,545                 | 16,97,527 | 43,12,072 |                          | 26,14,545                 | 15,08,913 | 41,23,458 |                                     | -                           | -                      | No                       | 0.23%                      | -                                              | -                             | -                                   | 1,88,614        |
| 324     | MANISHA TYAGI & SAURABH KUMAR TYAGI             | T4-1003  | 27-Jan-23       | 26,65,703                 | 16,69,747 | 43,35,450 |                          | 26,65,703                 | 14,84,220 | 41,49,923 |                                     | -                           | -                      | No                       | 0.22%                      | -                                              | -                             | -                                   | 1,85,527        |
| 325     | ARVIND SINGH YADAV                              | #NAME?   | 27-Jan-23       | 11,66,000                 | 4,35,241  | 16,01,241 |                          | 11,66,000                 | 3,86,881  | 15,52,881 |                                     | -                           | -                      | No                       | 0.08%                      | -                                              | -                             | -                                   | 48,360          |
| 326     | UMESH KUMAR SAXENA & KALPANA RANI               | T1-1001  | 22-Jan-23       | 31,72,424                 | 19,31,937 | 51,04,361 |                          | 31,72,424                 | 17,17,277 | 48,89,701 |                                     | -                           | -                      | No                       | 0.27%                      | -                                              | -                             | -                                   | 2,14,660        |
| 327     | SHASHI RANJAN & RAVI RANJAN                     | T4-1006  | 26-Jan-23       | 25,29,740                 | 16,37,863 | 41,67,603 |                          | 25,29,740                 | 16,37,863 | 41,67,603 |                                     | -                           | -                      | No                       | 0.23%                      | -                                              | -                             | -                                   | -               |
| 328     | ANAND KUMAR                                     | T1-1204  | 27-Jan-23       | 30,16,916                 | 16,04,637 | 46,21,553 |                          | 30,16,916                 | 14,26,344 | 44,43,260 |                                     | -                           | -                      | No                       | 0.24%                      | -                                              | -                             | -                                   | 1,78,293        |
| 329     | KAILASH CHAND                                   | T4-1104  | 25-Jan-23       | 31,43,161                 | 20,07,845 | 51,51,006 |                          | 31,43,161                 | 17,84,751 | 49,27,912 |                                     | -                           | -                      | No                       | 0.27%                      | -                                              | -                             | -                                   | 2,23,094        |
| 330     | SANJEEV SHARMA                                  | T4-1105  | 19-Jan-23       | 30,95,269                 | 19,84,492 | 50,79,761 |                          | 30,95,269                 | 17,63,993 | 48,59,262 |                                     | -                           | -                      | No                       | 0.26%                      | -                                              | -                             | -                                   | 2,20,499        |
| 331     | KUSUM SHARMA & RAMESH SHARMA                    | T4-1108  | 23-Jan-23       | 31,13,477                 | 13,36,239 | 44,49,716 |                          | 31,13,477                 | 11,87,768 | 43,01,245 |                                     | -                           | -                      | No                       | 0.23%                      | -                                              | -                             | -                                   | 1,48,471        |
| 332     | PRANJAL PRATIM SARMAH & SILPI ACHARYA           | T4-1202  | 25-Jan-23       | 27,46,945                 | 17,96,049 | 45,42,994 |                          | 27,46,945                 | 15,96,488 | 43,43,433 |                                     | -                           | -                      | No                       | 0.24%                      | -                                              | -                             | -                                   | 1,99,561        |
| 333     | MEHARBAN SINGH RAWAT                            | T4-1203  | 20-Jan-23       | 29,03,461                 | 19,58,414 | 48,61,875 |                          | 29,03,461                 | 17,40,812 | 46,44,273 |                                     | -                           | -                      | No                       | 0.25%                      | -                                              | -                             | -                                   | 2,17,602        |
| 334     | GEETA CHAUHAN                                   | T1-1203B | 24-Jan-23       | 31,28,358                 | 20,50,137 | 51,78,495 |                          | 31,28,358                 | 18,22,344 | 49,50,702 |                                     | -                           | -                      | No                       | 0.27%                      | -                                              | -                             | -                                   | 2,27,793        |
| 335     | MONIKA BHANSALI                                 | T4-1401  | 27-Jan-23       | 34,04,301                 | 21,25,378 | 55,29,679 |                          | 34,04,301                 | 18,89,225 | 52,93,526 |                                     | -                           | -                      | No                       | 0.29%                      | -                                              | -                             | -                                   | 2,36,153        |
| 336     | ADITYA VASHISHAT & KAILASH KUMAR SHARMA         | T4-1402  | 18-Jan-23       | 28,36,498                 | 18,23,368 | 46,59,866 |                          | 28,36,498                 | 16,20,772 | 44,57,270 |                                     | -                           | -                      | No                       | 0.24%                      | -                                              | -                             | -                                   | 2,02,596        |
| 337     | V. JAYARAM AND SUDHA JAYARAM                    | T1-1203  | 21-Jan-23       | 31,72,424                 | 19,52,735 | 51,25,159 |                          | 31,72,424                 | 19,52,735 | 51,25,159 |                                     | -                           | -                      | No                       | 0.28%                      | -                                              | -                             | -                                   | -               |
| 338     | MUKTESH SHARMA                                  | T4-1404  | 23-Jan-23       | 24,13,127                 | 10,01,190 | 34,14,317 |                          | 24,13,127                 | 8,89,947  | 33,03,074 |                                     | -                           | -                      | No                       | 0.18%                      | -                                              | -                             | -                                   | 1,11,243        |
| 339     | DINESH DEHURY & MAMATAMAYEE DEVI                | T4-1405  | 26-Jan-23       | 29,03,152                 | 18,84,595 | 47,87,747 |                          | 29,03,152                 | 16,75,196 | 45,78,348 |                                     | -                           | -                      | No                       | 0.25%                      | -                                              | -                             | -                                   | 2,09,399        |
| 340     | NANINDI BAHRI DHANDA                            | T4-1406  | 27-Jan-23       | 27,89,556                 | 18,64,087 | 46,53,643 |                          | 27,89,556                 | 16,56,966 | 44,46,522 |                                     | -                           | -                      | No                       | 0.24%                      | -                                              | -                             | -                                   | 2,07,121        |
| 341     | MAHI BUILDHOME                                  | T4-1407  | 18-Jan-23       | 29,15,561                 | 3,42,199  | 32,57,760 |                          | 29,15,561                 | 3,04,177  | 32,19,738 |                                     | -                           | -                      | No                       | 0.18%                      | -                                              | -                             | -                                   | 38,022          |
| 342     | RENU BHANDARI & RASHMI BHANDARI                 | T4-1408  | 27-Jan-23       | 33,59,109                 | 20,92,350 | 54,51,459 |                          | 33,59,109                 | 18,59,867 | 52,18,976 |                                     | -                           | -                      | No                       | 0.28%                      | -                                              | -                             | -                                   | 2,32,483        |
| 343     | PRABIR KUMAR DAS & SMT. JAYANTI DAS             | T2-404   | 23-Jan-23       | 38,96,634                 | 24,68,688 | 63,65,322 |                          | 38,96,634                 | 21,94,389 | 60,91,023 |                                     | -                           | -                      | No                       | 0.23%                      | -                                              | -                             | -                                   | 2,74,299        |
| 344     | KAMALAPATI KASHYAP & SUCHITA KASHYAP            | T2-703   | 27-Jan-23       | 23,64,286                 | 14,52,783 | 38,17,069 |                          | 23,64,286                 | 12,91,363 | 36,55,649 |                                     | -                           | -                      | No                       | 0.20%                      | -                                              | -                             | -                                   | 1,61,420        |
| 345     | SURABHI JOSHI & KAPIL JOSHI                     | T4-1506  | 25-Jan-23       | 24,56,657                 | 15,99,088 | 40,55,745 |                          | 24,56,657                 | 14,21,412 | 38,78,069 |                                     | -                           | -                      | No                       | 0.21%                      | -                                              | -                             | -                                   | 1,77,676        |
| 346     | SATYANARAYAN PADHY                              | T2-1003  | 24-Jan-23       | 21,28,043                 | 13,71,552 | 34,99,595 |                          | 21,28,043                 | 13,71,552 | 34,99,595 |                                     | -                           | -                      | No                       | 0.19%                      | -                                              | -                             | -                                   | -               |
| 347     | MAHESH CHAND SHARMA & NEETA SHARMA              | T4-1605  | 21-Jan-23       | 33,65,661                 | 21,30,981 | 54,96,642 |                          | 33,65,661                 | 18,94,205 | 52,59,866 |                                     | -                           | -                      | No                       | 0.29%                      | -                                              | -                             | -                                   | 2,36,776        |
| 348     | MAHI BUILDHOME                                  | T4-1606  | 18-Jan-23       | 26,65,000                 | 7,09,036  | 33,74,036 |                          | 26,65,000                 | 6,30,254  | 32,95,254 |                                     | -                           | -                      | No                       | 0.18%                      | -                                              | -                             | -                                   | 78,782          |
| 349     | RAJESH KUMAR                                    | T4-1608  | 20-Jan-23       | 19,15,364                 | 13,86,683 | 33,02,047 |                          | 19,15,364                 | 12,32,607 | 31,47,971 |                                     | -                           | -                      | No                       | 0.17%                      | -                                              | -                             | -                                   | 1,54,076        |
| 350     | LOKESH SHARMA AND ANU SHARMA                    | T2-1108  | 22-Jan-23       | 24,77,979                 | 16,65,974 | 41,43,953 |                          | 24,77,979                 | 16,65,974 | 41,43,953 |                                     | -                           | -                      | No                       | 0.23%                      | -                                              | -                             | -                                   | -               |
| 351     | JAYANT KUMAR JHA                                | T2-1503  | 20-Jan-23       | 44,12,516                 | 19,28,806 | 63,41,322 |                          | 44,12,516                 | 17,14,494 | 61,27,010 |                                     | -                           | -                      | No                       | 0.33%                      | -                                              | -                             | -                                   | 2,14,312        |
| 352     | PRIVAMVADA PANDA & RAJ KUMAR PANDA              | T4-1803  | 23-Jan-23       | 28,36,499                 | 18,29,469 | 46,65,968 |                          | 28,36,499                 | 18,29,469 | 46,65,968 |                                     | -                           | -                      | No                       | 0.25%                      | -                                              | -                             | -                                   | -               |
| 353     | SAHIL GUPTA & VINOD KUMAR GUPTA                 | T4-1901  | 26-Jan-23       | 21,21,823                 | 13,56,292 | 34,78,115 |                          | 21,21,823                 | 13,56,292 | 34,78,115 |                                     | -                           | -                      | No                       | 0.19%                      | -                                              | -                             | -                                   | -               |
| 354     | AKHIL SINGH                                     | T4-2005  | 25-Jan-23       | 33,53,899                 | 33,53,899 | 33,53,899 |                          | 33,53,899                 | 33,53,899 | 33,53,899 |                                     | -                           | -                      | No                       | 0.18%                      | -                                              | -                             | -                                   | -               |
| 355     | NISHA GOYAL                                     | T4-2104  | 25-Jan-23       | 22,65,182                 | 14,27,545 | 36,92,727 |                          | 22,65,182                 | 14,27,545 | 36,92,727 |                                     | -                           | -                      | No                       | 0.20%                      | -                                              | -                             | -                                   | -               |
| 356     | PRAKASH CHANDRA                                 | T4-1201B | 24-Jan-23       | 33,37,497                 | 21,54,445 | 54,91,942 |                          | 33,37,497                 | 19,15,062 | 52,52,559 |                                     | -                           | -                      | No                       | 0.29%                      | -                                              | -                             | -                                   | 2,39,383        |
| 357     | NIRMALA DEVI & ANIKET MITTAL                    | T4-605   | 5-Feb-23        | 17,82,844                 | 12,48,073 | 30,30,917 |                          | 17,82,844                 | 12,48,073 | 30,30,917 |                                     | -                           | -                      | No                       | 0.16%                      | -                                              | -                             | -                                   | -               |
| 358     | SUDIRGH CHITRANSH & SHIVANI SRIVASTAVA          | T4-904   | 29-Jan-23       | 36,68,599                 | 16,26,430 | 52,95,029 |                          | 36,68,599                 | 16,14,369 | 52,82,968 |                                     | -                           | -                      | No                       | 0.29%                      | -                                              | -                             | -                                   | 12,061          |
| 359     | KUNAL KISHORE MISHRA                            | T4-1010  | 4-Feb-23        | 16,53,889                 | 12,13,975 | 28,67,864 |                          | 16,53,889                 | 10,79,089 | 27,32,978 |                                     | -                           | -                      | No                       | 0.15%                      | -                                              | -                             | -                                   | 1,34,886        |
| 360     | SANGEETA RANA & PRADEEP SINGH                   | T4-1206  | 12-Feb-23       | 26,99,367                 | 16,85,206 | 43,84,573 |                          | 26,99,367                 | 16,85,206 | 43,84,573 |                                     | -                           | -                      | No                       | 0.24%                      | -                                              | -                             | -                                   | -               |
| 361     | SUNIL DATT JOSHI & SHIV DATT JOSHI              | T3-204   | 18-Jan-23       | 28,28,933                 | 18,93,529 | 47,22,462 |                          | 28,28,933                 | 18,93,529 | 47,22,462 |                                     | -                           | -                      | No                       | 0.26%                      | -                                              | -                             | -                                   | -               |
| 362     | DHIRUBA GOSWAMI                                 | T4-1507  | 19-Jan-23       | 29,91,907                 | 18,29,984 | 48,21,891 |                          | 29,91,907                 | 16,26,652 | 46,18,559 |                                     | -                           | -                      | No                       | 0.25%                      | -                                              | -                             | -                                   | 2,03,332        |
| 363     |                                                 |          |                 |                           |           |           |                          |                           |           |           |                                     |                             |                        |                          |                            |                                                |                               |                                     |                 |

Annexure – 2  
Name of the corporate debtor: Unibera Developers Private Limited; Date of commencement of CIRP: January 13, 2023; List of creditors as on: April 13, 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 |                                     |                             | 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 | Principal                 | Interest  | Total     | Principal                 | Interest  | Total     | Nature of claim           | Amount covered by security interest | Amount covered by guarantee |                        |                          |                            |                                                |                               |                                     |                |
| 376     | ANTVEER KUMAR JAIN & VIKAS CHAND JAIN           | T5-1103         | 26-Jan-23                 | 33,82,758 | 23,78,559 | 57,61,317                 | 33,82,758 | 21,14,275 | 54,97,033                 | Creditor in Class                   | -                           | -                      | No                       | 0.30%                      | -                                              | -                             | -                                   | 2,64,284       |
| 377     | MUKESH KUMAR & RANJU KUMARI                     | T5-1201         | 25-Jan-23                 | 37,45,891 | 17,34,796 | 54,80,687                 | 37,45,891 | 15,42,041 | 52,87,932                 | Creditor in Class                   | -                           | -                      | No                       | 0.29%                      | -                                              | -                             | -                                   | 1,92,755       |
| 378     | NIDHI SINGH & RANJEET SINGH                     | T3-101          | 27-Jan-23                 | 36,93,988 | 19,86,372 | 56,80,360                 | 36,93,988 | 17,65,664 | 54,59,652                 | Creditor in Class                   | -                           | -                      | No                       | 0.30%                      | -                                              | -                             | -                                   | 2,20,708       |
| 379     | SWETA PRIYADARSHINI                             | T3-808          | 21-Jan-23                 | 36,00,000 | 19,68,768 | 55,68,768                 | 36,00,000 | 17,50,016 | 53,50,016                 | Creditor in Class                   | -                           | -                      | No                       | 0.29%                      | -                                              | -                             | -                                   | 2,18,752       |
| 380     | BABU SHARMA                                     | T5-1504         | 21-Jan-23                 | 22,12,291 | 12,42,095 | 34,54,386                 | 22,12,291 | 11,04,084 | 33,16,375                 | Creditor in Class                   | -                           | -                      | No                       | 0.18%                      | -                                              | -                             | -                                   | 1,38,011       |
| 381     | AMITAVA GHOSH & NANDITA GHOSH                   | T5-1601         | 23-Jan-23                 | 34,72,939 | 22,91,034 | 57,63,973                 | 34,72,939 | 20,36,475 | 55,09,414                 | Creditor in Class                   | -                           | -                      | No                       | 0.30%                      | -                                              | -                             | -                                   | 2,54,559       |
| 382     | SEEMA SHARMA                                    | T5-1701         | 24-Jan-23                 | 39,73,275 | 27,65,714 | 67,38,989                 | 39,73,275 | 27,65,714 | 67,38,989                 | Creditor in Class                   | -                           | -                      | No                       | 0.37%                      | -                                              | -                             | -                                   | -              |
| 383     | SANJOY GHOSH                                    | T5-1802         | 23-Jan-23                 | 31,83,162 | 21,24,505 | 53,07,667                 | 31,83,162 | 18,88,449 | 50,71,611                 | Creditor in Class                   | -                           | -                      | No                       | 0.28%                      | -                                              | -                             | -                                   | 2,36,056       |
| 384     | MRS. SANDHYA & MR. RAMAN KUMAR                  | T5-2003         | 26-Jan-23                 | 34,74,415 | 22,54,496 | 57,28,911                 | 34,74,415 | 20,03,996 | 54,78,411                 | Creditor in Class                   | -                           | -                      | No                       | 0.30%                      | -                                              | -                             | -                                   | 2,50,500       |
| 385     | SOMNATH GHOSH & ANINDITA GHOSH                  | T5-2004         | 26-Jan-23                 | 34,72,621 | 22,87,219 | 57,59,840                 | 34,72,621 | 20,33,084 | 55,05,705                 | Creditor in Class                   | -                           | -                      | No                       | 0.30%                      | -                                              | -                             | -                                   | 2,54,135       |
| 386     | MANAV ARORA & KRISHAN KUMAR ARORA               | T5-2102         | 27-Jan-23                 | 26,36,504 | 17,57,636 | 43,94,140                 | 26,36,504 | 15,62,343 | 41,98,847                 | Creditor in Class                   | -                           | -                      | No                       | 0.23%                      | -                                              | -                             | -                                   | 1,95,293       |
| 387     | MANEESH SINGH                                   | T5-2103         | 23-Jan-23                 | 26,36,414 | 16,76,865 | 43,13,279                 | 26,36,414 | 14,90,547 | 41,26,961                 | Creditor in Class                   | -                           | -                      | No                       | 0.22%                      | -                                              | -                             | -                                   | 1,86,318       |
| 388     | VANDANA GUPTA & ARUN GUPTA                      | T5-2301         | 23-Jan-23                 | 74,98,738 | 6,06,473  | 81,05,211                 | 74,98,738 | 5,39,087  | 80,37,825                 | Creditor in Class                   | -                           | -                      | No                       | 0.44%                      | -                                              | -                             | -                                   | 67,386         |
| 389     | RAJANI DIMRI & SURESH CHANDRA DIMRI             | T5-102          | 21-Jan-23                 | 36,34,181 | 24,23,198 | 60,57,379                 | 36,34,181 | 21,53,954 | 57,88,135                 | Creditor in Class                   | -                           | -                      | No                       | 0.32%                      | -                                              | -                             | -                                   | 2,69,244       |
| 390     | MS. RENU SINGH & SMT. SUDHA SINGH               | T5-103          | 22-Jan-23                 | 30,00,000 | 5,99,634  | 35,99,634                 | 30,00,000 | 5,33,008  | 35,33,008                 | Creditor in Class                   | -                           | -                      | No                       | 0.19%                      | -                                              | -                             | -                                   | 66,626         |
| 391     | RAJENDER KUMAR & MUNISHA KUMARI                 | T3-903          | 21-Jan-23                 | 21,29,223 | 13,98,018 | 35,27,241                 | 21,29,223 | 12,42,683 | 33,71,906                 | Creditor in Class                   | -                           | -                      | No                       | 0.18%                      | -                                              | -                             | -                                   | 1,55,335       |
| 392     | JASBIR SINGH & POONAM                           | T5-201          | 26-Jan-23                 | 37,30,881 | 23,92,293 | 61,23,174                 | 37,30,881 | 23,92,293 | 61,23,174                 | Creditor in Class                   | -                           | -                      | No                       | 0.33%                      | -                                              | -                             | -                                   | -              |
| 393     | DR. AVINASH CHANDRA DWIVEDI & DR. INDRA DWIVEDI | T5-202          | 19-Jan-23                 | 36,58,483 | 23,69,600 | 60,28,083                 | 36,58,483 | 21,06,311 | 57,64,794                 | Creditor in Class                   | -                           | -                      | No                       | 0.31%                      | -                                              | -                             | -                                   | 2,63,289       |
| 394     | ASHUTOSH TANWAR & ANURAG TANWAR                 | T5-203          | 24-Jan-23                 | 26,34,611 | 17,40,030 | 43,74,641                 | 26,34,611 | 15,46,693 | 41,81,304                 | Creditor in Class                   | -                           | -                      | No                       | 0.23%                      | -                                              | -                             | -                                   | 1,93,337       |
| 395     | MUKESH BINDAL                                   | T5-301          | 19-Jan-23                 | 32,86,881 | 21,78,968 | 54,65,849                 | 32,86,881 | 21,78,968 | 54,65,849                 | Creditor in Class                   | -                           | -                      | No                       | 0.30%                      | -                                              | -                             | -                                   | -              |
| 396     | PRANAV VARSHNEY                                 | T5-304          | 23-Jan-23                 | 66,22,198 | 20,49,345 | 86,71,543                 | 66,22,198 | 20,49,345 | 86,71,543                 | Creditor in Class                   | -                           | -                      | No                       | 0.47%                      | -                                              | -                             | -                                   | -              |
| 397     | UDIT TANWAR AND RITU TANWAR                     | T3-1203         | 22-Jan-23                 | 22,01,944 | 14,66,012 | 36,67,956                 | 22,01,944 | 13,03,122 | 35,05,066                 | Creditor in Class                   | -                           | -                      | No                       | 0.19%                      | -                                              | -                             | -                                   | 1,62,890       |
| 398     | KUSHUM SHARMA AND HIMANSHU                      | T5-504          | 25-Jan-23                 | 39,97,371 | 25,42,085 | 65,39,456                 | 39,97,371 | 25,42,085 | 65,39,456                 | Creditor in Class                   | -                           | -                      | No                       | 0.36%                      | -                                              | -                             | -                                   | -              |
| 399     | REENA & RAHUL ROUSHAN                           | T3-1208         | 27-Jan-23                 | 17,77,625 | 13,14,773 | 30,92,398                 | 17,77,625 | 11,68,687 | 29,46,312                 | Creditor in Class                   | -                           | -                      | No                       | 0.16%                      | -                                              | -                             | -                                   | 1,46,086       |
| 400     | ANOOPT RALHAN & HIMANSHU RALHAN                 | T3-1407         | 27-Jan-23                 | 16,25,567 | 11,55,514 | 27,81,081                 | 16,25,567 | 10,27,124 | 26,52,691                 | Creditor in Class                   | -                           | -                      | No                       | 0.14%                      | -                                              | -                             | -                                   | 1,28,390       |
| 401     | SUBHASH CHAND                                   | T5-701          | 24-Jan-23                 | 32,44,690 | 19,94,360 | 52,39,050                 | 32,44,690 | 17,72,764 | 50,17,454                 | Creditor in Class                   | -                           | -                      | No                       | 0.27%                      | -                                              | -                             | -                                   | 2,21,596       |
| 402     | VIJAY PAL SINGH                                 | T5-703          | 27-Jan-23                 | 33,40,225 | 22,25,792 | 55,66,017                 | 33,40,225 | 19,78,482 | 53,18,707                 | Creditor in Class                   | -                           | -                      | No                       | 0.29%                      | -                                              | -                             | -                                   | 2,47,310       |
| 403     | PRAVEEN SINGH NEGI AND MANJU NEGI               | T5-1001         | 26-Jan-23                 | 40,09,457 | 26,46,327 | 66,55,784                 | 40,09,457 | 26,46,327 | 66,55,784                 | Creditor in Class                   | -                           | -                      | No                       | 0.36%                      | -                                              | -                             | -                                   | -              |
| 404     | KUMARI SHABANAM BALA & SRI PRABHAT KUMAR MEHTA  | T4-302          | 23-Jan-23                 | 11,07,589 | 5,41,683  | 16,49,272                 | 11,07,589 | 4,81,496  | 15,89,085                 | Creditor in Class                   | -                           | -                      | No                       | 0.09%                      | -                                              | -                             | -                                   | 60,187         |
| 405     | NARENDRA MOHANTY AND DEBADARSHINEE              | T5-1102         | 27-Jan-23                 | 39,64,043 | 19,51,595 | 59,15,638                 | 39,64,043 | 17,34,751 | 56,98,794                 | Creditor in Class                   | -                           | -                      | No                       | 0.31%                      | -                                              | -                             | -                                   | 2,16,844       |
| 406     | VINITA JAIN & PRASHANT JAIN                     | T4-707          | 27-Jan-23                 | 22,82,982 | 13,06,097 | 35,89,079                 | 22,82,982 | 11,60,975 | 34,43,957                 | Creditor in Class                   | -                           | -                      | No                       | 0.19%                      | -                                              | -                             | -                                   | 1,45,122       |
| 407     | ANITA GUPTA & SUBHAM GUPTA                      | T5-1204         | 27-Jan-23                 | 16,73,992 | 13,34,354 | 30,08,346                 | 16,73,992 | 11,86,092 | 28,60,084                 | Creditor in Class                   | -                           | -                      | No                       | 0.16%                      | -                                              | -                             | -                                   | 1,48,262       |
| 408     | SUNITA PANDEY                                   | T5-1401         | 27-Jan-23                 | 10,00,000 | 1,74,940  | 11,74,940                 | 10,00,000 | 1,55,502  | 11,55,502                 | Creditor in Class                   | -                           | -                      | No                       | 0.06%                      | -                                              | -                             | -                                   | 19,438         |
| 409     | HEMANT KUMAR PALIWAL & JYOTI PALIWAL            | T5-1401         | 23-Jan-23                 | 38,92,286 | 26,15,327 | 65,07,613                 | 38,92,286 | 26,15,327 | 65,07,613                 | Creditor in Class                   | -                           | -                      | No                       | 0.35%                      | -                                              | -                             | -                                   | -              |
| 410     | BHARATI BHARDWAJ & SUNIL KUMAR BHARDWAJ         | T5-1402         | 20-Jan-23                 | 35,57,580 | 24,80,364 | 60,37,944                 | 35,57,580 | 22,04,768 | 57,62,348                 | Creditor in Class                   | -                           | -                      | No                       | 0.31%                      | -                                              | -                             | -                                   | 2,75,596       |
| 411     | SHEKHAR KUMAR GUPTA & MANISHA GUPTA             | T4-1004         | 25-Jan-23                 | 22,15,182 | 14,09,955 | 36,25,137                 | 22,15,182 | 14,09,955 | 36,25,137                 | Creditor in Class                   | -                           | -                      | No                       | 0.20%                      | -                                              | -                             | -                                   | -              |
| 412     | PRADEEP SINGH & RUPASHREE MITRA                 | T4-1005         | 26-Jan-23                 | 32,94,003 | 20,07,219 | 53,01,222                 | 32,94,003 | 17,84,195 | 50,78,198                 | Creditor in Class                   | -                           | -                      | No                       | 0.28%                      | -                                              | -                             | -                                   | 2,23,024       |
| 413     | HARIOM SINGH                                    | T5-1501         | 25-Jan-23                 | 41,01,715 | 27,53,200 | 68,54,915                 | 41,01,715 | 27,53,200 | 68,54,915                 | Creditor in Class                   | -                           | -                      | No                       | 0.37%                      | -                                              | -                             | -                                   | -              |
| 414     | BINDRA AND KAMAL KUMAR                          | T4-1204         | 27-Jan-23                 | 23,30,180 | 16,91,996 | 40,22,176                 | 23,30,180 | 16,91,996 | 40,22,176                 | Creditor in Class                   | -                           | -                      | No                       | 0.22%                      | -                                              | -                             | -                                   | -              |
| 415     | SANTOSH JAIN                                    | T5-1703         | 27-Jan-23                 | 13,01,134 | 3,04,616  | 16,05,750                 | 13,01,134 | 2,70,770  | 15,71,904                 | Creditor in Class                   | -                           | -                      | No                       | 0.09%                      | -                                              | -                             | -                                   | 33,846         |
| 416     | KAMAL KHURANA & RITU KHURANA                    | T5-1801         | 25-Jan-23                 | 39,90,554 | 25,34,427 | 65,24,981                 | 39,90,554 | 22,52,824 | 62,43,378                 | Creditor in Class                   | -                           | -                      | No                       | 0.34%                      | -                                              | -                             | -                                   | 2,81,603       |
| 417     | MANISH DEHAR & SURJIT PAL DEHAR                 | T4-1503         | 26-Jan-23                 | 16,17,019 | 10,51,797 | 26,68,816                 | 16,17,019 | 9,34,931  | 25,51,950                 | Creditor in Class                   | -                           | -                      | No                       | 0.14%                      | -                                              | -                             | -                                   | 1,16,866       |
| 418     | SANDEEP VERMA & NAMRATA VERMA                   | T5-1804         | 27-Jan-23                 | 36,78,135 | 24,49,137 | 61,27,272                 | 36,78,135 | 21,77,011 | 58,55,146                 | Creditor in Class                   | -                           | -                      | No                       | 0.32%                      | -                                              | -                             | -                                   | 2,72,126       |
| 419     | KUNJAN KUMAR KASHYAP & PREETI SHARMA            | T5-1904         | 26-Jan-23                 | 44,18,164 | 27,60,723 | 71,78,887                 | 44,18,164 | 27,60,723 | 71,78,887                 | Creditor in Class                   | -                           | -                      | No                       | 0.39%                      | -                                              | -                             | -                                   | -              |
| 420     | ANKIT DEHAR & SURJIT PAL DEHAR                  | T4-1505         | 25-Jan-23                 | 22,16,304 | 13,97,336 | 36,13,640                 | 22,16,304 | 12,42,076 | 34,58,380                 | Creditor in Class                   | -                           | -                      | No                       | 0.19%                      | -                                              | -                             | -                                   | 1,55,260       |
| 421     | VIPIN GUPTA & JYOTI GUPTA                       | T5-2101         | 26-Jan-23                 | 26,36,482 | 16,56,056 | 42,92,538                 | 26,36,482 | 14,72,050 | 41,08,532                 | Creditor in Class                   | -                           | -                      | No                       | 0.22%                      | -                                              | -                             | -                                   | 1,84,006       |
| 422     | DHARMENDRA KUMAR KAUSHIK                        | T5-2104         | 26-Jan-23                 | 22,92,939 | 15,53,445 | 38,46,384                 | 22,92,939 | 13,80,840 | 36,73,779                 | Creditor in Class                   | -                           | -                      | No                       | 0.20%                      | -                                              | -                             | -                                   | 1,72,605       |
| 423     | PRAVIN KUMAR & RUBY MALIK                       | T5-1201B        | 22-Jan-23                 | 31,67,196 | 21,15,139 | 52,82,335                 | 31,67,196 | 21,15,139 | 52,82,335                 | Creditor in Class                   | -                           | -                      | No                       | 0.29%                      | -                                              | -                             | -                                   | -              |
| 424     | RAJESH KUMAR SINGH                              | T5-1204B        | 27-Jan-23                 | 33,02,888 | 22,78,117 | 55,81,005                 | 33,02,888 | 20,24,993 | 53,27,881                 | Creditor in Class                   | -                           | -                      | No                       | 0.29%                      | -                                              | -                             | -                                   | 2,53,124       |
| 425     | MOHIT GANDOTRA & PRIYA GANDOTRA                 | T5-1503         | 1-Feb-23                  | 38,26,085 | 22,46,643 | 60,72,728                 | 38,26,085 | 19,97,016 | 58,23,101                 | Creditor in Class                   | -                           | -                      | No                       | 0.32%                      | -                                              | -                             | -                                   | 2,49,627       |
| 426     | SHIV DATT JOSHI                                 | T5-302          | 18-Jan-23                 | 37,29,456 | 24,40,345 | 61,69,801                 | 37,29,456 | 24,40,345 | 61,69,801                 | Creditor in Class                   | -                           | -                      | No                       | 0.34%                      | -                                              | -                             | -                                   | -              |
| 427     | ABRAHAMWATI                                     | T5-704          | 24-Jan-23                 | 35,70,043 | 23,34,061 | 59,04,104                 | 35,70,043 | 20,74,721 | 56,44,764                 | Creditor in Class                   | -                           | -                      | No                       | 0.31%                      | -                                              | -                             | -                                   | 2,59,340       |
| 428     | MA                                              |                 |                           |           |           |                           |           |           |                           |                                     |                             |                        |                          |                            |                                                |                               |                                     |                |

## Annexure – 2

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

| Sl. No. | Name of Creditor                               | Unit No        | Date of receipt | Details of claim received |           |           | Amount claimed | Amount of claim admitted | Details of claim admitted |                   |   | 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 |
|---------|------------------------------------------------|----------------|-----------------|---------------------------|-----------|-----------|----------------|--------------------------|---------------------------|-------------------|---|-------------------------------------|-----------------------------|------------------------|--------------------------|----------------------------|------------------------------------------------|-------------------------------|-------------------------------------|-----------------|
|         |                                                |                |                 | Principal                 | Interest  | Total     | Principal      | Interest                 | Total                     | Nature of claim   |   |                                     |                             |                        |                          |                            |                                                |                               |                                     |                 |
| 447     | ANCHAL SHARMA & KIRAN SINGH                    | TH-PGF-04      | 27-Jan-23       | 9,00,000                  | 2,94,867  | 11,94,867 | 9,00,000       | 2,62,104                 | 11,62,104                 | Creditor in Class | - | -                                   | -                           | No                     | 0.06%                    | -                          | -                                              | -                             | 32,763                              |                 |
| 448     | MONIKA                                         | TH-PGF-06      | 26-Jan-23       | 10,17,600                 | 3,84,068  | 14,01,668 | 10,17,600      | 3,41,394                 | 13,58,994                 | Creditor in Class | - | -                                   | -                           | No                     | 0.07%                    | -                          | -                                              | -                             | 42,674                              |                 |
| 449     | AKHILESH KUMAR                                 | TH-FF-08       | 1-Feb-23        | 5,50,000                  | 97,163    | 6,47,163  | 5,50,000       | 86,367                   | 6,36,367                  | Creditor in Class | - | -                                   | -                           | No                     | 0.03%                    | -                          | -                                              | -                             | 10,796                              |                 |
| 450     | AKHILESH KUMAR                                 | TH-FF - 11     | 1-Feb-23        | 3,50,000                  | 62,001    | 4,12,001  | 3,50,000       | 55,112                   | 4,05,112                  | Creditor in Class | - | -                                   | -                           | No                     | 0.02%                    | -                          | -                                              | -                             | 6,889                               |                 |
| 451     | RENU BAIWAN & YOGESH BAIWAN                    | TH-GF - 12     | 29-Jan-23       | 8,30,000                  | 2,72,900  | 11,02,900 | 8,30,000       | 2,42,578                 | 10,72,578                 | Creditor in Class | - | -                                   | -                           | No                     | 0.06%                    | -                          | -                                              | -                             | 30,322                              |                 |
| 452     | SHIVA & ARPAN KUMAR VERMA                      | TH-PGF - 08    | 29-Jan-23       | 8,61,000                  | 77,490    | 9,38,490  | 8,61,000       | 77,490                   | 9,38,490                  | Creditor in Class | - | -                                   | -                           | No                     | 0.05%                    | -                          | -                                              | -                             | -                                   |                 |
| 453     | ANKIT PAREEK                                   | T2-602         | 14-Feb-23       | 25,84,489                 | 18,21,232 | 44,05,721 | -              | -                        | -                         | Creditor in Class | - | -                                   | -                           | No                     | 0.00%                    | -                          | -                                              | -                             | 44,05,721                           |                 |
| 454     | NIKUL SINGH CHOUDHAN                           | T4-1802        | 15-Feb-23       | 33,00,000                 | 8,64,962  | 41,64,962 | -              | -                        | -                         | Creditor in Class | - | -                                   | -                           | No                     | 0.00%                    | -                          | -                                              | -                             | 41,64,962                           |                 |
| 455     | NEELAM TALWAR AND VARINDER MOHAN TALWAR        | T4-607         | 18-Feb-23       | 24,32,086                 | 12,70,933 | 37,03,019 | -              | -                        | -                         | Creditor in Class | - | -                                   | -                           | No                     | 0.00%                    | -                          | -                                              | -                             | 37,03,019                           |                 |
| 456     | SHRIDHARA RANI GUPTA AND OM PRAKASH GUPTA      | T4-208         | 18-Feb-23       | 31,74,930                 | 20,85,451 | 52,60,381 | -              | -                        | -                         | Creditor in Class | - | -                                   | -                           | No                     | 0.00%                    | -                          | -                                              | -                             | 52,60,381                           |                 |
| 457     | GOURAV KUMAR AND NARAYAN SINGH                 | TH-Shop No. 12 | 20-Feb-23       | 12,70,719                 | 7,81,731  | 20,52,450 | -              | -                        | -                         | Creditor in Class | - | -                                   | -                           | No                     | 0.00%                    | -                          | -                                              | -                             | 20,52,450                           |                 |
| 458     | SUSHIL KUMAR MISHRA & RANI MISHRA              | T5-1004        | 21-Feb-23       | 37,06,813                 | 15,67,782 | 52,74,595 | -              | -                        | -                         | Creditor in Class | - | -                                   | -                           | No                     | 0.00%                    | -                          | -                                              | -                             | 52,74,595                           |                 |
| 459     | SURENDRA PRATAP SINGH                          | T4-108         | 24-Feb-23       | 3,74,875                  | -         | 3,74,875  | -              | -                        | -                         | Creditor in Class | - | -                                   | -                           | No                     | 0.00%                    | -                          | -                                              | -                             | 3,74,875                            |                 |
| 460     | PINKI JINDAL                                   | T4-1707        | 28-Feb-23       | 22,55,000                 | 16,91,250 | 39,46,250 | -              | -                        | -                         | Creditor in Class | - | -                                   | -                           | No                     | 0.00%                    | -                          | -                                              | -                             | 39,46,250                           |                 |
| 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 | -              | -                        | -                         | Creditor in Class | - | -                                   | -                           | No                     | 0.00%                    | -                          | -                                              | -                             | 39,46,250                           |                 |
| 463     | VIWEK KUMAR                                    | T4-1607        | 28-Feb-23       | 34,71,140                 | -         | 34,71,140 | -              | -                        | -                         | Creditor in Class | - | -                                   | -                           | No                     | 0.00%                    | -                          | -                                              | -                             | 34,71,140                           |                 |
| 464     | REKHA GOYAL                                    | T2-1807        | 1-Mar-23        | 22,55,000                 | -         | 22,55,000 | -              | -                        | -                         | Creditor in Class | - | -                                   | -                           | No                     | 0.00%                    | -                          | -                                              | -                             | 22,55,000                           |                 |
| 465     | JATIN GOYAL                                    | T3-1706        | 1-Mar-23        | 22,55,000                 | -         | 22,55,000 | -              | -                        | -                         | Creditor in Class | - | -                                   | -                           | No                     | 0.00%                    | -                          | -                                              | -                             | 22,55,000                           |                 |
| 466     | RAMESH GOYAL                                   | T3-1707        | 1-Mar-23        | 22,55,000                 | -         | 22,55,000 | -              | -                        | -                         | Creditor in Class | - | -                                   | -                           | No                     | 0.00%                    | -                          | -                                              | -                             | 22,55,000                           |                 |
| 467     | RAMESH GOYAL HUF                               | T2-1802        | 1-Mar-23        | 22,55,000                 | -         | 22,55,000 | -              | -                        | -                         | Creditor in Class | - | -                                   | -                           | No                     | 0.00%                    | -                          | -                                              | -                             | 22,55,000                           |                 |
| 468     | RAM KUMAR JAIN                                 | T2-2001        | 2-Mar-23        | 31,25,000                 | 18,73,973 | 49,98,973 | -              | -                        | -                         | Creditor in Class | - | -                                   | -                           | No                     | 0.00%                    | -                          | -                                              | -                             | 49,98,973                           |                 |
| 469     | RAM KUMAR JAIN                                 | T2-1901        | 2-Mar-23        | 31,25,000                 | 18,73,973 | 49,98,973 | -              | -                        | -                         | Creditor in Class | - | -                                   | -                           | No                     | 0.00%                    | -                          | -                                              | -                             | 49,98,973                           |                 |
| 470     | RAM KUMAR JAIN                                 | T2-2008        | 2-Mar-23        | 31,25,000                 | 18,73,973 | 49,98,973 | -              | -                        | -                         | Creditor in Class | - | -                                   | -                           | No                     | 0.00%                    | -                          | -                                              | -                             | 49,98,973                           |                 |
| 471     | TASHI DAWA                                     | T3-904         | 6-Mar-23        | 32,62,500                 | -         | 32,62,500 | -              | -                        | -                         | Creditor in Class | - | -                                   | -                           | No                     | 0.00%                    | -                          | -                                              | -                             | 32,62,500                           |                 |
| 472     | OM PRAKASH GOYAL (HUF)                         | T3-1004        | 6-Mar-23        | 25,66,359                 | -         | 25,66,359 | -              | -                        | -                         | Creditor in Class | - | -                                   | -                           | No                     | 0.00%                    | -                          | -                                              | -                             | 25,66,359                           |                 |
| 473     | SONAL KUMAR                                    | T3-1201B       | 6-Mar-23        | 22,00,000                 | -         | 22,00,000 | -              | -                        | -                         | Creditor in Class | - | -                                   | -                           | No                     | 0.00%                    | -                          | -                                              | -                             | 22,00,000                           |                 |
| 474     | KAUSHAL GOYAL                                  | T3-1603        | 6-Mar-23        | 20,56,920                 | -         | 20,56,920 | -              | -                        | -                         | Creditor in Class | - | -                                   | -                           | No                     | 0.00%                    | -                          | -                                              | -                             | 20,56,920                           |                 |
| 475     | POOJA SACHAN                                   | T3-1002        | 6-Mar-23        | 19,50,000                 | -         | 19,50,000 | -              | -                        | -                         | Creditor in Class | - | -                                   | -                           | No                     | 0.00%                    | -                          | -                                              | -                             | 19,50,000                           |                 |
| 476     | VEERUNATHAN SANKARAN & HEMA V SHANKARAN        | T2-701         | 14-Mar-23       | 36,59,785                 | 22,93,875 | 59,53,660 | -              | -                        | -                         | Creditor in Class | - | -                                   | -                           | No                     | 0.00%                    | -                          | -                                              | -                             | 59,53,660                           |                 |
| 477     | SANJEEV KUMAR & MAMTA                          | T4-205         | 14-Mar-23       | 32,51,957                 | 20,50,225 | 53,02,182 | -              | -                        | -                         | Creditor in Class | - | -                                   | -                           | No                     | 0.00%                    | -                          | -                                              | -                             | 53,02,182                           |                 |
| 478     | KUNAL PIYUSH & SADHNA PIYUSH                   | T5-1104        | 14-Mar-23       | 31,29,729                 | 22,51,565 | 53,81,294 | -              | -                        | -                         | Creditor in Class | - | -                                   | -                           | No                     | 0.00%                    | -                          | -                                              | -                             | 53,81,294                           |                 |
| 479     | NITIN BANSAL                                   | T4-1806        | 15-Mar-23       | 22,55,000                 | 8,10,000  | 30,65,000 | -              | -                        | -                         | Creditor in Class | - | -                                   | -                           | No                     | 0.00%                    | -                          | -                                              | -                             | 30,65,000                           |                 |
| 480     | SHEELA WADHAWAN AND SHEEL KUMAR WADHAWAN       | T2-601         | 16-Mar-23       | 18,32,449                 | 12,46,987 | 30,79,436 | -              | -                        | -                         | Creditor in Class | - | -                                   | -                           | No                     | 0.00%                    | -                          | -                                              | -                             | 30,79,436                           |                 |
| 481     | SUBHASH CHANDER                                | T1-1403        | 17-Mar-23       | 30,86,961                 | 14,42,951 | 45,29,912 | -              | -                        | -                         | Creditor in Class | - | -                                   | -                           | No                     | 0.00%                    | -                          | -                                              | -                             | 45,29,912                           |                 |
| 482     | RUCHI & ISHWAR SINGH                           | T1-704         | 19-Mar-23       | 38,66,453                 | 16,75,964 | 55,42,417 | -              | -                        | -                         | Creditor in Class | - | -                                   | -                           | No                     | 0.00%                    | -                          | -                                              | -                             | 55,42,417                           |                 |
| 483     | RASHMI KUMARI                                  | T3-504         | 20-Mar-23       | 27,76,419                 | 18,65,809 | 46,42,228 | -              | -                        | -                         | Creditor in Class | - | -                                   | -                           | No                     | 0.00%                    | -                          | -                                              | -                             | 46,42,228                           |                 |
| 484     | PRITI PAYAL & SANJAY KUMAR NEGI                | T1-402         | 20-Mar-23       | 47,44,291                 | 29,99,688 | 77,43,979 | -              | -                        | -                         | Creditor in Class | - | -                                   | -                           | No                     | 0.00%                    | -                          | -                                              | -                             | 77,43,979                           |                 |
| 485     | ASHUTOSH MARKETING PVT. LTD.                   | T3-2205        | 20-Mar-23       | 12,50,000                 | 8,12,500  | 20,62,500 | -              | -                        | -                         | Creditor in Class | - | -                                   | -                           | No                     | 0.00%                    | -                          | -                                              | -                             | 20,62,500                           |                 |
| 486     | ASHUTOSH MARKETING PVT. LTD.                   | T3-2208        | 20-Mar-23       | 12,50,000                 | 8,12,500  | 20,62,500 | -              | -                        | -                         | Creditor in Class | - | -                                   | -                           | No                     | 0.00%                    | -                          | -                                              | -                             | 20,62,500                           |                 |
| 487     | ANANYA NAHAL                                   | T1-104         | 20-Mar-23       | 33,30,057                 | 21,76,096 | 55,06,153 | -              | -                        | -                         | Creditor in Class | - | -                                   | -                           | No                     | 0.00%                    | -                          | -                                              | -                             | 55,06,153                           |                 |
| 488     | MITHILESH KUMAR PANDEY & ANJULA PANDEY         | T2-696         | 22-Mar-23       | 22,77,718                 | 13,40,881 | 36,18,599 | -              | -                        | -                         | Creditor in Class | - | -                                   | -                           | No                     | 0.00%                    | -                          | -                                              | -                             | 36,18,599                           |                 |
| 489     | SANJAY KUMAR YADAV                             | T3-1808        | 24-Mar-23       | 19,78,379                 | 12,91,536 | 32,69,915 | -              | -                        | -                         | Creditor in Class | - | -                                   | -                           | No                     | 0.00%                    | -                          | -                                              | -                             | 32,69,915                           |                 |
| 490     | AKHILESH GOYAL                                 | T4-2103        | 24-Mar-23       | 25,68,235                 | 9,28,741  | 34,96,976 | -              | -                        | -                         | Creditor in Class | - | -                                   | -                           | No                     | 0.00%                    | -                          | -                                              | -                             | 34,96,976                           |                 |
| 491     | MANOJ KUMAR SINGH                              | T4-701         | 24-Mar-23       | 27,49,411                 | 17,65,888 | 45,15,299 | -              | -                        | -                         | Creditor in Class | - | -                                   | -                           | No                     | 0.00%                    | -                          | -                                              | -                             | 45,15,299                           |                 |
| 492     | NEERA SEKHRI                                   | T4-2005        | 25-Mar-23       | 5,00,000                  | 5,26,562  | 10,26,562 | -              | -                        | -                         | Creditor in Class | - | -                                   | -                           | No                     | 0.00%                    | -                          | -                                              | -                             | 10,26,562                           |                 |
| 493     | MAHALAXMI CONTINENTAL LIMITED                  | T3-2102        | 25-Mar-23       | 25,68,235                 | 9,30,669  | 34,98,904 | -              | -                        | -                         | Creditor in Class | - | -                                   | -                           | No                     | 0.00%                    | -                          | -                                              | -                             | 34,98,904                           |                 |
| 494     | MAHALAXMI CONTINENTAL LIMITED                  | T3-1907        | 25-Mar-23       | 25,68,235                 | 9,30,669  | 34,98,904 | -              | -                        | -                         | Creditor in Class | - | -                                   | -                           | No                     | 0.00%                    | -                          | -                                              | -                             | 34,98,904                           |                 |
| 495     | MAHALAXMI CONTINENTAL LIMITED                  | T3-2005        | 25-Mar-23       | 31,32,000                 | 11,33,304 | 42,65,304 | -              | -                        | -                         | Creditor in Class | - | -                                   | -                           | No                     | 0.00%                    | -                          | -                                              | -                             | 42,65,304                           |                 |
| 496     | MAHALAXMI CONTINENTAL LIMITED                  | T3-1905        | 25-Mar-23       | 31,32,000                 | 11,33,304 | 42,65,304 | -              | -                        | -                         | Creditor in Class | - | -                                   | -                           | No                     | 0.00%                    | -                          | -                                              | -                             | 42,65,304                           |                 |
| 497     | MAHALAXMI CONTINENTAL LIMITED                  | T3-1902        | 26-Mar-23       | 25,68,235                 | 9,30,669  | 34,98,904 | -              | -                        | -                         | Creditor in Class | - | -                                   | -                           | No                     | 0.00%                    | -                          | -                                              | -                             | 34,98,904                           |                 |
| 498     | MAHALAXMI CONTINENTAL LIMITED                  | T3-1903        | 26-Mar-23       | 25,68,235                 | 9,30,669  | 34,98,904 | -              | -                        | -                         | Creditor in Class | - | -                                   | -                           | No                     | 0.00%                    | -                          | -                                              | -                             | 34,98,904                           |                 |
| 499     | VIKAS GOYAL                                    | T4-2102        | 26-Mar-23       | 25,68,080                 | 9,29,973  | 34,98,053 | -              | -                        | -                         | Creditor in Class | - | -                                   | -                           | No                     | 0.00%                    | -                          | -                                              | -                             | 34,98,053                           |                 |
| 500     | VIKAS JHA AND KHUSHBOO                         | T4-2108        | 26-Mar-23       | 39,71,960                 | 15,25,145 | 54,97,105 | -              | -                        | -                         | Creditor in Class | - | -                                   | -                           | No                     | 0.00%                    | -                          | -                                              | -                             | 54,97,105                           |                 |
| 501     | LALIT MOHAN GOYAL                              | T4-2007        | 28-Mar-23       | 25,68,235                 | 9,27,879  | 34,96,114 | -              | -                        | -                         | Creditor in Class | - | -                                   | -                           | No                     | 0.00%                    | -                          | -                                              | -                             | 34,96,114                           |                 |
| 502     | KANTA GOYAL                                    | T4-2002        | 28-Mar-23       | 25,68,235                 | 9,26,674  | 34,94,909 | -              | -                        | -                         | Creditor in Class | - | -                                   | -                           | No                     | 0.00%                    | -                          | -                                              | -                             | 34,94,909                           |                 |
| 503     | ABHISHEK GOYAL                                 | T4-1908        | 28-Mar-23       | 31,32,000                 | 11,10,708 | 42,42,708 | -              | -                        | -                         | Creditor in Class | - | -                                   | -                           | No                     | 0.00%                    | -                          | -                                              | -                             | 42,42,708                           |                 |
| 504     | AVINASH GOYAL                                  | T3-1806        | 28-Mar-23       | 25,68,235                 | 9,07,119  | 34,75,354 | -              | -                        | -                         | Creditor in Class | - | -                                   | -                           | No                     | 0.00%                    | -                          | -                                              | -                             | 34,75,354                           |                 |
| 505     | MAHESH MISHRA                                  | T5-502         | 28-Mar-23       | 25,40,733                 | 14,98,237 | 40,38,970 | -              | -                        | -                         | Creditor in Class | - | -                                   | -                           | No                     | 0.00%                    | -                          | -                                              | -                             | 40,38,970                           |                 |
| 506     | GURNEET SINGH SEHGAL                           | T3-2104        | 29-Mar-23       | 31,32,000                 | 10,59,204 | 41,91,204 | -              | -                        | -                         | Creditor in Class | - | -                                   | -                           | No                     | 0.00%                    | -                          | -                                              | -                             | 41,91,204                           |                 |
| 507     | DR. SANDHYA KUMARI SINGH AND SMT. SUSHILA DEVI | T5-802         | 29-Mar-23       | 46,20,345                 | 33,08,067 | 79,28,412 | -              | -                        | -                         | Creditor in Class | - | -                                   | -                           | No                     | 0.00%                    | -                          | -                                              | -                             | 79,28,412                           |                 |
| 508     | MOHINDER PRASAD GARG                           | T4-2101        | 29-Mar-23       | 31,32,000                 | 11,10,485 | 42,42,485 | -              | -                        | -                         | Creditor in Class | - | -                                   | -                           | No                     | 0.00%                    | -                          | -                                              | -                             | 42,42,485                           |                 |
| 509     | SATYEN AGARWAL                                 | T3-2001        | 29-Mar-23       | 5,00,000                  | 1,81,808  | 6,81,808  | -              | -                        | -                         | Creditor in Class | - | -                                   | -                           | No                     | 0.00%                    | -                          | -                                              | -                             | 6,81,808                            |                 |
| 510     | MUKESH BANSAL                                  | T3-2004        | 31-Mar-23       | 3,50,000                  | 1,25,655  | 4,75,655  | -              | -                        | -                         | Creditor in Class | - | -                                   | -                           | No                     | 0.00%                    | -                          | -                                              | -                             | 4,75,655                            |                 |
| 511     | HEMALATA & SUSHIL KUMAR                        | T1-1404        | 1-Apr-23        | 58,88,826                 | 33,59,172 | 92,47,998 | -              | -                        | -                         | Creditor in Class | - | -                                   | -                           | No                     | 0.00%                    | -                          | -                                              | -                             | 92,47,998                           |                 |
| 512     | POOJA LIJAL AND ANKIT GUPTA (AKA RUDRA GUPTA)  | T5-903         | 2-Apr-23        | 41,85,102                 | 25,23,151 | 67,08,253 | -              | -                        | -                         | Creditor in Class | - | -                                   | -                           | No                     | 0.00%                    | -                          | -                                              | -                             | 67,08,253                           |                 |
| 513     | LAXMI GOYAL                                    | T3-2006        | 3-Apr-23        | 25,68,235                 | 9,32,235  | 35,00,470 | -              | -                        | -                         | Creditor in Class | - | -                                   | -                           | No                     | 0.00%                    | -                          | -                                              | -                             | 35,00,470                           |                 |
| 514     | Abhishek Vaish & Puneeta Vaish                 | T3-304         | 4-Apr-23        |                           |           |           |                |                          |                           |                   |   |                                     |                             |                        |                          |                            |                                                |                               |                                     |                 |

## Annexure – 2

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

| Sl. No.      | Name of Creditor                                    | Unit No       | Date of receipt | Details of claim received |                     |                       | Details 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 |
|--------------|-----------------------------------------------------|---------------|-----------------|---------------------------|---------------------|-----------------------|---------------------------|---------------------|-----------------------|-------------------|-------------------------------------|-----------------------------|------------------------|--------------------------|----------------------------|------------------------------------------------|-------------------------------|-------------------------------------|-----------------|
|              |                                                     |               |                 | Principal                 | Interest            | Total                 | Principal                 | Interest            | Total                 |                   |                                     |                             |                        |                          |                            |                                                |                               |                                     |                 |
| 519          | Mukesh Kumar Singh                                  | T3-1507       | 7-Apr-23        | 27,36,200                 | 16,91,362           | 44,27,562             | -                         | -                   | -                     | Creditor in Class | -                                   | -                           | No                     | 0.00%                    | -                          | -                                              | -                             | 44,27,562                           |                 |
| 520          | Birat Bhushan                                       | T3-1204       | 7-Apr-23        | 34,23,654                 | 21,00,356           | 55,24,010             | -                         | -                   | -                     | Creditor in Class | -                                   | -                           | No                     | 0.00%                    | -                          | -                                              | -                             | 55,24,010                           |                 |
| 521          | Gurpreet Singh & Manjeet Kaur                       | T1-102        | 7-Apr-23        | 31,72,424                 | 22,06,242           | 53,78,666             | -                         | -                   | -                     | Creditor in Class | -                                   | -                           | No                     | 0.00%                    | -                          | -                                              | -                             | 53,78,666                           |                 |
| 522          | Vimlesh Jain and Chander Prakash                    | T1-1604       | 8-Apr-23        | 34,97,814                 | 19,21,648           | 54,19,462             | -                         | -                   | -                     | Creditor in Class | -                                   | -                           | No                     | 0.00%                    | -                          | -                                              | -                             | 54,19,462                           |                 |
| 523          | Madhu Rajput & Rajendra Singh Rajput                | T4-504        | 8-Apr-23        | 16,92,144                 | 11,65,864           | 28,58,008             | -                         | -                   | -                     | Creditor in Class | -                                   | -                           | No                     | 0.00%                    | -                          | -                                              | -                             | 28,58,008                           |                 |
| 524          | JAYMEET & BIRENDRA KUMAR SINGH                      | T5-1602       | 9-Apr-23        | 27,01,002                 | 9,97,792            | 36,98,794             | -                         | -                   | -                     | Creditor in Class | -                                   | -                           | No                     | 0.00%                    | -                          | -                                              | -                             | 36,98,794                           |                 |
| 525          | Sonia Sethi & Jyoti Sethi                           | T5-904        | 10-Apr-23       | 35,74,910                 | 24,35,791           | 60,10,701             | -                         | -                   | -                     | Creditor in Class | -                                   | -                           | No                     | 0.00%                    | -                          | -                                              | -                             | 60,10,701                           |                 |
| 526          | Sudhesh Kumar                                       | T4-603        | 10-Apr-23       | 25,35,544                 | 16,41,018           | 41,76,562             | -                         | -                   | -                     | Creditor in Class | -                                   | -                           | No                     | 0.00%                    | -                          | -                                              | -                             | 41,76,562                           |                 |
| 527          | Deep Narayan Mandal                                 | T5-404        | 11-Apr-23       | 32,27,675                 | 20,16,251           | 53,43,926             | -                         | -                   | -                     | Creditor in Class | -                                   | -                           | No                     | 0.00%                    | -                          | -                                              | -                             | 53,43,926                           |                 |
| 528          | Ravi Misra & Neelima Misra                          | T1-304        | 11-Apr-23       | 39,97,596                 | 26,03,975           | 66,01,571             | -                         | -                   | -                     | Creditor in Class | -                                   | -                           | No                     | 0.00%                    | -                          | -                                              | -                             | 66,01,571                           |                 |
| 529          | Davinder Pal Singh                                  | T5-1004       | 11-Apr-23       | 13,61,547                 | 10,60,294           | 24,21,841             | -                         | -                   | -                     | Creditor in Class | -                                   | -                           | No                     | 0.00%                    | -                          | -                                              | -                             | 24,21,841                           |                 |
| 530          | Nakshhed Prasad                                     | T2-1101       | 11-Apr-23       | 36,82,742                 | 20,86,491           | 57,69,233             | -                         | -                   | -                     | Creditor in Class | -                                   | -                           | No                     | 0.00%                    | -                          | -                                              | -                             | 57,69,233                           |                 |
| 531          | Pawan kumar                                         | T4-1604       | 11-Apr-23       | 22,15,183                 | 14,04,043           | 36,19,226             | -                         | -                   | -                     | Creditor in Class | -                                   | -                           | No                     | 0.00%                    | -                          | -                                              | -                             | 36,19,226                           |                 |
| 532          | SHRISHTI RAI & RAJIV RAI                            | T3-1801       | 9-Apr-23        | 27,05,819                 | 13,01,546           | 40,07,365             | -                         | -                   | -                     | Creditor in Class | -                                   | -                           | No                     | 0.00%                    | -                          | -                                              | -                             | 40,07,365                           |                 |
| 533          | Saqib Ali Khan & Sana Khan                          | T4-602        | 12-Apr-23       | 24,85,604                 | 16,28,081           | 41,13,685             | -                         | -                   | -                     | Creditor in Class | -                                   | -                           | No                     | 0.00%                    | -                          | -                                              | -                             | 41,13,685                           |                 |
| 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             | -                         | -                   | -                     | Creditor in Class | -                                   | -                           | No                     | 0.00%                    | -                          | -                                              | -                             | 49,25,272                           |                 |
| 536          | Namrata Kapoor & Gagan Kapoor                       | T2-106        | 12-Apr-23       | 21,04,579                 | 36,22,097           | 57,26,676             | -                         | -                   | -                     | Creditor in Class | -                                   | -                           | No                     | 0.00%                    | -                          | -                                              | -                             | 57,26,676                           |                 |
| 537          | Madhu Singh                                         | T3-1201       | 12-Apr-23       | 25,39,494                 | 15,89,433           | 41,28,927             | -                         | -                   | -                     | Creditor in Class | -                                   | -                           | No                     | 0.00%                    | -                          | -                                              | -                             | 41,28,927                           |                 |
| 538          | Sanjay Kumar & Roop Wati                            | T2-1605       | 12-Apr-23       | 25,31,248                 | 16,21,287           | 41,52,535             | -                         | -                   | -                     | Creditor in Class | -                                   | -                           | No                     | 0.00%                    | -                          | -                                              | -                             | 41,52,535                           |                 |
| 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             | -                         | -                   | -                     | Creditor in Class | -                                   | -                           | No                     | 0.00%                    | -                          | -                                              | -                             | 42,26,646                           |                 |
| 542          | Vinod Kumar Sharma & Maya Sharma                    | T5-1902       | 12-Apr-23       | 30,97,766                 | 21,00,743           | 51,98,509             | -                         | -                   | -                     | Creditor in Class | -                                   | -                           | No                     | 0.00%                    | -                          | -                                              | -                             | 51,98,509                           |                 |
| 543          | Chavi Goyal                                         | T3-2105       | 12-Apr-23       | 31,32,000                 | 11,17,040           | 42,49,040             | -                         | -                   | -                     | Creditor in Class | -                                   | -                           | No                     | 0.00%                    | -                          | -                                              | -                             | 42,49,040                           |                 |
| 544          | Rajni Mishra                                        | T2-402        | 12-Apr-23       | 21,16,503                 | 13,67,141           | 34,83,644             | -                         | -                   | -                     | Creditor in Class | -                                   | -                           | No                     | 0.00%                    | -                          | -                                              | -                             | 34,83,644                           |                 |
| 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          | Krishan 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             | -                         | -                   | -                     | Creditor in Class | -                                   | -                           | No                     | 0.00%                    | -                          | -                                              | -                             | 18,64,594                           |                 |
| <b>TOTAL</b> |                                                     |               |                 | <b>1,44,92,54,107</b>     | <b>85,03,40,477</b> | <b>2,29,95,94,584</b> | <b>1,18,90,00,745</b>     | <b>64,80,37,023</b> | <b>1,83,70,37,768</b> |                   | -                                   | -                           |                        | <b>100%</b>              | -                          | -                                              | -                             | <b>46,25,56,816</b>                 |                 |

**Annexure – 3**

**Name of the corporate debtor: Unibera Developers Private Limited; Date of commencement of CIRP: January 13, 2023; List of creditors as on: April 13, 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 |                            |                                                |                               |                                     |                 |
|         |                  |                           |                |                           |                 |                                     |                             |                        |                          |                            |                                                |                               |                                     |                 |
|         | <b>TOTAL</b>     |                           | -              | -                         |                 | -                                   | -                           |                        | 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: April 13, 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 |                            |                                     |                               |                                     |                 |
| 1       | Art Housing Finance (India) Limited | 02-Feb-23                 | 1,19,78,258        | -                         | -               | -                           | -                      | 0.00%                    | -                          | -                                   | -                             | 1,19,78,258                         |                 |
|         | <b>TOTAL</b>                        |                           | <b>1,19,78,258</b> | -                         |                 | -                           |                        |                          | -                          | -                                   | -                             | <b>1,19,78,258</b>                  |                 |

**Annexure – 5**

**Name of the corporate debtor: Unibera Developers Private Limited; Date of commencement of CIRP: January 13, 2023; List of creditors as on: April 13, 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 |                            |                                                |                                     |                               |                 |
|         |                                           |                  |                           | -              | -                         |                 |                        |                                         | -                          | -                                              | -                                   | -                             |                 |
|         | <b>TOTAL</b>                              |                  |                           | -              | -                         |                 |                        |                                         | -                          | -                                              | -                                   | -                             |                 |

**Annexure – 6**

**Name of the corporate debtor: Unibera Developers Private Limited; Date of commencement of CIRP: January 13, 2023; List of creditors as on: April 13, 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         | -                         | Employees       | No                     | NA                                      | -                          | -                                              | 7,64,500                            | -                             |                 |
| 2       | NIL                                       | AMIT KUMAR SINGH    | 20-Jan-23                 | 2,40,000         | -                         | Employees       | No                     | NA                                      | -                          | -                                              | 2,40,000                            | -                             |                 |
| 3       | NIL                                       | KAVITA MALIK        | 20-Jan-23                 | 5,17,400         | -                         | Employees       | No                     | NA                                      | -                          | -                                              | 5,17,400                            | -                             |                 |
| 4       | NIL                                       | SACHIN KUMAR        | 27-Jan-23                 | 1,65,000         | -                         | Employees       | No                     | NA                                      | -                          | -                                              | 1,65,000                            | -                             |                 |
| 5       | NIL                                       | PRAMOD KUMAR THAKUR | 20-Jan-23                 | 4,63,100         | -                         | Employees       | No                     | NA                                      | -                          | -                                              | 4,63,100                            | -                             |                 |
|         |                                           | <b>TOTAL</b>        |                           | <b>21,50,000</b> | <b>-</b>                  |                 |                        | <b>-</b>                                | <b>-</b>                   | <b>-</b>                                       | <b>21,50,000</b>                    | <b>-</b>                      |                 |

**Annexure – 7**

**Name of the corporate debtor: Unibera Developers Private Limited; Date of commencement of CIRP: January 13, 2023; List of creditors as on: April 13, 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: April 13, 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)      | 55,43,021          | -                         | Operational creditors | -                                   | -                           | No                     | NA                       | -                          | -                                              | -                             | 55,43,021                           |                 |
| 3       | MR. FIRE SINGH (MOHAN BUILDING MATERIAL SUPPLIER) | 12-Feb-23                 | 11,40,184          | -                         | Operational creditors | -                                   | -                           | No                     | NA                       | -                          | -                                              | -                             | 11,40,184                           |                 |
| 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          | -                         | Operational creditors | -                                   | -                           | No                     | NA                       | -                          | -                                              | -                             | 25,69,993                           |                 |
|         |                                                   |                           | <b>9,33,02,297</b> | <b>6,13,90,529</b>        |                       | -                                   | -                           | -                      | -                        | -                          | -                                              | -                             | <b>3,19,11,768</b>                  |                 |

**Annexure – 9**

**Name of the corporate debtor: Unibera Developers Private Limited; Date of commencement of CIRP: January 13, 2023; List of creditors as on: April 13, 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? |                            |                                                |                               |                                     |                 |
|         |                  |                           | -              | -                         |                 | -                                   | -                           |                        | -                          | -                                              | -                             | -                                   |                 |
|         | <b>TOTAL</b>     |                           | -              | -                         |                 |                                     |                             |                        |                            |                                                | -                             | -                                   |                 |