

**LIST OF CREDITORS
OF
UNIBERA DEVELOPERS PRIVATE LIMITED
(as on February 13, 2024)**

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

1 General notes applicable to the overall claims verification process:

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

UNIBERA DEVELOPERS PRIVATE LIMITED

Sr. No.	Category of creditor	Summary of claims received		No. of claims verified	Amount of claims admitted	Amount of contingent claims	Amount of claims not admitted	Amount of claims under verification	Details in Annexure	Remarks, if any
		No. of claims	Amount							
1	Secured financial creditors belonging to any class of creditors	-	-	-	-	-	-	-	1	-
2	Unsecured financial creditors belonging to any class of creditors	642	2,731,919,831	642	2,175,736,845	-	556,182,987	-	2	-
3	Secured financial creditors (other than financial creditors belonging to any class of creditors)	-	-	-	-	-	-	-	3	-
4	Unsecured financial creditors (other than financial creditors belonging to any class of creditors)	-	-	-	-	-	-	-	4	-
5	Operational creditors (Workmen)	-	-	-	-	-	-	-	5	-
6	Operational creditors (Employees)	5	2,150,000	5	1,750,000	-	400,000	-	6	-
7	Operational creditors (Government Dues)	-	-	-	-	-	-	-	7	-
8	Operational creditors (other than Workmen and Employees and Government Dues)	6	126,256,634	6	88,284,598	-	37,972,036	-	8	-
9	Other creditors, if any, (other than financial creditors and operational creditors)	1	1,156,315	1	910,484	-	245,831	-	9	-
	Total	654	2,861,482,780	654	2,266,681,927	-	594,800,854	-		

Annexure – 1

Name of the corporate debtor: Unibera Developers Private Limited; Date of commencement of CIRP: January 13, 2023; List of creditors as on: February 13, 2024

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: February 13, 2024
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 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
				Amount claimed						Nature of claim	Amount covered by security interest	Amount covered by guarantee	Whether related party?	% of voting share in CoC						
				Principal	Interest	Total	Principal	Interest	Total											
1	ABHISHEK BISWAS & RUCHIRA BISWAS	T1-103	27-Jan-23	1,020,000	1,107,121	2,127,121	989,427	714,122	1,703,549	Creditor in Class	-	-	No	0.08%	-	-	423,572	-		
2	HARBINDER SINGH YIRDI & ARVINDER KAUR	T1-202	24-Jan-23	3,172,424	1,926,669	5,099,093	3,027,441	1,639,063	4,666,504	Creditor in Class	-	-	No	0.21%	-	-	432,589	-		
3	NEEL KAMAL GHAI	T1-203	20-Jan-23	2,805,555	1,728,919	4,534,474	2,680,146	1,471,889	4,152,035	Creditor in Class	-	-	No	0.19%	-	-	382,439	-		
4	NEETA AGARWAL	T1-204	23-Jan-23	2,278,190	1,519,896	3,798,086	2,278,190	961,602	3,239,792	Creditor in Class	-	-	No	0.15%	-	-	558,294	-		
5	HARVINDER SINGH	T1-302	24-Jan-23	3,586,115	2,197,799	5,783,914	3,461,580	1,886,520	5,348,100	Creditor in Class	-	-	No	0.25%	-	-	435,814	-		
6	PARMINDER SINGH & JOGINDER KAUR	T1-403	25-Jan-23	303,000	316,033	619,033	303,000	227,318	530,318	Creditor in Class	-	-	No	0.02%	-	-	88,715	-		
7	SUMAN SHARMA	T1-501	23-Jan-23	3,164,634	2,083,402	5,248,036	3,027,444	1,778,043	4,805,487	Creditor in Class	-	-	No	0.22%	-	-	442,549	-		
8	SUKHWINDER SINGH & SUKHBIR KAUR	T1-503	24-Jan-23	428,000	480,136	908,136	415,171	289,732	704,903	Creditor in Class	-	-	No	0.03%	-	-	203,233	-		
9	SYED KHUDRATHULLAH & ZAHIDA SHIREEN	T1-601	25-Jan-23	3,418,987	2,042,133	5,461,120	3,266,059	1,738,438	5,004,497	Creditor in Class	-	-	No	0.23%	-	-	456,622	-		
10	CHANDER SHEKHAR	T1-602	27-Jan-23	3,172,423	1,943,436	5,115,859	3,027,440	1,651,634	4,679,074	Creditor in Class	-	-	No	0.22%	-	-	436,785	-		
11	BHAWAN SINGH NEGI AND MRS KAMALA NEGI	T1-703	27-Jan-23	2,985,390	2,106,957	5,092,347	2,844,550	1,794,580	4,639,130	Creditor in Class	-	-	No	0.21%	-	-	453,217	-		
12	PREM KUMAR RAGHAV & USHA RANI RAGHAV	T1-802	21-Jan-23	3,169,681	1,981,406	5,151,087	3,027,440	1,687,408	4,714,848	Creditor in Class	-	-	No	0.22%	-	-	436,239	-		
13	RAM PAL BADHAN	T1-902	21-Jan-23	3,169,896	1,961,352	5,131,248	3,027,410	1,669,377	4,696,787	Creditor in Class	-	-	No	0.22%	-	-	434,461	-		
14	RUMA PURKAIT	T1-903	25-Jan-23	3,047,357	1,810,104	4,857,461	3,047,357	1,369,592	4,416,949	Creditor in Class	-	-	No	0.20%	-	-	440,512	-		
15	MR. JASWANT SINGH ADHIKARI & MS. ANJU ADHIKARI	T1-1004	26-Jan-23	3,240,293	2,117,812	5,358,105	3,096,094	1,693,269	4,789,363	Creditor in Class	-	-	No	0.22%	-	-	568,742	-		
16	M S CHAUHAN	T1-1201	26-Jan-23	3,172,424	1,932,125	5,104,549	3,027,440	1,643,746	4,671,186	Creditor in Class	-	-	No	0.21%	-	-	433,363	-		
17	AMAR JIT SINGH	T1-1402	27-Jan-23	3,171,157	2,011,618	5,182,775	3,027,441	1,672,430	4,699,871	Creditor in Class	-	-	No	0.22%	-	-	482,904	-		
18	KRISHNA SHARMA	T1-1702	21-Jan-23	2,546,250	1,152,345	3,698,595	2,403,638	966,949	3,370,587	Creditor in Class	-	-	No	0.15%	-	-	328,008	-		
19	GHASI RAM	T1-1704	24-Jan-23	2,547,370	1,693,639	4,241,009	2,453,607	1,451,598	3,905,205	Creditor in Class	-	-	No	0.18%	-	-	335,804	-		
20	CHHATTAR PAL SHARMA & JAI PARKASH SHARMA	T1-1803	20-Jan-23	3,294,925	2,013,894	5,308,819	3,143,224	1,713,308	4,856,532	Creditor in Class	-	-	No	0.22%	-	-	452,287	-		
21	SATYAMVADA & ARUN KUMAR	T1-2204	26-Jan-23	554,985	443,348	998,333	538,351	380,741	919,092	Creditor in Class	-	-	No	0.04%	-	-	79,241	-		
22	RTIKA MISHRA & ALOK VERMA	T1-404	21-Jan-23	3,334,599	2,166,431	5,501,030	3,185,576	1,840,176	5,025,752	Creditor in Class	-	-	No	0.23%	-	-	475,278	-		
23	RISHI RANJAN KALA & SHRIRANJAN KALA	T1-1102	29-Jan-23	3,166,613	2,047,114	5,213,727	3,027,440	1,745,582	4,773,022	Creditor in Class	-	-	No	0.22%	-	-	440,705	-		
24	HEMA RAM & PURAN RAM	T1-1903	27-Jan-23	3,776,429	2,202,991	5,979,420	3,600,562	1,869,766	5,470,328	Creditor in Class	-	-	No	0.25%	-	-	509,092	-		
25	BHAGWAN SINGH & SUSHILA DEVI	T1-201	27-Jan-23	4,250,270	1,759,040	6,009,310	3,481,101	1,423,703	4,904,804	Creditor in Class	-	-	No	0.23%	-	-	1,104,506	-		
26	SRIPARNA DAS	T1-1103	24-Jan-23	2,794,357	1,711,353	4,505,710	2,669,510	1,457,496	4,127,006	Creditor in Class	-	-	No	0.19%	-	-	378,704	-		
27	KUSUM SHAMRA & RAMESH CHANDRA SHARMA	T1-1802	22-Jan-23	425,928	88,578	514,506	47,620	8,825	56,445	Creditor in Class	-	-	No	0.00%	-	-	458,061	-		
28	KUNDAN KUMAR	T1-1804	26-Jan-23	1,846,153	1,099,460	2,945,613	1,776,964	943,827	2,720,791	Creditor in Class	-	-	No	0.13%	-	-	224,822	-		
29	ANIL KUMAR	T1-2003	20-Jan-23	3,148,054	1,953,089	5,101,143	3,027,440	1,671,357	4,698,797	Creditor in Class	-	-	No	0.22%	-	-	402,346	-		
30	JOGINDER PAL SINGH AND NISHNEET KAUR	T1-101	19-Jan-23 (Revised claim form submitted on 12-Dec-23)	428,000	459,213	887,213	415,171	368,607	783,778	Creditor in Class	-	-	No	0.04%	-	-	103,435	-		
31	SURENDRA KUMAR & URMILA KUMAR	T1-303	25-Jan-23	3,759,255	1,846,773	5,606,028	3,359,746	1,467,190	4,826,936	Creditor in Class	-	-	No	0.22%	-	-	779,092	-		
32	ABHIRAM JHA	T1-1204	27-Jan-23	3,002,124	1,908,600	4,910,724	3,002,124	1,755,344	4,757,468	Creditor in Class	-	-	No	0.22%	-	-	153,256	-		
33	KSHITIZ CHAUDHARY & SARLA CHAUDHARY	T1-504	19-Jan-23	3,347,907	2,152,600	5,500,507	3,347,907	1,531,007	4,878,914	Creditor in Class	-	-	No	0.22%	-	-	621,593	-		
34	MANAB GHOSH & SUDESHNA GHOSH	T1-603	23-Jan-23	2,804,656	1,616,516	4,421,172	2,669,509	1,370,681	4,040,190	Creditor in Class	-	-	No	0.19%	-	-	380,982	-		
35	ABHISHEK RANJAN & ANAMIKA KUMARI	T1-604	24-Jan-23	3,444,481	1,408,672	4,853,153	3,251,026	1,181,502	4,432,528	Creditor in Class	-	-	No	0.20%	-	-	420,625	-		
36	SHEO KUMAR GUPTA	T1-701	26-Jan-23	3,172,424	1,950,158	5,122,582	3,027,439	1,659,070	4,686,509	Creditor in Class	-	-	No	0.22%	-	-	436,073	-		
37	DEEPAK KUMAR & PREETI SHARMA	T1-702	23-Jan-23	3,605,592	1,889,863	5,495,455	3,376,474	1,591,227	4,967,701	Creditor in Class	-	-	No	0.23%	-	-	527,754	-		
38	UPENDRA SINGH NEGI & SUMETRI NEGI	T1-801	23-Jan-23	3,172,424	1,948,435	5,120,859	3,027,441	1,657,610	4,685,051	Creditor in Class	-	-	No	0.22%	-	-	435,808	-		
39	APARNA BISWAS	T1-803	26-Jan-23	2,797,358	1,716,225	4,513,583	2,669,511	1,449,747	4,119,258	Creditor in Class	-	-	No	0.19%	-	-	394,325	-		
40	KANHAIYA LAL	T1-804	26-Jan-23	3,590,253	2,257,385	5,847,638	3,430,163	1,923,489	5,353,652	Creditor in Class	-	-	No	0.25%	-	-	493,986	-		
41	SHYAM LAL AND MRS. MAYA	T1-901	24-Jan-23	3,172,425	1,937,487	5,109,912	3,027,440	1,648,197	4,675,637	Creditor in Class	-	-	No	0.21%	-	-	434,275	-		
42	PRIYANKA ARYA & ANKUSH KUMAR ARYA	T1-1504	22-Jan-23	3,079,833	2,033,023	5,112,856	2,948,064	1,734,247	4,682,311	Creditor in Class	-	-	No	0.22%	-	-	430,545	-		

Annexure – 2

Name of the corporate debtor: Unibera Developers Private Limited; Date of commencement of CIRP: January 13, 2023; List of creditors as on: February 13, 2024
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 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					
43	NARESH KUMAR GUPTA AND HEMA GUPTA	T1-1002	24-Jan-23	3,172,424	1,932,494	5,104,918	3,027,440	1,638,760	4,666,200	Creditor in Class	-	-	No	0.21%	-	438,718	-	
44	GS TANWAR & ARCHANA TANWAR	T1-1003	19-Jan-23	2,800,757	1,677,130	4,477,887	2,669,510	1,424,864	4,094,374	Creditor in Class	-	-	No	0.19%	-	383,513	-	
45	RAMENDER SINGH & RADHA RATHI	T1-1101	26-Jan-23	3,172,424	2,184,508	5,356,932	3,027,441	1,656,672	4,684,113	Creditor in Class	-	-	No	0.22%	-	672,819	-	
46	KAMLESH OLI & RAMESH CHANDRA OLI	T1-1603	23-Jan-23	3,172,424	1,954,081	5,126,505	3,027,441	1,662,415	4,689,856	Creditor in Class	-	-	No	0.22%	-	436,649	-	
47	AJIT KUMAR & ARCHANA KUMARI	T1-1104	21-Jan-23	2,926,160	1,864,627	4,790,787	2,803,787	1,588,910	4,392,697	Creditor in Class	-	-	No	0.20%	-	398,090	-	
48	SRIDHAR RAGHUNATHAN AND NIVEDITA RAGHUNATHAN	T1-1202	22-Jan-23	3,172,424	1,946,398	5,118,822	3,172,424	1,451,146	4,623,570	Creditor in Class	-	-	No	0.21%	-	495,252	-	
49	AKSHAY KUMAR JAIN	T1-1801	27-Jan-23	1,301,134	305,422	1,606,556	1,237,443	257,081	1,494,524	Creditor in Class	-	-	No	0.07%	-	112,032	-	
50	ANKIT SIGHAL	T1-2101	27-Jan-23	1,291,000	248,275	1,539,275	1,229,524	210,180	1,439,704	Creditor in Class	-	-	No	0.07%	-	99,571	-	
51	SUBRATA MONDAL & TANUSREER MONDAL	T1-1401	23-Jan-23	3,356,769	1,971,921	5,328,690	3,208,422	1,678,843	4,887,265	Creditor in Class	-	-	No	0.22%	-	441,425	-	
52	JAIDEEP	T1-1503	21-Jan-23	3,172,424	1,935,778	5,108,202	3,027,439	1,646,993	4,674,432	Creditor in Class	-	-	No	0.21%	-	433,770	-	
53	ROHIT KUMAR	T2-308	23-Jan-23	2,614,127	1,726,161	4,340,288	2,512,725	1,111,773	3,624,498	Creditor in Class	-	-	No	0.17%	-	715,790	-	
54	MOHIT GUPTA & VIRENDER KUMAR GUPTA	T2-705	21-Jan-23	2,531,824	1,597,209	4,129,033	2,432,001	1,366,002	3,798,003	Creditor in Class	-	-	No	0.17%	-	331,030	-	
55	ARTI KUMARI PRASAD	T1-1703	27-Jan-23	2,373,399	1,579,276	3,952,675	2,373,399	1,093,001	3,466,400	Creditor in Class	-	-	No	0.16%	-	486,275	-	
56	RENUKA & SHIVA ANCHAL VERMA	T2-1403	27-Jan-23	2,531,147	1,527,836	4,058,983	2,419,310	1,288,892	3,708,202	Creditor in Class	-	-	No	0.17%	-	350,781	-	
57	NEHA SHARMA & DEEPAK SONI	T1-1904	23-Jan-23	1,956,850	1,227,770	3,184,620	1,884,224	1,046,782	2,931,006	Creditor in Class	-	-	No	0.13%	-	253,614	-	
58	CHANDER SHEKHAR	T2-1704	24-Jan-23	3,083,186	2,069,066	5,152,252	2,975,665	1,807,545	4,783,210	Creditor in Class	-	-	No	0.22%	-	369,042	-	
59	ARVIND KUMAR JAIN	T1-2102	27-Jan-23	1,291,000	306,719	1,597,719	1,227,792	257,137	1,484,929	Creditor in Class	-	-	No	0.07%	-	112,790	-	
60	ANITA GUPTA & TRIPTI MAHESHWARI	T1-2104	27-Jan-23	1,788,106	793,874	2,581,980	1,692,314	652,149	2,344,463	Creditor in Class	-	-	No	0.11%	-	237,517	-	
61	SURESH BABU VERMA & KHEMENDER VERMA	T1-502	7-Feb-23	3,942,731	2,417,379	6,360,110	3,769,004	2,083,716	5,852,720	Creditor in Class	-	-	No	0.27%	-	507,390	-	
62	MUNIPATI SAMUEL	T1-12028	14-Feb-23	3,159,977	2,385,031	5,545,008	3,027,441	1,672,260	4,699,701	Creditor in Class	-	-	No	0.22%	-	845,307	-	
63	PIYUSH GUPTA	T2-104	26-Jan-23	4,430,692	2,813,220	7,243,912	4,256,000	2,406,234	6,662,234	Creditor in Class	-	-	No	0.31%	-	581,678	-	
64	GAGAN DEEP & AJAY KUMAR	T2-201	23-Jan-23	2,606,413	1,703,418	4,309,831	2,450,999	1,427,112	3,878,111	Creditor in Class	-	-	No	0.18%	-	431,720	-	
65	RTU KASHYAP	T2-206	26-Jan-23	2,103,795	1,289,862	3,393,657	2,021,600	1,042,961	3,064,561	Creditor in Class	-	-	No	0.14%	-	329,096	-	
66	SAURABH PRIYADARSHINI	T2-302	27-Jan-23	2,389,571	2,210,811	4,600,382	2,029,294	1,185,697	3,214,991	Creditor in Class	-	-	No	0.15%	-	1,385,391	-	
67	AMARJIT SINGH	T2-307	25-Jan-23	2,187,793	1,550,193	3,737,986	2,107,195	1,329,856	3,437,051	Creditor in Class	-	-	No	0.16%	-	300,935	-	
68	SUNITA GUPTA	T2-507	9-Feb-23	2,094,741	1,477,691	3,572,432	2,094,741	780,423	2,875,164	Creditor in Class	-	-	No	0.13%	-	697,268	-	
69	VIKAS KUMAR	T2-505	27-Jan-23	2,360,116	1,681,278	4,041,394	1,454,652	922,221	2,376,873	Creditor in Class	-	-	No	0.11%	-	1,664,521	-	
70	ASHOK KUMAR JOSHI	T2-602	19-Jan-23	2,171,971	1,453,498	3,625,469	2,087,719	1,244,285	3,332,004	Creditor in Class	-	-	No	0.15%	-	293,465	-	
71	SWATI AGARWAL	T2-508	6-Feb-23	2,615,512	1,720,607	4,336,119	2,615,512	1,720,607	4,336,119	Creditor in Class	-	-	No	0.20%	-	-	-	
72	ANJLI GROVER & DHIRAJ KUMAR GROVER	T2-707	23-Jan-23	2,760,827	1,645,482	4,406,309	2,760,827	851,084	3,611,911	Creditor in Class	-	-	No	0.17%	-	794,398	-	
73	ASHOK ARORA & GUNJAN ARORA	T2-806	23-Jan-23	2,176,261	1,647,829	3,824,090	2,032,637	1,379,351	3,411,988	Creditor in Class	-	-	No	0.16%	-	412,102	-	
74	RAJEEV RANJAN	T2-903	24-Jan-23	2,128,043	1,366,359	3,494,402	2,045,729	1,169,445	3,215,174	Creditor in Class	-	-	No	0.15%	-	279,228	-	
75	ANSHUL DEEP SAXENA	T2-907	26-Jan-23	1,882,274	2,444,412	4,326,686	1,791,700	1,026,449	2,818,149	Creditor in Class	-	-	No	0.13%	-	1,508,537	-	
76	YOGESH SINGH & MADHULIKA SINGH	T2-1201	24-Jan-23	2,709,269	1,714,780	4,424,049	2,500,645	1,357,745	3,858,390	Creditor in Class	-	-	No	0.18%	-	565,659	-	
77	URVEE JAIN	T2-1207	17-Jan-23	2,062,561	1,825,393	3,887,954	1,982,558	1,181,586	3,164,144	Creditor in Class	-	-	No	0.15%	-	723,810	-	
78	MAHI BUILDHOME PVT. LTD.	T2-1402	18-Jan-23	2,215,554	492,217	2,707,771	-	-	-	Creditor in Class	-	-	No	0.00%	-	2,707,771	-	
79	GAURAV KUMAR SINGH & TRIPTI SINGH	T2-103	27-Jan-23	2,921,092	1,814,156	4,735,248	2,805,922	1,584,691	4,390,613	Creditor in Class	-	-	No	0.20%	-	344,635	-	
80	RAVINDRA DINKAR JOSHI & VANDANA JOSHI	T2-1404	21-Jan-23	4,708,295	2,946,737	7,655,032	4,493,288	2,564,836	7,058,124	Creditor in Class	-	-	No	0.32%	-	596,908	-	
81	MAHI BUILDHOME PVT. LTD.	T2-1406	18-Jan-23	2,215,554	492,217	2,707,771	-	-	-	Creditor in Class	-	-	No	0.00%	-	2,707,771	-	
82	MANAV ARORA & KRISHAN KUMAR ARORA	T2-1408	27-Jan-23	1,823,126	1,256,313	3,079,439	1,757,499	1,009,930	2,767,429	Creditor in Class	-	-	No	0.13%	-	312,010	-	
83	MAHI BUILDHOME PVT. LTD.	T2-1501	18-Jan-23	2,701,895	600,265	3,302,160	-	-	-	Creditor in Class	-	-	No	0.00%	-	3,302,160	-	
84	ANANDA PAL	T2-1505	27-Jan-23	2,531,824	1,722,574	4,254,398	2,432,000	1,370,712	3,802,712	Creditor in Class	-	-	No	0.17%	-	451,686	-	
85	MAHI BUILDHOME PVT. LTD.	T2-1507	18-Jan-23	2,215,554	492,217	2,707,771	-	-	-	Creditor in Class	-	-	No	0.00%	-	2,707,771	-	
86	MAHI BUILDHOME PVT. LTD.	T2-1601	18-Jan-23	3,250,000	864,678	4,114,678	-	-	-	Creditor in Class	-	-	No	0.00%	-	4,114,678	-	

Annexure – 2
Name of the corporate debtor: Unibera Developers Private Limited; Date of commencement of CIRP: January 13, 2023; List of creditors as on: February 13, 2024
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 of contingent claim	Amount of any Mutual dues, that may be set-off	Amount of claims not admitted	Amount of claims under verification	Remarks, if any
			Date of receipt	Amount claimed					Nature of claim	Amount covered by security interest	Amount covered by guarantee	Whether related party?	% of voting share in CoC					
87	SOUMENDRA AND SUPARNA CHATTERJEE	T2-1608	23-Jan-23	3,589,306	2,251,924	5,841,230	3,589,306	2,155,215	5,744,521	Creditor in Class	-	-	No	0.26%	-	-	96,709	-
88	SHAMMI GUPTA	T2-1701	20-Jan-23	2,750,000	1,126,541	3,876,541	2,604,317	951,460	3,555,777	Creditor in Class	-	-	No	0.16%	-	-	320,764	-
89	RENU GUPTA	T2-1702	20-Jan-23	2,255,000	925,333	3,180,333	2,135,540	776,997	2,912,537	Creditor in Class	-	-	No	0.13%	-	-	267,796	-
90	SARJINI BEHERA & PRABODHA KUMAR BEHERA	T2-303	26-Jan-23	3,403,062	2,210,545	5,613,607	3,269,512	1,894,005	5,163,517	Creditor in Class	-	-	No	0.24%	-	-	450,090	-
91	DEV RAJ & ABHISHEK GARG	T2-1706	27-Jan-23	2,105,851	1,252,519	3,358,370	2,021,599	1,132,381	3,153,980	Creditor in Class	-	-	No	0.14%	-	-	204,390	-
92	MAHI BUILDHOME PVT. LTD.	T2-1902	18-Jan-23	2,915,561	342,199	3,257,760	-	-	-	Creditor in Class	-	-	No	0.00%	-	-	3,257,760	-
93	MAHI BUILDHOME PVT. LTD.	T2-2002	18-Jan-23	2,215,554	492,217	2,707,771	-	-	-	Creditor in Class	-	-	No	0.00%	-	-	2,707,771	-
94	TUHINA BISWAS	T2-2003	26-Jan-23	2,921,092	1,867,843	4,788,935	2,805,920	1,597,635	4,403,555	Creditor in Class	-	-	No	0.20%	-	-	385,380	-
95	SUSHMIT BISWAS	T2-2004	26-Jan-23	4,428,993	2,894,871	7,323,864	4,255,894	2,477,366	6,733,260	Creditor in Class	-	-	No	0.31%	-	-	590,604	-
96	VANDANA WALIA	T2-2104	27-Jan-23	4,312,614	639,980	4,952,594	4,138,394	639,980	4,778,374	Creditor in Class	-	-	No	0.22%	-	-	174,220	-
97	MAHI BUILDHOME PVT. LTD.	T2-2107	18-Jan-23	2,215,554	492,217	2,707,771	-	-	-	Creditor in Class	-	-	No	0.00%	-	-	2,707,771	-
98	MAHI BUILDHOME PVT. LTD.	T2-2207	18-Jan-23	2,215,554	492,217	2,707,771	-	-	-	Creditor in Class	-	-	No	0.00%	-	-	2,707,771	-
99	DIVAJ VINGIANI	T2-12028	26-Jan-23	1,971,159	1,298,060	3,269,219	1,892,971	1,111,308	3,004,279	Creditor in Class	-	-	No	0.14%	-	-	264,940	-
100	VANDANA DAGAR & SUNIL DAGAR	T2-12068	23-Jan-23	2,104,579	1,342,251	3,446,830	2,021,600	1,152,413	3,174,013	Creditor in Class	-	-	No	0.15%	-	-	272,817	-
101	SHRIDHAR SHARMA	T2-12078	21-Jan-23	761,063	347,357	1,108,420	720,292	292,221	1,012,513	Creditor in Class	-	-	No	0.05%	-	-	95,907	-
102	AWANISH SINGH & MANJU SINGH	T2-502	25-Jan-23	2,289,451	1,406,688	3,696,139	2,196,781	1,200,835	3,397,616	Creditor in Class	-	-	No	0.16%	-	-	298,523	-
103	SANDEEP KUMAR & ANAMIKA RAJPUT	T2-406	31-Jan-23	283,000	309,647	592,647	-	-	-	Creditor in Class	-	-	No	0.00%	-	-	592,647	-
104	ANUBHAV SRIVASTAVA & VINITA SRIVASTAVA	T2-305	26-Jan-23	2,531,616	1,650,980	4,182,596	2,432,000	1,411,455	3,843,455	Creditor in Class	-	-	No	0.18%	-	-	339,141	-
105	YOGENDRA PAL	T2-403	23-Jan-23	3,420,951	1,726,626	5,147,577	3,268,752	1,726,626	4,995,378	Creditor in Class	-	-	No	0.23%	-	-	152,199	-
106	SUNEET DESHWAL & NIDHI TOMAR	T2-901	31-Jan-23	1,090,177	902,529	1,992,706	-	-	-	Creditor in Class	-	-	No	0.00%	-	-	1,992,706	-
107	SANDEEP KUMAR & PRACHI	T2-1203	13-Feb-23	2,128,043	1,377,628	3,505,671	2,045,730	1,178,575	3,224,305	Creditor in Class	-	-	No	0.15%	-	-	281,366	-
108	NEETU SINGH & RAJEEV KUMAR	T2-1703	31-Jan-23	2,134,477	1,183,095	3,317,572	2,090,371	1,183,095	3,273,466	Creditor in Class	-	-	No	0.15%	-	-	44,106	-
109	SONIA GANDHI	T2-1707	30-Jan-23	2,255,000	923,555	3,178,555	2,135,541	776,439	2,911,980	Creditor in Class	-	-	No	0.13%	-	-	266,575	-
110	RAJESH GANDHI	T2-1801	30-Jan-23	2,750,000	1,126,735	3,876,735	2,604,318	947,325	3,551,643	Creditor in Class	-	-	No	0.16%	-	-	325,092	-
111	ABHINANDAN GAUR & GEETA GAUR	T2-1202	27-Jan-23	2,129,280	1,405,166	3,534,446	2,129,280	993,378	3,122,658	Creditor in Class	-	-	No	0.14%	-	-	411,788	-
112	RUPESH KUMAR KAMAT	T2-608	21-Jan-23	2,969,617	1,977,536	4,947,153	2,969,617	1,403,359	4,372,976	Creditor in Class	-	-	No	0.20%	-	-	574,177	-
113	SANDEEP KUMAR OBEROI & ANU OBEROI	T2-105	19-Jan-23	1,166,420	900,627	2,067,047	1,129,992	714,872	1,844,864	Creditor in Class	-	-	No	0.08%	-	-	222,183	-
114	AVHILASH KUMAR & GAURAV KUMAR SINGH	T2-203	25-Jan-23	2,944,063	1,816,603	4,760,666	2,809,410	1,545,014	4,354,424	Creditor in Class	-	-	No	0.20%	-	-	406,242	-
115	T S KANAKASABESAN & T K KARPAGAM	T2-204	23-Jan-23	5,823,412	4,961,643	10,785,055	5,600,001	3,062,845	8,662,846	Creditor in Class	-	-	No	0.40%	-	-	2,122,209	-
116	NEELU BAliYAN & YOGESH KUMAR	T2-205	27-Jan-23	3,562,695	11,792,474	15,355,169	3,562,695	1,448,602	5,011,297	Creditor in Class	-	-	No	0.23%	-	-	10,343,872	-
117	JOYDIP MONDAL & MAYA MONDAL	T2-1002	20-Jan-23	2,266,775	1,379,991	3,646,766	2,177,400	1,178,970	3,356,370	Creditor in Class	-	-	No	0.15%	-	-	290,396	-
118	ANITA SINGH	T3-403	26-Jan-23	2,110,176	1,461,074	3,571,250	2,042,721	1,258,396	3,301,117	Creditor in Class	-	-	No	0.15%	-	-	270,133	-
119	UPENDRA KUMAR & DEEPTI BALA	T2-401	19-Jan-23	2,416,733	1,644,849	4,061,582	2,416,733	1,516,916	3,933,649	Creditor in Class	-	-	No	0.18%	-	-	127,933	-
120	MANISHA DHINGRA & BABITA SAYAL	T3-103	26-Jan-23	2,404,300	1,688,189	4,092,489	2,305,838	1,411,839	3,717,677	Creditor in Class	-	-	No	0.17%	-	-	374,812	-
121	PRAMOD KUMAR A SHARMA AND VIDHYABEN A SHARMA	T3-501	23-Jan-23	3,107,161	2,105,410	5,212,571	3,065,775	1,551,929	4,617,704	Creditor in Class	-	-	No	0.21%	-	-	594,867	-
122	ABHISHEK ANAND	T2-406	21-Jan-23	2,527,462	1,406,033	3,933,495	2,527,462	1,165,960	3,693,422	Creditor in Class	-	-	No	0.17%	-	-	240,073	-
123	RAKESH KUMAR SETHI	T2-407	26-Jan-23	2,362,000	1,159,962	3,521,962	2,105,263	162,000	2,267,263	Creditor in Class	-	-	No	0.10%	-	-	1,254,699	-
124	RAVISH BHARTI & SHUBHAM	T2-408	27-Jan-23	2,660,605	1,766,610	4,427,215	2,557,400	1,508,235	4,065,635	Creditor in Class	-	-	No	0.19%	-	-	361,580	-
125	VIJENDRA SINGH & SUMAN DEVI	T2-503	26-Jan-23	2,921,092	1,860,182	4,781,274	2,805,853	1,579,876	4,385,729	Creditor in Class	-	-	No	0.20%	-	-	395,545	-
126	NEELAM KAUSHAL AND NARENDER KUMAR KAUSHAL	T2-504	27-Jan-23	3,896,853	2,470,870	6,367,723	3,743,191	2,119,448	5,862,639	Creditor in Class	-	-	No	0.27%	-	-	505,084	-
127	SURENDRA KUMAR & PUSHPA SHARMA	T2-506	25-Jan-23	2,274,726	968,239	3,242,965	2,099,405	806,824	2,906,229	Creditor in Class	-	-	No	0.13%	-	-	336,736	-
128	NIRMAL JOSHI AND VINOD KUMAR	T2-603	24-Jan-23	3,033,092	1,883,437	4,916,529	2,905,922	1,625,028	4,530,950	Creditor in Class	-	-	No	0.21%	-	-	385,579	-
129	SANJAY KUMAR SINGH	T3-906	23-Jan-23	2,168,961	1,441,100	3,610,061	2,168,961	1,019,662	3,188,623	Creditor in Class	-	-	No	0.15%	-	-	421,438	-
130	DHIRENDRA VIKRAM SINGH & BARKHA SINGH	T2-702	23-Jan-23	2,193,126	1,443,711	3,636,837	2,107,196	1,185,838	3,293,034	Creditor in Class	-	-	No	0.15%	-	-	343,803	-

Annexure – 2

Name of the corporate debtor: Unibera Developers Private Limited; Date of commencement of CIRP: January 13, 2023; List of creditors as on: February 13, 2024
List of unsecured financial creditors belonging to any class of creditors

Sl. No.	Name of Creditor	Unit No.	Details of claim received			Details of claim admitted			Details of claim admitted					Amount of 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					
131	JITENDRA KANDRU AND MEERA DEVI	T3-1001	25-Jan-23	2,397,477	1,622,681	4,020,158	2,397,477	1,224,461	3,621,938	Creditor in Class	-	-	No	0.17%	-	-	398,220	-
132	GOURAV KUMAR	T2-708	25-Jan-23	2,466,237	1,645,410	4,111,647	2,408,249	1,427,326	3,835,575	Creditor in Class	-	-	No	0.18%	-	-	276,072	-
133	VIVEK SINGH & INDU SINGH	T2-803	25-Jan-23	2,128,043	1,370,399	3,498,442	2,128,043	1,111,106	3,239,149	Creditor in Class	-	-	No	0.15%	-	-	259,293	-
134	KUSUM LATA SINGH & KANWAL JEET SINGH	T2-804	20-Jan-23	3,899,285	2,980,386	6,879,671	3,742,986	2,189,716	5,932,702	Creditor in Class	-	-	No	0.27%	-	-	946,969	-
135	GIRISH CHANDRA PUJARI	T2-805	24-Jan-23	2,531,824	1,604,722	4,136,546	2,432,000	1,372,470	3,804,470	Creditor in Class	-	-	No	0.17%	-	-	332,076	-
136	SURBHI GUPTA	T2-808	21-Jan-23	2,569,678	1,712,021	4,281,699	2,569,678	1,066,117	3,635,795	Creditor in Class	-	-	No	0.17%	-	-	645,904	-
137	SUNEET DESHWAL & NIDHI TOMAR	T2-901	23-Jan-23	1,090,177	902,529	1,992,706	1,057,500	777,209	1,834,709	Creditor in Class	-	-	No	0.08%	-	-	157,997	-
138	MEENU BHARDWAJ & CHANDRESH SHARMA	T2-908	23-Jan-23	2,292,790	949,430	3,242,220	2,179,180	801,346	2,980,526	Creditor in Class	-	-	No	0.14%	-	-	261,694	-
139	KRISHNA DEVI & REKHA	T2-1001	23-Jan-23	1,920,000	614,826	2,534,826	1,828,570	520,696	2,349,266	Creditor in Class	-	-	No	0.11%	-	-	185,560	-
140	RAKESH KUMAR	T3-1107	23-Jan-23	2,093,704	1,385,753	3,479,457	1,996,009	1,178,956	3,174,965	Creditor in Class	-	-	No	0.15%	-	-	304,492	-
141	INDRAJEET VERMA & DR.SONI VERMA	T3-1404	24-Jan-23	3,492,759	2,334,241	5,827,000	3,007,745	1,951,840	4,959,584	Creditor in Class	-	-	No	0.23%	-	-	867,416	-
142	RAM SURAT PRASAD & JAYA KUSHWAHA	T2-1006	23-Jan-23	2,089,656	1,326,169	3,415,825	2,002,029	1,130,260	3,132,289	Creditor in Class	-	-	No	0.14%	-	-	283,536	-
143	OM DUTT SHARMA & SARITA SHARMA	T2-1007	25-Jan-23	2,266,889	1,313,784	3,582,673	2,170,836	1,121,794	3,292,630	Creditor in Class	-	-	No	0.15%	-	-	290,043	-
144	MOHD. ALEEM & SUFIYA BANO	T2-1103	21-Jan-23	3,414,305	2,024,614	5,438,919	3,275,183	1,784,357	5,059,540	Creditor in Class	-	-	No	0.23%	-	-	379,379	-
145	SWATANTRA VIR SINGH & MRS PUSHPA TEVATIA	T1-1201B	25-Jan-23	3,363,553	2,223,331	5,586,884	3,148,000	1,860,376	5,008,376	Creditor in Class	-	-	No	0.23%	-	-	578,508	-
146	BHUTH NATH HALDAR & SOMA HALDAR	T2-1105	25-Jan-23	2,545,688	1,524,942	4,070,630	2,432,000	1,302,581	3,734,581	Creditor in Class	-	-	No	0.17%	-	-	336,049	-
147	SEEMA PANDEY & MAHESH PRASAD	T4-804	27-Jan-23	4,187,620	1,885,985	6,073,605	3,535,209	1,397,098	4,932,307	Creditor in Class	-	-	No	0.23%	-	-	1,141,298	-
148	RITU SAREEN & PRAMOD SAREEN	T2-1107	25-Jan-23	2,324,437	877,011	3,201,448	2,192,864	735,439	2,928,303	Creditor in Class	-	-	No	0.13%	-	-	273,145	-
149	AJAY AGARWAL	T4-102	19-Jan-23	2,383,256	1,522,194	3,905,450	2,281,898	1,328,429	3,610,327	Creditor in Class	-	-	No	0.17%	-	-	295,123	-
150	OMPATI GREWAL	T2-1206	24-Jan-23	2,099,515	1,451,428	3,550,943	2,021,600	1,234,860	3,256,460	Creditor in Class	-	-	No	0.15%	-	-	294,483	-
151	SUBIR BANDYOPADHYAY	T2-1502	27-Jan-23	2,412,953	561,622	2,974,575	2,298,050	475,447	2,773,497	Creditor in Class	-	-	No	0.13%	-	-	201,078	-
152	AISHWARYA	T4-306	27-Jan-23	1,595,634	1,208,663	2,804,297	1,546,071	509,730	2,055,801	Creditor in Class	-	-	No	0.09%	-	-	748,496	-
153	MANNI SINGH	T2-1604	26-Jan-23	6,384,508	3,639,170	10,023,678	6,384,508	1,182,192	7,566,700	Creditor in Class	-	-	No	0.35%	-	-	2,456,978	-
154	GOUTAM KUMAR MONDAL & SIMI MONDAL	T2-1705	25-Jan-23	2,533,148	1,578,542	4,111,690	2,432,000	1,342,885	3,774,885	Creditor in Class	-	-	No	0.17%	-	-	336,805	-
155	SUDHEER DWIVEDI & BHARAT RAM DWIVEDI	T2-1708	27-Jan-23	2,385,021	1,326,776	3,711,797	2,057,276	1,014,005	3,071,281	Creditor in Class	-	-	No	0.14%	-	-	640,516	-
156	MAMTA SARASWAT	T2-1805	27-Jan-23	2,304,799	1,387,588	3,692,387	2,194,114	1,010,631	3,204,745	Creditor in Class	-	-	No	0.15%	-	-	487,642	-
157	PRABHAV SHARMA	T2-1808	26-Jan-23	2,728,829	1,726,252	4,455,081	2,622,926	1,477,233	4,100,159	Creditor in Class	-	-	No	0.19%	-	-	354,922	-
158	SUSHIL KUMAR YADAV & RAJ KUMARI YADAV	T2-1906	25-Jan-23	2,107,650	1,282,058	3,389,708	2,021,597	1,093,598	3,115,195	Creditor in Class	-	-	No	0.14%	-	-	274,513	-
159	ASHISH BANSAL & BRIJPAL BANSAL	T2-1203B	24-Jan-23	2,129,970	1,353,159	3,483,129	2,129,970	1,059,558	3,189,528	Creditor in Class	-	-	No	0.15%	-	-	293,601	-
160	PRIYADARSHEE GAUTAM AND DEWASANI GAUTAM	T2-1205B	27-Jan-23	2,531,824	1,603,697	4,135,521	2,431,996	1,382,415	3,814,411	Creditor in Class	-	-	No	0.18%	-	-	321,110	-
161	VINOD KUMAR JINDAL AND VISHAL JINDAL	T2-107	13-Feb-23	2,373,389	1,560,426	3,933,815	2,274,681	1,332,870	3,607,551	Creditor in Class	-	-	No	0.17%	-	-	326,264	-
162	URMILA DUBEY	T2-801	30-Jan-23	2,587,388	1,676,329	4,263,717	2,484,248	1,433,480	3,917,728	Creditor in Class	-	-	No	0.18%	-	-	345,989	-
163	RAKESH KUMAR & ANITA DEVI	T2-1405	12-Feb-23	2,585,860	1,644,598	4,230,458	2,432,001	1,297,746	3,729,747	Creditor in Class	-	-	No	0.17%	-	-	500,711	-
164	SUNITA KUMARI & PRASHANT KUMAR	T2-1508	13-Feb-23	2,670,283	1,690,464	4,360,747	2,564,998	1,444,144	4,009,142	Creditor in Class	-	-	No	0.18%	-	-	351,605	-
165	YOGESH KUMAR & RAMPAL SINGH	T2-1606	15-Feb-23	2,102,943	1,348,482	3,451,425	2,021,600	1,154,128	3,175,728	Creditor in Class	-	-	No	0.15%	-	-	275,697	-
166	PAVAN KUMAR	T2-2204	15-Feb-23	5,843,147	2,567,058	8,410,205	4,871,281	1,901,535	6,772,816	Creditor in Class	-	-	No	0.31%	-	-	1,637,389	-
167	NANDINI BAHRI DHANDA	T3-105	27-Jan-23	3,155,999	2,070,614	5,226,613	3,155,999	1,278,852	4,434,851	Creditor in Class	-	-	No	0.20%	-	-	791,762	-
168	RAJEEV KUMAR	T3-203	23-Jan-23	3,043,418	1,089,278	4,132,696	1,796,295	569,138	2,365,433	Creditor in Class	-	-	No	0.11%	-	-	1,767,263	-
169	MONI SINGH KAROTIA	T4-308	19-Jan-23	2,768,383	1,754,670	4,523,053	2,680,276	1,509,207	4,189,483	Creditor in Class	-	-	No	0.19%	-	-	333,570	-
170	SATISH CHAND GOYAL	T3-206	27-Jan-23	1,779,225	1,560,262	3,339,487	1,718,029	1,079,100	2,797,129	Creditor in Class	-	-	No	0.13%	-	-	542,358	-
171	S PADMA & ARAVIND SHANKAR	T4-908	22-Jan-23	3,113,917	2,056,379	5,170,296	2,986,499	1,758,484	4,744,983	Creditor in Class	-	-	No	0.22%	-	-	425,313	-
172	SONIA DAWAR & MONIKA DAWAR	T3-404	21-Jan-23	3,246,852	2,123,878	5,370,730	3,105,760	1,812,593	4,918,353	Creditor in Class	-	-	No	0.23%	-	-	452,377	-
173	LALIT KUMAR & HEMAKSHI BAGHEL	T3-408	25-Jan-23	3,311,135	2,170,624	5,481,759	3,167,250	1,849,821	5,017,070	Creditor in Class	-	-	No	0.23%	-	-	464,689	-
174	REKHA SHARMA	T5-501	27-Jan-23	3,500,000	-	3,500,000	3,426,691	-	3,426,691	Creditor in Class	-	-	No	0.16%	-	-	73,309	-

Annexure – 2
Name of the corporate debtor: Unibera Developers Private Limited; Date of commencement of CIRP: January 13, 2023; List of creditors as on: February 13, 2024
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 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
					Amount claimed				Nature of claim	Amount covered by security interest	Amount covered by guarantee	Whether related party?	% of voting share in CoC					
175	KISHAN SINGH LATWAL	T3-603	27-Jan-23	2,539,397	1,692,717	4,232,114	2,539,397	1,139,329	3,678,726	Creditor in Class	-	-	No	0.17%	-	553,388	-	
176	GIRISH KUMAR	T4-1201	25-Jan-23	3,338,304	2,160,370	5,498,674	3,201,705	1,846,811	5,048,516	Creditor in Class	-	-	No	0.23%	-	450,158	-	
177	LATE. KULBIR SINGH ARORA (REPRESENTED BY SON GAGANDEEP SINGH)	T3-605	22-Jan-23	2,565,563	1,797,513	4,363,076	2,565,563	1,797,513	4,363,076	Creditor in Class	-	-	No	0.20%	-	-	-	
178	RAJ CHOPRA & SHALINI CHOPRA	T4-1807	22-Jan-23	2,525,152	1,604,721	4,129,873	2,525,152	1,168,795	3,693,947	Creditor in Class	-	-	No	0.17%	-	435,926	-	
179	NANDINI BAHRI DHANDA	T3-703	27-Jan-23	2,587,575	1,700,199	4,287,774	2,587,575	1,048,517	3,636,092	Creditor in Class	-	-	No	0.17%	-	651,682	-	
180	PRAMOD KUMAR & NIKHIL KUMAR	T3-705	23-Jan-23	2,775,354	1,512,724	4,288,078	2,654,752	1,512,724	4,167,476	Creditor in Class	-	-	No	0.19%	-	120,602	-	
181	ANSHUL DEEP SAXENA	T3-706	26-Jan-23	1,606,372	2,261,703	3,868,075	1,554,926	889,925	2,444,851	Creditor in Class	-	-	No	0.11%	-	1,423,224	-	
182	SHISHIR KUMAR & BABITA THAKUR	T3-801	27-Jan-23	2,907,307	1,929,369	4,836,676	2,796,342	1,669,372	4,465,714	Creditor in Class	-	-	No	0.21%	-	370,962	-	
183	RAJENDRA KUMAR JAIN	T3-802	26-Jan-23	2,116,682	1,409,704	3,526,386	2,026,000	1,193,786	3,219,786	Creditor in Class	-	-	No	0.15%	-	306,600	-	
184	MRS. MEETA JAIN	T3-803	26-Jan-23	2,073,686	1,381,844	3,455,530	1,983,580	1,181,785	3,165,365	Creditor in Class	-	-	No	0.15%	-	290,165	-	
185	AASHISH KUMAR SRIVASTAVA	T3-806	27-Jan-23	2,055,177	1,521,651	3,576,828	1,979,504	1,305,269	3,284,773	Creditor in Class	-	-	No	0.15%	-	292,055	-	
186	MAHI BUILDHOME PVT. LTD.	T3-1007	18-Jan-23	2,215,554	492,217	2,707,771	-	-	-	Creditor in Class	-	-	No	0.00%	-	2,707,771	-	
187	MAHI BUILDHOME PVT. LTD.	T3-1202	18-Jan-23	2,215,554	492,217	2,707,771	-	-	-	Creditor in Class	-	-	No	0.00%	-	2,707,771	-	
188	NANDINI BAHRI DHANDA	T3-1405	27-Jan-23	3,155,998	2,070,613	5,226,611	3,155,998	1,289,813	4,445,811	Creditor in Class	-	-	No	0.20%	-	780,800	-	
189	LALIT PANT AND CHANDRA PANT	T3-1502	27-Jan-23	2,831,021	1,890,179	4,721,200	2,708,056	1,613,588	4,321,644	Creditor in Class	-	-	No	0.20%	-	399,556	-	
190	RAJEEV JAIN	T3-1504	22-Jan-23	2,968,235	1,952,179	4,920,414	2,968,235	1,448,943	4,417,178	Creditor in Class	-	-	No	0.20%	-	503,237	-	
191	SANDEEP KUMAR SHARMA & DEEPTI SHARMA	T3-1506	23-Jan-23	2,971,081	9,791,062	12,762,143	2,971,081	1,273,068	4,244,149	Creditor in Class	-	-	No	0.20%	-	8,517,994	-	
192	MAHI BUILDHOME PVT. LTD.	T3-1508	18-Jan-23	3,250,000	864,678	4,114,678	-	-	-	Creditor in Class	-	-	No	0.00%	-	4,114,678	-	
193	POONAM VAISH & NITISH KUMAR VAISH	T3-1602	27-Jan-23	1,452,925	952,993	2,405,918	1,452,925	564,609	2,017,534	Creditor in Class	-	-	No	0.09%	-	388,384	-	
194	MAHI BUILDHOME PVT. LTD.	T3-1607	18-Jan-23	2,215,554	492,217	2,707,771	-	-	-	Creditor in Class	-	-	No	0.00%	-	2,707,771	-	
195	MAHI BUILDHOME PVT. LTD.	T3-1608	18-Jan-23	3,555,563	417,316	3,972,879	-	-	-	Creditor in Class	-	-	No	0.00%	-	3,972,879	-	
196	OSCAR SHIPPING & LOGISTICS PVT LTD	T3-1701	24-Jan-23	3,053,960	1,998,769	5,052,729	3,053,960	1,528,190	4,582,150	Creditor in Class	-	-	No	0.21%	-	470,579	-	
197	SUNIL KUMAR & NEETU TOMAR	T4-404	23-Jan-23	2,537,183	1,608,255	4,145,438	2,455,360	1,146,052	3,601,412	Creditor in Class	-	-	No	0.17%	-	544,026	-	
198	MAHI BUILDHOME PVT. LTD.	T3-1706	18-Jan-23	2,215,554	481,837	2,697,391	-	-	-	Creditor in Class	-	-	No	0.00%	-	2,697,391	-	
199	MAHI BUILDHOME PVT. LTD.	T3-1708	18-Jan-23	2,701,895	587,607	3,289,502	-	-	-	Creditor in Class	-	-	No	0.00%	-	3,289,502	-	
200	GAGAN KUMAR	T3-1906	24-Jan-23	1,986,545	1,371,119	3,357,664	1,918,504	1,178,099	3,096,603	Creditor in Class	-	-	No	0.14%	-	261,061	-	
201	NEENA PURI	T3-2002	26-Jan-23	1,624,671	1,048,005	2,672,676	1,554,925	894,000	2,448,925	Creditor in Class	-	-	No	0.11%	-	223,751	-	
202	CHANDER KANT PURI	T3-2008	26-Jan-23	1,982,395	1,352,831	3,335,226	1,896,249	1,155,210	3,051,459	Creditor in Class	-	-	No	0.14%	-	283,767	-	
203	KULDEEP JAIN & DR BHARTI JAIN	T3-2101	24-Jan-23	2,946,804	1,947,345	4,894,149	2,818,750	1,656,779	4,475,529	Creditor in Class	-	-	No	0.21%	-	418,620	-	
204	MAHI BUILDHOME PVT. LTD.	T3-2103	18-Jan-23	2,215,554	492,217	2,707,771	-	-	-	Creditor in Class	-	-	No	0.00%	-	2,707,771	-	
205	MAHI BUILDHOME PVT. LTD.	T3-2107	18-Jan-23	2,215,554	492,217	2,707,771	-	-	-	Creditor in Class	-	-	No	0.00%	-	2,707,771	-	
206	DR. VANDANA GUPTA	T3-2108	24-Jan-23	2,948,235	1,935,822	4,884,057	2,818,751	1,645,992	4,464,743	Creditor in Class	-	-	No	0.21%	-	419,314	-	
207	MAHI BUILDHOME PVT. LTD.	T3-2202	18-Jan-23	2,215,554	492,217	2,707,771	-	-	-	Creditor in Class	-	-	No	0.00%	-	2,707,771	-	
208	SURENDRA KUMAR JANGIR & ANITA JANGID	T3-2203	20-Jan-23	2,255,000	842,364	3,097,364	1,037,735	357,736	1,395,471	Creditor in Class	-	-	No	0.06%	-	1,701,893	-	
209	MOHIT SHARMA	T3-12068	25-Jan-23	1,558,487	791,626	2,350,113	1,558,487	767,156	2,325,643	Creditor in Class	-	-	No	0.11%	-	24,470	-	
210	SURESH KUMAR	T3-12078	23-Jan-23	1,558,487	875,784	2,434,271	1,491,375	744,298	2,235,673	Creditor in Class	-	-	No	0.10%	-	198,598	-	
211	VIKAS SACHDEVA	T3-1205	13-Feb-23	1,739,030	2,008,580	3,747,610	1,683,500	1,119,993	2,803,493	Creditor in Class	-	-	No	0.13%	-	944,117	-	
212	AMIT KUMAR SANGAL & NEHA SANGAL	T4-503	19-Jan-23	2,847,920	1,082,049	3,929,969	2,772,748	1,071,854	3,844,602	Creditor in Class	-	-	No	0.18%	-	85,367	-	
213	VIKAS GOYAL	T3-102	27-Jan-23	1,839,841	1,578,168	3,418,009	1,771,747	1,085,380	2,857,127	Creditor in Class	-	-	No	0.13%	-	560,882	-	
214	SUSHIL KUMAR	T4-508	23-Jan-23	3,298,575	2,136,168	5,434,743	3,163,598	1,703,068	4,866,666	Creditor in Class	-	-	No	0.22%	-	568,077	-	
215	SURENDRA KUMAR GUPTA AND SUMAN GUPTA	T3-104	22-Jan-23	2,828,932	1,898,474	4,727,406	2,706,001	1,620,719	4,326,720	Creditor in Class	-	-	No	0.20%	-	400,686	-	
216	NARENDRA KUMAR MITTAL & SADHANA MITTAL	T3-106	27-Jan-23	2,350,477	1,581,857	3,932,334	2,248,339	1,346,115	3,594,454	Creditor in Class	-	-	No	0.17%	-	337,880	-	
217	NISHA PANDEY	T3-201	25-Jan-23	2,036,125	1,226,535	3,262,660	1,841,897	955,402	2,797,299	Creditor in Class	-	-	No	0.13%	-	465,361	-	
218	SURENDER KUMAR SINGLA	T3-207	24-Jan-23	1,949,432	1,344,719	3,294,151	1,869,600	1,149,681	3,019,281	Creditor in Class	-	-	No	0.14%	-	274,870	-	

Annexure – 2

Name of the corporate debtor: Unibera Developers Private Limited; Date of commencement of CIRP: January 13, 2023; List of creditors as on: February 13, 2024
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 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					
219	SANDEEP SHUKLA	T3-305	27-Jan-23	2,828,932	1,872,390	4,701,322	2,706,010	1,598,172	4,304,182	Creditor in Class	-	-	No	0.20%	-	397,140	-	
220	VAIBHAV TYAGI	T3-307	19-Jan-23	3,583,259	1,617,274	5,200,533	2,570,699	930,952	3,501,651	Creditor in Class	-	-	No	0.16%	-	1,698,882	-	
221	NEHA YADAV & PANKAJ YADAV	T3-401	26-Jan-23	2,896,411	1,757,394	4,653,805	2,767,499	1,496,929	4,264,428	Creditor in Class	-	-	No	0.20%	-	389,377	-	
222	AMIT BHARDWAJ AND NISHA GAUR	T3-405	23-Jan-23	3,188,280	2,094,398	5,282,678	3,188,280	1,321,350	4,509,630	Creditor in Class	-	-	No	0.21%	-	773,048	-	
223	MS. VANDANA GOSWAMI & MR. DHRUBA GOSWAMI	T3-407	19-Jan-23	3,172,119	1,603,732	4,775,851	2,358,771	588,092	2,946,863	Creditor in Class	-	-	No	0.14%	-	1,828,988	-	
224	GEETA VASHISTH AND SUSHIL KUMAR VASHISTH	T4-705	27-Jan-23	2,921,203	1,859,160	4,780,363	2,811,262	1,593,600	4,404,862	Creditor in Class	-	-	No	0.20%	-	375,501	-	
225	ATUL KUMAR & NIDHI YADAV	T3-503	26-Jan-23	2,152,774	1,441,962	3,594,736	2,059,556	1,231,273	3,290,829	Creditor in Class	-	-	No	0.15%	-	303,907	-	
226	AAVEG AGARWAL & MRS. GEETA AGARWAL	T3-505	23-Jan-23	3,086,458	2,100,387	5,186,845	2,951,989	1,705,905	4,657,894	Creditor in Class	-	-	No	0.21%	-	528,951	-	
227	ANKIT MEHTA	T3-506	24-Jan-23	2,234,366	1,397,408	3,631,774	2,234,366	1,011,711	3,246,077	Creditor in Class	-	-	No	0.15%	-	385,697	-	
228	SAI KRISHNA KOSURI	T3-601	22-Jan-23	2,727,075	1,780,265	4,507,340	2,727,075	1,358,021	4,085,096	Creditor in Class	-	-	No	0.19%	-	422,244	-	
229	DEEPAK KUMAR PANDEY	T3-602	27-Jan-23	2,237,127	1,473,318	3,710,445	2,139,912	1,257,451	3,397,363	Creditor in Class	-	-	No	0.16%	-	313,082	-	
230	VINAY KUSHAWAHA & ANUPMA KUSHAWAHA	T3-606	20-Jan-23	2,090,751	1,401,363	3,492,114	2,090,751	1,041,521	3,132,272	Creditor in Class	-	-	No	0.14%	-	359,842	-	
231	GEET MALA GARG & MR. ANKIT GARG	T3-607	26-Jan-23	1,625,566	1,045,823	2,671,389	1,554,926	939,106	2,494,032	Creditor in Class	-	-	No	0.11%	-	177,357	-	
232	VINIT KUMAR & JYOTSNA LAL	T3-704	23-Jan-23	2,410,774	1,607,774	4,018,548	2,410,754	1,206,967	3,617,721	Creditor in Class	-	-	No	0.17%	-	400,827	-	
233	VINEET AGGARWAL & SANJU GUPTA	T3-707	25-Jan-23	2,295,567	1,838,268	4,133,835	2,295,567	1,613,017	3,908,584	Creditor in Class	-	-	No	0.18%	-	225,251	-	
234	SUNIL TIWARI	T3-804	19-Jan-23	2,775,971	1,845,178	4,621,149	2,654,750	1,574,825	4,229,575	Creditor in Class	-	-	No	0.19%	-	391,574	-	
235	MRS RAJUL JAIN	T3-805	26-Jan-23	2,247,688	1,475,346	3,723,034	2,149,600	1,259,167	3,408,767	Creditor in Class	-	-	No	0.16%	-	314,267	-	
236	SOMA RANI & ANIL KUMAR	T4-1008	19-Jan-23	2,181,935	1,586,534	3,768,469	2,109,750	1,362,521	3,472,271	Creditor in Class	-	-	No	0.16%	-	296,198	-	
237	AARTI DUA CHAWLA	T3-901	25-Jan-23	2,593,187	1,718,177	4,311,364	2,593,187	1,075,109	3,668,296	Creditor in Class	-	-	No	0.17%	-	643,068	-	
238	PRATIBHA TEWARI	T4-1403	20-Jan-23	2,806,403	1,840,171	4,646,574	2,806,403	1,276,523	4,082,926	Creditor in Class	-	-	No	0.19%	-	563,648	-	
239	ANMOL KHANNA & BHAWNA KHANNA	T4-1603	24-Jan-23	2,544,423	1,354,832	3,899,255	2,544,423	1,110,343	3,654,766	Creditor in Class	-	-	No	0.17%	-	244,489	-	
240	MR. PRAVEEN KUMAR GARG & MRS. PREETI GARG	T4-1701	25-Jan-23	2,121,823	1,341,814	3,463,637	2,121,823	1,065,011	3,186,834	Creditor in Class	-	-	No	0.15%	-	276,803	-	
241	HARISH KUMAR	T3-1003	27-Jan-23	1,990,045	1,367,436	3,357,481	1,990,045	1,016,458	3,006,503	Creditor in Class	-	-	No	0.14%	-	350,978	-	
242	POOJA DEVI	T3-1004	20-Jan-23	1,375,682	428,229	1,803,911	1,310,173	358,856	1,669,029	Creditor in Class	-	-	No	0.08%	-	134,882	-	
243	RAJIVIR SINGH CHAUDHARY & KAMLESH	T3-1008	27-Jan-23	2,561,088	1,704,770	4,265,858	2,449,750	1,455,410	3,905,160	Creditor in Class	-	-	No	0.18%	-	360,698	-	
244	BIPIN SINGH & SANDHYA SINGH	T3-1103	27-Jan-23	1,800,000	522,740	2,322,740	1,761,903	450,786	2,212,689	Creditor in Class	-	-	No	0.10%	-	110,051	-	
245	PAWAN KUMAR GUPTA & SHASHI GUPTA	T3-1105	24-Jan-23	2,861,099	1,896,857	4,757,956	2,861,099	1,292,216	4,153,315	Creditor in Class	-	-	No	0.19%	-	604,641	-	
246	DHARMENDRA KUMAR	T3-1106	23-Jan-23	2,262,610	1,493,752	3,756,362	2,262,610	1,131,758	3,394,368	Creditor in Class	-	-	No	0.16%	-	361,994	-	
247	RAVI MANDLOI & SUPRIYA MANDLOI	T4-1704	20-Jan-23	2,193,739	1,469,808	3,663,547	2,193,739	1,095,870	3,289,609	Creditor in Class	-	-	No	0.15%	-	373,938	-	
248	KIRTI SHARMA	T4-304	26-Jan-23	4,420,729	2,401,594	6,822,323	4,186,636	2,024,806	6,211,442	Creditor in Class	-	-	No	0.29%	-	610,881	-	
249	TANVI GOEL	T3-1207	25-Jan-23	2,784,665	2,212,454	4,997,119	2,626,367	1,857,270	4,483,637	Creditor in Class	-	-	No	0.21%	-	513,482	-	
250	COLARUN YADAV	T5-903	21-Jan-23	3,177,874	2,176,664	5,354,538	3,177,874	1,486,487	4,664,361	Creditor in Class	-	-	No	0.21%	-	690,177	-	
251	SUNEET JOHRI & CHITRA SRIVASTAVA	T3-1401	23-Jan-23	3,089,325	2,032,220	5,121,545	3,089,325	1,871,939	4,961,264	Creditor in Class	-	-	No	0.23%	-	160,281	-	
252	VIBHAV SARAN	T3-1402	20-Jan-23	2,491,588	1,587,422	4,079,010	2,491,588	1,167,962	3,659,550	Creditor in Class	-	-	No	0.17%	-	419,460	-	
253	NRIPENDRA KUMAR	T5-1202	26-Jan-23	3,454,187	2,362,940	5,817,127	3,331,036	2,027,290	5,358,326	Creditor in Class	-	-	No	0.25%	-	458,801	-	
254	AJAY KUMAR AGARWAL & POONAM AGARWAL	T3-1406	19-Jan-23	2,227,462	1,478,611	3,706,073	2,227,462	1,005,929	3,233,391	Creditor in Class	-	-	No	0.15%	-	472,682	-	
255	VINIT CHAUHAN	T5-104	22-Jan-23	3,764,226	2,491,428	6,255,654	3,614,145	2,115,653	5,729,798	Creditor in Class	-	-	No	0.26%	-	525,856	-	
256	MEGHA AGARWAL & AKHILESH KUMAR GUPTA	T3-1505	27-Jan-23	2,947,180	1,941,302	4,888,482	2,947,180	1,941,302	4,888,482	Creditor in Class	-	-	No	0.22%	-	-	-	
257	KRISHAN KANT KUMAR	T3-1604	27-Jan-23	2,764,890	1,873,840	4,638,730	2,764,890	247,713	3,012,603	Creditor in Class	-	-	No	0.14%	-	1,626,127	-	
258	SUNNY DAWAR	T3-1608	23-Jan-23	2,891,170	1,007,372	3,898,542	2,891,170	918,546	3,809,716	Creditor in Class	-	-	No	0.18%	-	88,826	-	
259	MANISH BANSAL	T3-1702	20-Jan-23	1,400,000	1,030,093	2,430,093	1,343,040	554,485	1,897,525	Creditor in Class	-	-	No	0.09%	-	532,568	-	
260	PUSHPENDRA SINGH	T3-1904	22-Jan-23	1,998,102	1,266,607	3,264,709	1,896,249	1,067,769	2,964,018	Creditor in Class	-	-	No	0.14%	-	300,691	-	
261	VARSHA JAIN	T3-2005	26-Jan-23	475,880	428,751	904,631	461,523	369,617	831,140	Creditor in Class	-	-	No	0.04%	-	73,491	-	
262	SHAILENDRA KUMAR PAL & MADHU PAL	T3-12048	27-Jan-23	2,553,883	1,594,009	4,147,892	2,553,883	1,344,903	3,898,786	Creditor in Class	-	-	No	0.18%	-	249,106	-	

Annexure – 2

Name of the corporate debtor: Unibera Developers Private Limited; Date of commencement of CIRP: January 13, 2023; List of creditors as on: February 13, 2024
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 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					
263	SANTOSH BALA	T3-302	28-Jan-23	2,399,117	1,640,062	4,039,179	2,294,565	1,400,310	3,694,875	Creditor in Class	-	-	No	0.17%	-	344,304	-	
264	PRATIKSHA SHARMA AND GIREESH SHARMA	T3-303	30-Jan-23	2,464,001	3,262,346	5,726,347	2,149,999	888,733	3,038,732	Creditor in Class	-	-	No	0.14%	-	2,687,615	-	
265	JAI MAL & SANTOSH KUMARI	T3-402	28-Jan-23	2,861,486	1,855,623	4,717,109	2,842,921	1,106,948	3,949,869	Creditor in Class	-	-	No	0.18%	-	767,240	-	
266	ANJU RAI & SUNIL RAI	T3-12038	29-Jan-23	2,617,229	1,399,523	4,016,752	2,617,229	1,130,033	3,747,262	Creditor in Class	-	-	No	0.17%	-	269,490	-	
267	SUSHIL KUMAR	T5-402	25-Jan-23	4,092,013	1,955,763	6,047,776	3,897,946	1,656,777	5,554,723	Creditor in Class	-	-	No	0.26%	-	493,053	-	
268	SATISH CHAND GOYAL	T4-106	27-Jan-23	1,948,139	1,574,702	3,522,841	1,896,347	1,155,717	3,052,064	Creditor in Class	-	-	No	0.14%	-	470,777	-	
269	NANDINI BAHRI DHANDA	T4-301	27-Jan-23	3,403,567	2,209,968	5,613,535	3,403,567	1,384,098	4,787,665	Creditor in Class	-	-	No	0.22%	-	825,870	-	
270	SANGITA TALWAR & VAIBHAV TALWAR	T5-604	21-Jan-23	3,563,443	2,317,637	5,881,080	3,408,257	1,973,948	5,382,205	Creditor in Class	-	-	No	0.25%	-	498,875	-	
271	RUPENDRA GUPTA & MRS. SANDHYA GUPTA	T4-305	27-Jan-23	2,215,182	1,484,055	3,699,237	2,124,539	1,196,270	3,320,809	Creditor in Class	-	-	No	0.15%	-	378,428	-	
272	SUNIL SINGH NEGI & YAMINI NEGI	T5-1203	20-Jan-23	4,375,021	2,821,776	7,196,797	4,198,842	2,408,833	6,607,674	Creditor in Class	-	-	No	0.30%	-	589,123	-	
273	SATYENDRA SINGH & MRS. PANKAJ RANI SINGH	T5-1403	21-Jan-23	2,479,957	1,626,891	4,106,848	2,467,037	1,244,249	3,711,286	Creditor in Class	-	-	No	0.17%	-	395,562	-	
274	AJAY BHALLA & ASHU BHALLA	T4-401	20-Jan-23	2,626,444	1,722,744	4,349,188	2,626,444	1,275,788	3,902,232	Creditor in Class	-	-	No	0.18%	-	446,956	-	
275	ARVIND KUMAR VARSHNEY	T4-405	20-Jan-23	3,522,326	1,293,583	4,815,909	1,537,824	499,344	2,037,168	Creditor in Class	-	-	No	0.09%	-	2,778,741	-	
276	GOPIESH KUMAR PARASHAR	T4-702	27-Jan-23	2,325,937	812,414	3,138,351	2,185,934	678,680	2,864,614	Creditor in Class	-	-	No	0.13%	-	273,737	-	
277	MADAN SINGH	T4-706	20-Jan-23	2,614,545	1,710,594	4,325,139	2,507,558	1,183,681	3,691,239	Creditor in Class	-	-	No	0.17%	-	633,900	-	
278	ROHIT KUMAR & DINESH KUMAR	T5-1404	27-Jan-23	3,302,809	2,261,700	5,564,509	3,171,550	1,932,005	5,103,555	Creditor in Class	-	-	No	0.23%	-	460,954	-	
279	SANDEEP JAIN	T4-802	27-Jan-23	2,228,912	1,409,522	3,638,434	2,129,116	1,201,833	3,330,949	Creditor in Class	-	-	No	0.15%	-	307,485	-	
280	MANMOHAN JOSHI AND RUBINA JOSHI	T4-803	19-Jan-23	2,774,426	1,789,736	4,564,162	2,660,900	1,530,234	4,191,134	Creditor in Class	-	-	No	0.19%	-	373,028	-	
281	MANORMA SHARMA & ASHOK KUMAR SHARMA	T4-805	24-Jan-23	2,261,848	1,435,084	3,696,932	2,261,848	983,764	3,245,612	Creditor in Class	-	-	No	0.15%	-	451,320	-	
282	NANDINI BAHRI DHANDA	T4-807	27-Jan-23	2,364,587	1,537,195	3,901,782	2,254,999	1,308,792	3,563,791	Creditor in Class	-	-	No	0.16%	-	337,991	-	
283	RAHUL SIROHI & JITENDRA PAL SIROHI	T5-1502	24-Jan-23	4,067,475	1,685,509	5,752,984	4,067,475	1,685,509	5,752,984	Creditor in Class	-	-	No	0.26%	-	-	-	
284	ZEYA QAMAR & SHEHLA NIGAR	T4-1106	27-Jan-23	2,894,646	1,898,895	4,793,541	2,770,236	1,598,772	4,369,009	Creditor in Class	-	-	No	0.20%	-	424,532	-	
285	GOVINDA RAGHAV & MEENU RAGHAV	T5-1803	24-Jan-23	2,466,832	1,632,618	4,099,450	2,466,832	1,242,165	3,708,997	Creditor in Class	-	-	No	0.17%	-	390,453	-	
286	POONAM PREET BHANDARI & GAURAV BHANDARI	T4-1206	19-Jan-23	2,889,014	1,426,974	4,315,988	2,383,694	1,036,936	3,420,630	Creditor in Class	-	-	No	0.16%	-	895,358	-	
287	NANDINI BAHRI DHANDA	T4-1208	27-Jan-23	3,403,195	2,207,791	5,610,986	3,403,195	1,383,945	4,787,140	Creditor in Class	-	-	No	0.22%	-	823,846	-	
288	CHANDRA PRAKASH GAUR AND DEEPA GAUR	T4-1502	19-Jan-23	2,774,426	1,794,234	4,568,660	2,660,899	1,534,066	4,194,965	Creditor in Class	-	-	No	0.19%	-	373,695	-	
289	SATISH KUMAR	T4-1508	20-Jan-23	2,112,738	1,314,382	3,427,120	2,034,999	1,127,412	3,162,411	Creditor in Class	-	-	No	0.15%	-	264,709	-	
290	GYAN PRAKASH CHAUDHARY & CHAYA VERMA	T4-1601	21-Jan-23	3,289,809	2,081,288	5,371,097	3,289,809	294,749	3,584,558	Creditor in Class	-	-	No	0.16%	-	1,786,539	-	
291	MAHI BUILDHOME PVT. LTD.	T4-1607	18-Jan-23	2,915,561	342,199	3,257,760	-	-	-	Creditor in Class	-	-	No	0.00%	-	3,257,760	-	
292	MAHI BUILDHOME PVT. LTD.	T4-1702	18-Jan-23	2,665,000	709,036	3,374,036	-	-	-	Creditor in Class	-	-	No	0.00%	-	3,374,036	-	
293	ESHA JHA & TRILOK KUMAR JHA	T4-1706	25-Jan-23	1,711,597	1,000,132	2,711,729	1,599,333	834,772	2,434,105	Creditor in Class	-	-	No	0.11%	-	277,624	-	
294	RAM AVTAR GARG & GEET MALA GARG	T5-2002	27-Jan-23	2,466,832	1,620,209	4,087,041	2,368,738	1,387,832	3,756,570	Creditor in Class	-	-	No	0.17%	-	330,471	-	
295	RAGHVEDRA AGARWAL	T4-1906	22-Jan-23	2,962,523	1,934,185	4,896,708	2,841,299	1,653,859	4,495,158	Creditor in Class	-	-	No	0.21%	-	401,550	-	
296	RAJENDRA KUMAR	T4-2004	27-Jan-23	497,770	399,389	897,159	497,770	399,389	897,159	Creditor in Class	-	-	No	0.04%	-	-	-	
297	MAHI BUILDHOME PVT. LTD.	T4-2205	18-Jan-23	3,905,213	458,354	4,363,567	-	-	-	Creditor in Class	-	-	No	0.00%	-	4,363,567	-	
298	KRISHAN KUMAR GUPTA & SAROJ GUPTA	T4-12058	22-Jan-23	2,261,848	1,593,794	3,855,642	2,254,729	979,506	3,234,235	Creditor in Class	-	-	No	0.15%	-	621,407	-	
299	TEJIBIR SINGH	T4-12078	23-Jan-23	1,652,813	739,601	2,392,414	1,564,269	622,204	2,186,473	Creditor in Class	-	-	No	0.10%	-	205,941	-	
300	SUBIR PALIT & INDRANI PALIT	T4-407	6-Feb-23	2,062,395	1,060,663	3,123,058	2,062,395	1,060,663	3,123,058	Creditor in Class	-	-	No	0.14%	-	-	-	
301	VIVEK PRATAP SINGH & SHIV PRATAP SINGH	T4-101	27-Jan-23	3,371,978	2,202,263	5,574,241	3,371,978	1,458,493	4,830,471	Creditor in Class	-	-	No	0.22%	-	743,770	-	
302	ROSHNI DEVI	T4-103	22-Jan-23	1,570,000	341,815	1,911,815	1,495,238	255,964	1,751,202	Creditor in Class	-	-	No	0.08%	-	160,613	-	
303	MR. ANKIT GARG & MR. RAM AVTAR GARG	T4-107	26-Jan-23	1,739,894	1,100,331	2,840,225	1,668,699	940,623	2,609,322	Creditor in Class	-	-	No	0.12%	-	230,903	-	
304	SHAMBHU SHARAN	T4-201	23-Jan-23	2,915,167	1,790,300	4,705,467	2,745,206	1,308,869	4,054,075	Creditor in Class	-	-	No	0.19%	-	651,392	-	
305	GAURAV KUMAR CHAWLA & GAYATRI CHAWLA	T4-202	25-Jan-23	2,289,892	1,497,921	3,787,813	2,196,369	991,387	3,187,756	Creditor in Class	-	-	No	0.15%	-	600,057	-	
306	MOHIT JAISWAL & SWATI JAISWA	T4-204	24-Jan-23	2,829,266	1,833,683	4,662,949	2,707,928	1,227,460	3,935,388	Creditor in Class	-	-	No	0.18%	-	727,561	-	

Annexure – 2

Name of the corporate debtor: Unibera Developers Private Limited; Date of commencement of CIRP: January 13, 2023; List of creditors as on: February 13, 2024
List of unsecured financial creditors belonging to any class of creditors

Sl. No.	Name of Creditor	Unit No.	Details of claim received			Details of claim admitted			Details of claim admitted					Amount of 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					
307	KAUSHAL KUMAR PANDEY & KIRAN PANDEY	T4-207	20-Jan-23	2,482,123	1,609,284	4,091,407	2,381,547	1,373,042	3,754,589	Creditor in Class	-	-	No	0.17%	-	-	336,818	-
308	MRS. GARIMA SRIVASTAVA AND MR. ROHIT SRIVASTAVA	T5-204	23-Jan-23	4,938,821	3,054,297	7,993,118	4,737,478	1,068,853	5,806,331	Creditor in Class	-	-	No	0.27%	-	-	2,186,787	-
309	KALU RAM RATHI	T4-408	25-Jan-23	3,117,008	2,051,229	5,168,237	2,997,185	1,756,321	4,753,506	Creditor in Class	-	-	No	0.22%	-	-	414,731	-
310	NAVEEN KUMAR SINGH & ARCHANA SINGH	T4-502	27-Jan-23	2,408,232	1,536,611	3,944,843	2,408,232	1,115,478	3,523,710	Creditor in Class	-	-	No	0.16%	-	-	421,133	-
311	MRS. GARIMA SRIVASTAVA AND MR. ROHIT SRIVASTAVA	T5-803	23-Jan-23	4,938,821	3,053,726	7,992,547	4,737,478	1,068,853	5,806,331	Creditor in Class	-	-	No	0.27%	-	-	2,186,216	-
312	INDRAJEET VERMA & DR.SONI VERMA	TH-GF -02	25-Jan-23	1,400,000	559,578	1,959,578	1,320,754	469,703	1,790,457	Creditor in Class	-	-	No	0.08%	-	-	169,121	-
313	NEELAM MISHRA & AVNISH KUMAR MISHRA	T4-601	22-Jan-23	1,172,807	166,085	1,338,892	595,238	150,596	745,834	Creditor in Class	-	-	No	0.03%	-	-	593,058	-
314	RUPENDRA SINGH & KAVITA SINGH	T4-604	21-Jan-23	2,929,545	1,868,592	4,798,137	2,813,579	1,542,276	4,355,855	Creditor in Class	-	-	No	0.20%	-	-	442,282	-
315	VIVEK KUMAR	T4-704	22-Jan-23	3,225,766	2,010,215	5,235,981	3,077,713	1,710,398	4,788,111	Creditor in Class	-	-	No	0.22%	-	-	447,870	-
316	DIPIKA KASHYAP	TH-GF -04	27-Jan-23	2,185,343	164,657	2,350,000	2,030,879	164,657	2,195,536	Creditor in Class	-	-	No	0.10%	-	-	154,464	-
317	PRIYA MUTNEJA & RAVISH KUMAR	T4-708	22-Jan-23	2,771,455	1,811,842	4,583,297	2,645,501	1,540,086	4,185,587	Creditor in Class	-	-	No	0.19%	-	-	397,710	-
318	ABHISHEK KUMAR	T4-801	25-Jan-23	2,764,104	1,801,571	4,565,675	2,650,879	1,540,366	4,191,245	Creditor in Class	-	-	No	0.19%	-	-	374,430	-
319	SEEMA PANDEY & MAHESH PRASAD	T4-804	27-Jan-23	4,187,620	1,885,985	6,073,605	-	-	-	Creditor in Class	-	-	No	0.00%	-	-	6,073,605	-
320	RASHMI BHARGAVA	T4-904	26-Jan-23	744,053	643,137	1,387,190	724,544	556,751	1,281,295	Creditor in Class	-	-	No	0.06%	-	-	105,895	-
321	DINKAR SINGH AND DIPTESHWAR SINGH	T4-905	20-Jan-23	2,215,182	1,517,918	3,733,100	2,215,182	1,107,180	3,322,362	Creditor in Class	-	-	No	0.15%	-	-	410,738	-
322	ARUNA SHARMA AND VINOD KUMAR SHARMA	T4-906	20-Jan-23	2,351,923	1,551,325	3,903,248	2,351,923	1,069,261	3,421,184	Creditor in Class	-	-	No	0.16%	-	-	482,064	-
323	SHRI VISHAL VEDI & SMT SHILPI VEDI	T4-1002	24-Jan-23	2,614,545	1,697,527	4,312,072	2,507,558	1,361,862	3,869,420	Creditor in Class	-	-	No	0.18%	-	-	442,652	-
324	MANISHA TYAGI & SAURABH KUMAR TYAGI	T4-1003	27-Jan-23	2,665,703	1,669,747	4,335,450	2,400,638	1,335,586	3,736,224	Creditor in Class	-	-	No	0.17%	-	-	599,226	-
325	ARVIND SINGH YADAV	TH-GF -10	27-Jan-23	1,166,000	435,241	1,601,241	1,099,999	364,982	1,464,981	Creditor in Class	-	-	No	0.07%	-	-	136,260	-
326	UMESH KUMAR SAXENA	T1-1001	22-Jan-23	3,172,424	1,931,937	5,104,361	3,018,579	1,635,253	4,653,832	Creditor in Class	-	-	No	0.21%	-	-	450,529	-
327	SHASHI RANJAN & RAVI RANJAN	T4-1006	26-Jan-23	2,529,740	1,637,863	4,167,603	2,426,382	1,399,940	3,826,322	Creditor in Class	-	-	No	0.18%	-	-	341,281	-
328	ANAND KUMAR	T1-12048	27-Jan-23	3,016,916	1,604,637	4,621,553	2,873,199	1,508,671	4,381,870	Creditor in Class	-	-	No	0.20%	-	-	239,683	-
329	KAILASH CHAND	T4-1104	25-Jan-23	3,143,161	2,007,845	5,151,006	3,014,550	1,714,878	4,729,428	Creditor in Class	-	-	No	0.22%	-	-	421,578	-
330	SANJEEV SHARMA	T4-1105	19-Jan-23	3,095,269	1,984,492	5,079,761	2,968,615	1,693,288	4,661,903	Creditor in Class	-	-	No	0.21%	-	-	417,858	-
331	KUSUM SHARMA & RAMESH SHARMA	T4-1108	23-Jan-23	3,113,477	1,336,239	4,449,716	2,557,165	971,566	3,528,731	Creditor in Class	-	-	No	0.16%	-	-	920,985	-
332	PRANJAL PRATIM SARMAH & SILPI ACHARYYA	T4-1202	25-Jan-23	2,746,945	1,796,049	4,542,994	2,640,779	1,538,080	4,178,859	Creditor in Class	-	-	No	0.19%	-	-	364,135	-
333	MEHARBAN SINGH RAWAT	T4-1203	20-Jan-23	2,903,461	1,958,414	4,861,875	2,787,179	1,631,170	4,418,349	Creditor in Class	-	-	No	0.20%	-	-	443,526	-
334	GEETA CHAUHAN	T1-12038	24-Jan-23	3,128,358	2,050,137	5,178,495	2,988,716	1,743,336	4,732,052	Creditor in Class	-	-	No	0.22%	-	-	446,443	-
335	MONIKA BHANSALI	T4-1401	27-Jan-23	3,404,301	2,125,378	5,529,679	3,262,344	1,814,118	5,076,462	Creditor in Class	-	-	No	0.23%	-	-	453,217	-
336	ADITYA VASHISHAT & KAILASH KUMAR SHARMA	T4-1402	18-Jan-23	2,836,498	1,823,368	4,659,866	2,720,432	1,558,930	4,279,362	Creditor in Class	-	-	No	0.20%	-	-	380,504	-
337	V. JAYARAM AND SUDHA JAYARAM	T1-1203	21-Jan-23	3,172,424	1,952,735	5,125,159	3,172,424	1,461,305	4,633,729	Creditor in Class	-	-	No	0.21%	-	-	491,430	-
338	MUKTESH SHARMA	T4-1404	23-Jan-23	2,413,127	1,001,190	3,414,317	2,277,747	839,056	3,116,803	Creditor in Class	-	-	No	0.14%	-	-	297,514	-
339	DINESH DEHURY & MAMATAMAYEE DEVI	T4-1405	26-Jan-23	2,903,152	1,884,595	4,787,747	2,786,282	1,612,975	4,399,257	Creditor in Class	-	-	No	0.20%	-	-	388,490	-
340	NANDINI BAHRI DHANDA	T4-1406	27-Jan-23	2,789,556	1,864,087	4,653,643	2,789,556	1,134,396	3,923,952	Creditor in Class	-	-	No	0.18%	-	-	729,691	-
341	MAHI BUILDHOME PVT. LTD.	T4-1407	18-Jan-23	2,915,561	342,199	3,257,760	-	-	-	Creditor in Class	-	-	No	0.00%	-	-	3,257,760	-
342	RENU BHANDARI & RASHMI BHANDARI	T4-1408	27-Jan-23	3,359,109	2,092,350	5,451,459	3,212,002	1,785,253	4,997,255	Creditor in Class	-	-	No	0.23%	-	-	454,204	-
343	PRABIR KUMAR DAS & SMT. JAYANTI DAS	T2-404	23-Jan-23	3,896,634	2,468,688	6,365,322	3,742,999	2,110,195	5,853,194	Creditor in Class	-	-	No	0.27%	-	-	512,128	-
344	KAMALAPATI KASHYAP & SUCHITA KASHYAP	T2-703	27-Jan-23	2,364,286	1,452,783	3,817,069	2,245,729	1,233,966	3,479,695	Creditor in Class	-	-	No	0.16%	-	-	337,374	-
345	SURABHI JOSHI & KAPIL JOSHI	T4-1506	25-Jan-23	2,456,657	1,599,088	4,055,745	2,355,831	1,301,355	3,657,186	Creditor in Class	-	-	No	0.17%	-	-	398,559	-
346	SATYANARAYAN PADHY	T2-1003	24-Jan-23	2,128,043	1,371,552	3,499,595	2,128,043	1,085,844	3,213,887	Creditor in Class	-	-	No	0.15%	-	-	285,708	-
347	MAHESH CHAND SHARMA & NEETA SHARMA	T4-1605	21-Jan-23	3,365,661	2,130,981	5,496,642	2,923,479	1,613,003	4,536,482	Creditor in Class	-	-	No	0.21%	-	-	960,160	-
348	MAHI BUILDHOME PVT. LTD.	T4-1606	18-Jan-23	2,665,000	709,036	3,374,036	-	-	-	Creditor in Class	-	-	No	0.00%	-	-	3,374,036	-
349	RAJESH KUMAR	T4-1608	20-Jan-23	1,915,364	1,386,683	3,302,047	1,848,750	1,190,746	3,039,496	Creditor in Class	-	-	No	0.14%	-	-	262,551	-
350	LOKESH SHARMA AND ANU SHARMA	T2-1108	22-Jan-23	2,477,979	1,665,974	4,143,953	2,477,979	1,637,667	4,115,646	Creditor in Class	-	-	No	0.19%	-	-	28,307	-

Annexure – 2

Name of the corporate debtor: Unibera Developers Private Limited; Date of commencement of CIRP: January 13, 2023; List of creditors as on: February 13, 2024
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 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						
351	JAYANT KUMAR JHA	T2-1503	20-Jan-23	4,412,516	1,928,806	6,341,322	3,912,986	1,515,837	5,428,823	Creditor in Class	-	-	No	0.25%	-	-	912,499	-	
352	PRIYAMVADA PANDA & RAJ KUMAR PANDA	T4-1803	23-Jan-23	2,836,499	1,829,469	4,665,968	2,836,499	1,802,207	4,638,706	Creditor in Class	-	-	No	0.21%	-	-	27,262	-	
353	SAHIL GUPTA & VINOD KUMAR GUPTA	T4-1901	26-Jan-23	2,121,823	1,356,292	3,478,115	2,121,823	966,822	3,088,645	Creditor in Class	-	-	No	0.14%	-	-	389,470	-	
354	AKHIL SINGH	T4-2005	25-Jan-23	3,353,899	1,308,020	4,661,919	2,976,402	1,101,753	4,078,155	Creditor in Class	-	-	No	0.19%	-	-	583,764	-	
355	NISHA GOYAL	T4-2104	25-Jan-23	2,265,182	1,427,545	3,692,727	2,265,182	1,060,407	3,325,589	Creditor in Class	-	-	No	0.15%	-	-	367,138	-	
356	PRAKASH CHANDRA	T4-1201B	24-Jan-23	3,337,497	2,154,445	5,491,942	3,201,432	1,849,765	5,051,197	Creditor in Class	-	-	No	0.23%	-	-	440,745	-	
357	NIRMLA DEVI & ANIKET MITTAL	T4-605	5-Feb-23	1,782,844	1,248,073	3,030,917	1,782,844	862,132	2,644,976	Creditor in Class	-	-	No	0.12%	-	-	385,941	-	
358	SUDIRGH CHITRANSH & SHIVANI SRIVASTAVA	T4-904	29-Jan-23	3,668,599	1,626,430	5,295,029	3,108,823	1,354,973	4,463,796	Creditor in Class	-	-	No	0.21%	-	-	831,233	-	
359	KUNAL KISHORE MISHRA	T4-1007	4-Feb-23	1,653,889	1,213,975	2,867,864	1,599,206	1,043,733	2,642,939	Creditor in Class	-	-	No	0.12%	-	-	224,925	-	
360	SANGEETA RANA & PRADEEP SINGH	T4-1206B	12-Feb-23	2,699,367	1,685,206	4,384,573	2,699,367	1,271,502	3,970,869	Creditor in Class	-	-	No	0.18%	-	-	413,704	-	
361	SUNIL DATT JOSHI & SHIV DATT JOSHI	T3-204	18-Jan-23	2,828,933	1,893,529	4,722,462	2,706,001	1,252,688	3,958,689	Creditor in Class	-	-	No	0.18%	-	-	763,773	-	
362	DHRUBA GOSWAMI	T4-1507	19-Jan-23	2,991,907	1,829,984	4,821,891	2,625,024	1,750,513	4,375,537	Creditor in Class	-	-	No	0.20%	-	-	446,354	-	
363	SARASWATI CHAUHAN & DINESH SINGH CHAUHAN	T5-101	27-Jan-23	2,203,780	433,631	2,637,411	2,098,838	367,095	2,465,933	Creditor in Class	-	-	No	0.11%	-	-	171,478	-	
364	MADHU & VIRENDER	T3-604	24-Jan-23	3,658,533	329,268	3,987,801	2,870,000	329,268	3,199,268	Creditor in Class	-	-	No	0.15%	-	-	788,533	-	
365	NITISH JAIN	T5-303	24-Jan-23	3,032,002	1,212,800	4,244,802	3,032,002	1,212,800	4,244,802	Creditor in Class	-	-	No	0.20%	-	-	-	-	
366	AASHISH KUMAR SRIVASTAVA	T5-401	27-Jan-23	3,422,574	2,061,077	5,483,651	3,282,481	1,760,587	5,043,068	Creditor in Class	-	-	No	0.23%	-	-	440,583	-	
367	RAJNI KUMAR & MUKESH KUMAR	T5-403	24-Jan-23	3,120,717	2,061,964	5,182,681	3,120,717	1,590,603	4,711,320	Creditor in Class	-	-	No	0.22%	-	-	471,361	-	
368	SUSHIL KUMAR	T5-602	26-Jan-23	3,658,660	2,400,820	6,059,480	3,658,660	1,584,308	5,242,968	Creditor in Class	-	-	No	0.24%	-	-	816,512	-	
369	SHIVDHAR BHARDWAJ & KIRAN BHARDWAJ	T5-702	27-Jan-23	2,485,185	1,699,517	4,184,702	2,374,722	1,458,475	3,833,197	Creditor in Class	-	-	No	0.18%	-	-	351,505	-	
370	NAVEEN	T3-701	25-Jan-23	2,732,491	1,812,875	4,545,366	2,613,751	1,547,434	4,161,185	Creditor in Class	-	-	No	0.19%	-	-	384,181	-	
371	YOGESH KUMAR & SARITA	T5-901	26-Jan-23	2,451,957	1,762,827	4,214,784	2,370,487	1,515,934	3,886,421	Creditor in Class	-	-	No	0.18%	-	-	328,363	-	
372	USHA TOMER AND MANOJ TOMAR	T5-902	22-Jan-23	3,705,179	2,436,002	6,141,181	3,558,744	2,077,554	5,636,298	Creditor in Class	-	-	No	0.26%	-	-	504,883	-	
373	SWATI THAKUR AND RAJIV RANJAN	T3-1704	22-Jan-23	3,118,255	2,024,814	5,143,069	2,982,732	1,725,981	4,708,713	Creditor in Class	-	-	No	0.22%	-	-	434,356	-	
374	VED PRAKASH GROVER & MEENA GROVER	T5-1002	22-Jan-23	3,771,916	2,435,686	6,207,602	3,449,512	1,969,106	5,418,618	Creditor in Class	-	-	No	0.25%	-	-	788,984	-	
375	ARUNA ARYA	T5-1003	24-Jan-23	3,782,409	2,405,885	6,188,294	3,609,492	2,043,449	5,652,941	Creditor in Class	-	-	No	0.26%	-	-	535,353	-	
376	ANTVEER KUMAR JAIN & VIKAS CHAND JAIN	T5-1103	26-Jan-23	3,382,758	2,378,559	5,761,317	3,279,586	2,049,852	5,329,438	Creditor in Class	-	-	No	0.24%	-	-	431,879	-	
377	MUKESH KUMAR & RANJU KUMARI	T5-1201	25-Jan-23	3,745,891	1,734,796	5,480,687	3,444,608	1,418,175	4,862,783	Creditor in Class	-	-	No	0.22%	-	-	617,904	-	
378	NIDHI SINGH & RANJEET SINGH	T3-101	27-Jan-23	3,693,988	1,986,372	5,680,360	3,328,290	1,595,764	4,924,054	Creditor in Class	-	-	No	0.23%	-	-	756,306	-	
379	SWETA PRIYADARSHINI	T3-808	21-Jan-23	3,600,000	1,968,768	5,568,768	3,405,443	1,659,902	5,065,345	Creditor in Class	-	-	No	0.23%	-	-	503,423	-	
380	BABU SHARMA	T5-1504	21-Jan-23	2,212,291	1,242,095	3,454,386	2,117,025	870,010	2,987,035	Creditor in Class	-	-	No	0.14%	-	-	467,351	-	
381	AMITAVA GHOSH & NANDITA GHOSH	T5-1601	23-Jan-23	3,472,939	2,291,034	5,763,973	3,333,085	1,947,643	5,280,728	Creditor in Class	-	-	No	0.24%	-	-	483,245	-	
382	SEEMA SHARMA	T5-1701	24-Jan-23	3,973,275	2,765,714	6,738,989	3,973,245	158,059	4,131,304	Creditor in Class	-	-	No	0.19%	-	-	2,607,685	-	
383	SANJOY GHOSH	T5-1802	23-Jan-23	3,183,162	2,124,505	5,307,667	3,056,317	1,817,604	4,873,921	Creditor in Class	-	-	No	0.22%	-	-	433,746	-	
384	MRS. SANDHYA & MR. RAMAN KUMAR	T5-2003	26-Jan-23	3,474,415	2,254,496	5,728,911	3,333,084	1,923,113	5,256,197	Creditor in Class	-	-	No	0.24%	-	-	472,714	-	
385	SOMNATH GHOSH & ANINDITA GHOSH	T5-2004	26-Jan-23	3,472,621	2,287,219	5,759,840	3,333,086	1,960,009	5,293,095	Creditor in Class	-	-	No	0.24%	-	-	466,745	-	
386	MANAV ARORA & KRISHAN KUMAR ARORA	T5-2102	27-Jan-23	2,636,504	1,757,636	4,394,140	2,530,345	1,504,199	4,034,544	Creditor in Class	-	-	No	0.19%	-	-	359,596	-	
387	MANEESH SINGH	T5-2103	23-Jan-23	2,636,414	1,676,865	4,313,279	2,530,246	1,434,538	3,964,784	Creditor in Class	-	-	No	0.18%	-	-	348,495	-	
388	VANDANA GUPTA & ARUN GUPTA	T5-2301	23-Jan-23	7,498,738	606,473	8,105,211	-	-	-	Creditor in Class	-	-	No	0.00%	-	-	8,105,211	-	
389	RAJANI DIMRI & SURESH CHANDRA DIMRI	T5-102	21-Jan-23	3,634,181	2,423,198	6,057,379	3,487,633	2,043,397	5,531,030	Creditor in Class	-	-	No	0.25%	-	-	526,349	-	
390	MS. RENU SINGH & SMT. SUDHA SINGH	T5-103	22-Jan-23	3,000,000	599,634	3,599,634	2,858,864	507,910	3,366,774	Creditor in Class	-	-	No	0.15%	-	-	232,860	-	
391	RAJENDER KUMAR & MUNISHA KUMARI	T3-903	21-Jan-23	2,129,223	1,398,018	3,527,241	2,042,414	1,195,708	3,238,122	Creditor in Class	-	-	No	0.15%	-	-	289,119	-	
392	JASBIR SINGH & POONAM	T5-201	26-Jan-23	3,730,881	2,392,293	6,123,174	3,580,638	2,048,125	5,628,763	Creditor in Class	-	-	No	0.26%	-	-	494,411	-	
393	DR. AVINASH CHANDRA DWIVEDY & DR. INDRA DWIVEDY	T5-202	19-Jan-23	3,658,483	2,369,600	6,028,083	3,510,885	2,028,153	5,539,038	Creditor in Class	-	-	No	0.25%	-	-	489,045	-	
394	ASHUTOSH TANWAR & ANURAG TANWAR	T5-203	24-Jan-23	2,634,611	1,740,030	4,374,641	2,530,244	1,486,649	4,016,893	Creditor in Class	-	-	No	0.18%	-	-	357,748	-	

Annexure – 2

Name of the corporate debtor: Unibera Developers Private Limited; Date of commencement of CIRP: January 13, 2023; List of creditors as on: February 13, 2024
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 of contingent claim	Amount of any Mutual dues, that may be set-off	Amount of claims not admitted	Amount of claims under verification	Remarks, if any
			Date of receipt	Amount claimed					Nature of claim	Amount covered by security interest	Amount covered by guarantee	Whether related party?	% of voting share in CoC					
395	MUKESH BINDAL	T5-301	19-Jan-23	3,286,881	2,178,968	5,465,849	3,286,881	2,106,643	5,393,524	Creditor in Class	-	-	No	0.25%	-	-	72,325	-
396	PRANAV VARSHNEY	T5-304	23-Jan-23	6,622,198	2,049,345	8,671,543	4,731,667	509,421	5,241,088	Creditor in Class	-	-	No	0.24%	-	-	3,430,455	-
397	UDIT TANWAR AND RITU TANWAR	T3-1203	22-Jan-23	2,201,944	1,466,012	3,667,956	2,201,944	1,074,336	3,276,280	Creditor in Class	-	-	No	0.15%	-	-	391,676	-
398	KUSUM SHARMA AND HIMANSHU	T5-504	25-Jan-23	3,997,371	2,542,085	6,539,456	3,997,371	1,771,045	5,768,416	Creditor in Class	-	-	No	0.27%	-	-	771,040	-
399	REENA & RAHUL ROUSHAN	T3-1208	27-Jan-23	1,777,625	1,314,773	3,092,398	1,718,251	1,107,354	2,825,605	Creditor in Class	-	-	No	0.13%	-	-	266,793	-
400	ANOOP RALHAN & HIMANSHU RALHAN	T3-1407	27-Jan-23	1,625,567	1,155,514	2,781,081	1,554,926	900,406	2,455,332	Creditor in Class	-	-	No	0.11%	-	-	325,749	-
401	SUBHASH CHAND	T5-701	24-Jan-23	3,244,690	1,994,360	5,239,050	2,978,785	1,474,478	4,453,263	Creditor in Class	-	-	No	0.20%	-	-	785,787	-
402	VIJAY PAL SINGH	T5-703	27-Jan-23	3,340,225	2,225,792	5,566,017	3,207,402	1,894,935	5,102,337	Creditor in Class	-	-	No	0.23%	-	-	463,680	-
403	PRAVEEN SINGH NEGI AND MANJU NEGI	T5-1001	26-Jan-23	4,009,457	2,646,327	6,655,784	4,009,457	1,733,771	5,743,228	Creditor in Class	-	-	No	0.26%	-	-	912,556	-
404	KUMARI SHABANAM BALA & SRI PRABHAT KUMAR MEHTA	T4-302	23-Jan-23	1,107,589	541,683	1,649,272	1,053,829	458,164	1,511,993	Creditor in Class	-	-	No	0.07%	-	-	137,279	-
405	NARENDRA MOHANTY AND DEBADARSHINEE DAS	T5-1102	27-Jan-23	3,964,043	1,951,595	5,915,638	3,777,180	1,653,788	5,430,968	Creditor in Class	-	-	No	0.25%	-	-	484,670	-
406	VINITA JAIN & PRASHANT JAIN	T4-707	27-Jan-23	2,282,982	1,306,097	3,589,079	2,079,490	1,078,463	3,157,953	Creditor in Class	-	-	No	0.15%	-	-	431,126	-
407	ANITA GUPTA & SHUBHAM GUPTA	T5-1204	27-Jan-23	1,673,992	1,334,354	3,008,346	1,623,539	1,088,506	2,712,045	Creditor in Class	-	-	No	0.12%	-	-	296,301	-
408	SUNITA PANDEY	T5-1401	27-Jan-23	1,000,000	174,940	1,174,940	971,429	150,456	1,121,885	Creditor in Class	-	-	No	0.05%	-	-	53,055	-
409	HEMANT KUMAR PALIWAL & JYOTI PALIWAL	T5-1401	23-Jan-23	3,892,286	2,615,327	6,507,613	3,892,263	2,416,006	6,308,269	Creditor in Class	-	-	No	0.29%	-	-	199,344	-
410	BHARATI BHARDWAJ & SUNIL KUMAR BHARDWAJ	T5-1402	20-Jan-23	3,557,580	2,480,364	6,037,944	3,512,138	2,109,800	5,621,938	Creditor in Class	-	-	No	0.26%	-	-	416,006	-
411	SHEKHAR KUMAR GUPTA & MANISHA GUPTA	T4-1004	25-Jan-23	2,215,182	1,409,955	3,625,137	2,124,541	1,097,968	3,222,509	Creditor in Class	-	-	No	0.15%	-	-	402,628	-
412	PRADEEP SINGH & RUPASHREE MITRA	T4-1005	26-Jan-23	3,294,003	2,007,219	5,301,222	3,158,100	1,714,704	4,872,804	Creditor in Class	-	-	No	0.22%	-	-	428,418	-
413	HARIOM SINGH & MONIKA PURWAR	T5-1501	25-Jan-23	4,101,715	2,753,200	6,854,915	4,101,715	1,868,858	5,970,573	Creditor in Class	-	-	No	0.27%	-	-	884,342	-
414	BINDRA AND KAMAL KUMAR	T4-1204B	27-Jan-23	2,373,638	1,584,747	3,958,385	2,124,540	1,202,508	3,327,048	Creditor in Class	-	-	No	0.15%	-	-	631,337	-
415	SANTOSH JAIN	T5-1703	27-Jan-23	1,301,134	304,616	1,605,750	1,239,175	257,876	1,497,051	Creditor in Class	-	-	No	0.07%	-	-	108,699	-
416	KAMAL KHURANA & RITU KHURANA	T5-1801	25-Jan-23	3,990,554	2,534,427	6,524,981	3,829,560	2,154,803	5,984,363	Creditor in Class	-	-	No	0.28%	-	-	540,618	-
417	MANISH DEHAR & SURJIT PAL DEHAR	T4-1503	26-Jan-23	1,617,019	1,051,797	2,668,816	1,554,926	900,583	2,455,509	Creditor in Class	-	-	No	0.11%	-	-	213,307	-
418	SANDEEP VERMA & NAMRATA VERMA	T5-1804	27-Jan-23	3,678,135	2,449,137	6,127,272	3,532,626	1,996,519	5,529,145	Creditor in Class	-	-	No	0.25%	-	-	598,127	-
419	KUNJAN KUMAR KASHYAP & PREETI SHARMA	T5-1904	26-Jan-23	4,418,164	2,760,723	7,178,887	4,246,242	2,103,507	6,349,749	Creditor in Class	-	-	No	0.29%	-	-	829,138	-
420	ANKIT DEHAR & SURJIT PAL DEHAR	T4-1505	25-Jan-23	2,216,304	1,397,336	3,613,640	2,128,683	1,195,437	3,324,120	Creditor in Class	-	-	No	0.15%	-	-	289,520	-
421	VIPIN GUPTA & JYOTI GUPTA	T5-2101	26-Jan-23	2,636,482	1,656,056	4,292,538	2,368,738	1,145,065	3,513,803	Creditor in Class	-	-	No	0.16%	-	-	778,735	-
422	DHARMENDRA KUMAR KAUSHIK	T5-2104	26-Jan-23	2,292,939	1,553,445	3,846,384	2,207,236	1,326,499	3,533,735	Creditor in Class	-	-	No	0.16%	-	-	312,649	-
423	PRAVIN KUMAR & RUBY MALIK	T5-1201B	22-Jan-23	3,167,196	2,115,139	5,282,335	3,167,196	1,951,137	5,118,333	Creditor in Class	-	-	No	0.24%	-	-	164,002	-
424	RAJESH KUMAR SINGH	T5-1204B	27-Jan-23	3,302,888	2,278,117	5,581,005	3,171,550	1,903,161	5,074,711	Creditor in Class	-	-	No	0.23%	-	-	506,294	-
425	MOHIT GANDOTRA & PRIYA GANDOTRA	T5-1503	1-Feb-23	3,826,085	2,246,643	6,072,728	3,647,999	1,906,023	5,554,022	Creditor in Class	-	-	No	0.26%	-	-	518,706	-
426	SHIV DATT JOSHI	T5-302	18-Jan-23	3,729,456	2,440,345	6,169,801	3,579,270	1,621,938	5,201,208	Creditor in Class	-	-	No	0.24%	-	-	968,593	-
427	BRAHAMAWATI	T5-704	24-Jan-23	3,570,043	2,334,061	5,904,104	3,426,008	1,993,283	5,419,291	Creditor in Class	-	-	No	0.25%	-	-	484,813	-
428	MAHESH PRASAD & SEEMA PANDEY	TH-FF-01	27-Jan-23	500,000	186,411	686,411	473,214	160,867	634,081	Creditor in Class	-	-	No	0.03%	-	-	52,330	-
429	MAHESH PRASAD	TH-FF-02	27-Jan-23	300,000	54,123	354,123	285,714	45,238	330,952	Creditor in Class	-	-	No	0.02%	-	-	23,171	-
430	DIVYA PANDEY	TH-FF-06	27-Jan-23	484,409	164,832	649,241	-	-	-	Creditor in Class	-	-	No	0.00%	-	-	649,241	-
431	SUDHEER DWIVEDI & DIVYA PANDEY	TH-FF-07	27-Jan-23	537,375	155,232	692,607	511,455	131,281	642,736	Creditor in Class	-	-	No	0.03%	-	-	49,871	-
432	SUDHEER DWIVEDI & DIVYA PANDEY	TH-FF-10	27-Jan-23	50,000	9,148	59,148	47,619	7,713	55,332	Creditor in Class	-	-	No	0.00%	-	-	3,816	-
433	SUDHEER DWIVEDI & DIVYA PANDEY	TH-FF-14	27-Jan-23	50,000	9,148	59,148	47,619	7,713	55,332	Creditor in Class	-	-	No	0.00%	-	-	3,816	-
434	PROPERTREE REAL ESTATE SOLUTIONS PVT. LTD.	T5-1204	23-Jan-23	3,548,121	1,448,115	4,996,236	-	-	-	Creditor in Class	-	-	No	0.00%	-	-	4,996,236	-
435	SHAILESH SINGH & SANGEETA SINGH	T5-603	25-Jan-23	3,907,250	2,648,204	6,555,454	3,907,250	1,975,304	5,882,554	Creditor in Class	-	-	No	0.27%	-	-	672,900	-
436	MR SUSHIL KUMAR & MRS RASHMI KUMAR	TH-GF-01	26-Jan-23	1,815,250	951,416	2,766,666	1,815,250	145,712	1,960,962	Creditor in Class	-	-	No	0.09%	-	-	805,704	-
437	NARENDRA KUMAR SINGH & PUJIA SINGH	T5-1101	24-Jan-23	4,125,630	2,670,240	6,795,870	4,125,630	1,881,533	6,007,163	Creditor in Class	-	-	No	0.28%	-	-	788,707	-
438	GUNJAN DEVI MRIGWANI & RITESH KUMAR	TH-FF-04	27-Jan-23	452,750	64,160	516,910	10,411	3,256	13,667	Creditor in Class	-	-	No	0.00%	-	-	503,243	-

Annexure – 2
Name of the corporate debtor: Unibera Developers Private Limited; Date of commencement of CIRP: January 13, 2023; List of creditors as on: February 13, 2024
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 of contingent claim	Amount of any Mutual dues, that may be set-off	Amount of claims not admitted	Amount of claims under verification	Remarks, if any
			Date of receipt	Amount claimed					Nature of claim	Amount covered by security interest	Amount covered by guarantee	Whether related party?	% of voting share in CoC					
439	MR KAMAL SINGH& MOHIT PAL	TH-GF -05	25-Jan-23	800,000	296,063	1,096,063	754,718	248,478	1,003,196	Creditor in Class	-	-	No	0.05%	-	-	92,867	-
440	KARTAR SINGH	TH-GF-Shop No. 07	22-Jan-23	2,200,000	474,263	2,674,263	2,095,238	402,369	2,497,607	Creditor in Class	-	-	No	0.11%	-	-	176,656	-
441	KARTAR SINGH	TH-GF-Shop No. 09	22-Jan-23	2,000,000	430,225	2,430,225	1,904,762	365,380	2,270,142	Creditor in Class	-	-	No	0.10%	-	-	160,083	-
442	GUNJAN DEVI MRIGWANI & RITESH KUMAR	TH-FF-05	27-Jan-23	610,000	212,634	822,634	577,977	178,949	756,926	Creditor in Class	-	-	No	0.03%	-	-	65,708	-
443	SAROJ KUMAR PANDEY AND SUNITA PANDEY	TH-GF-11	27-Jan-23	980,000	341,213	1,321,213	929,128	287,533	1,216,661	Creditor in Class	-	-	No	0.06%	-	-	104,552	-
444	AASHISH KANCHAN AND ANURAAG KANCHAN	TH-GF-12A	27-Jan-23	1,100,000	368,630	1,468,630	1,044,644	311,404	1,356,048	Creditor in Class	-	-	No	0.06%	-	-	112,582	-
445	MRS. MADHU SHARMA & MR. SANTOSH DADHICH	TH-PGF-01	25-Jan-23	381,600	143,927	525,527	360,000	120,791	480,791	Creditor in Class	-	-	No	0.02%	-	-	44,736	-
446	CHARU SONI & NEELESH SONI	TH-PGF-03	27-Jan-23	763,200	276,280	1,039,480	720,000	231,681	951,681	Creditor in Class	-	-	No	0.04%	-	-	87,799	-
447	ANCHAL SHARMA & KIRAN SINGH	TH-PGF-04	27-Jan-23	900,000	294,867	1,194,867	855,655	255,770	1,111,425	Creditor in Class	-	-	No	0.05%	-	-	83,442	-
448	MONIKA	TH-PGF-06	26-Jan-23	1,017,600	384,068	1,401,668	960,000	321,714	1,281,714	Creditor in Class	-	-	No	0.06%	-	-	119,954	-
449	AKHILESH KUMAR	TH-FF-08	1-Feb-23	550,000	97,163	647,163	523,809	82,432	606,241	Creditor in Class	-	-	No	0.03%	-	-	40,922	-
450	AKHILESH KUMAR	TH-FF - 11	1-Feb-23	350,000	62,001	412,001	333,333	52,603	385,936	Creditor in Class	-	-	No	0.02%	-	-	26,065	-
451	RENU BAIWAN & YOGESH BAIWAN	TH-GF - 12	29-Jan-23	830,000	272,900	1,102,900	789,880	231,286	1,021,166	Creditor in Class	-	-	No	0.05%	-	-	81,734	-
452	SHIVA & ARPAN KUMAR VERMA	TH-PGF - 08	29-Jan-23	861,000	77,490	938,490	819,999	77,490	897,489	Creditor in Class	-	-	No	0.04%	-	-	41,001	-
453	ANKIT PAREEK	T2-501	14-Feb-23	2,584,489	1,821,232	4,405,721	2,584,489	962,885	3,547,374	Creditor in Class	-	-	No	0.16%	-	-	858,347	-
454	NUKUL SINGH CHOUHAN	T4-1802	15-Feb-23	3,300,000	864,962	4,164,962	2,647,619	611,056	3,258,675	Creditor in Class	-	-	No	0.15%	-	-	906,287	-
455	NEELAM TALWAR AND VARINDER MOHAN TALWAR	T4-607	18-Feb-23	2,432,086	1,270,933	3,703,019	2,340,800	1,201,981	3,542,781	Creditor in Class	-	-	No	0.16%	-	-	160,238	-
456	SHRIDHIA RANI GUPTA AND OM PRAKASH GUPTA	T4-208	18-Feb-23	3,174,930	2,085,451	5,260,381	2,991,999	1,719,294	4,711,293	Creditor in Class	-	-	No	0.22%	-	-	549,088	-
457	GOURAV KUMAR AND NARAYAN SINGH	TH-Shop No. 12	20-Feb-23	1,270,719	781,731	2,052,450	1,222,012	386,458	1,608,470	Creditor in Class	-	-	No	0.07%	-	-	443,980	-
458	SUSHL KUMAR MISHRA & RANI MISHRA	T5-1004	21-Feb-23	3,706,813	1,567,782	5,274,595	3,489,527	1,312,690	4,802,216	Creditor in Class	-	-	No	0.22%	-	-	472,379	-
459	SURENDRA PRATAP SINGH	T4-108	Original Claim form received on 24-Feb-23 Revised claim form received on 19-Nov-23	374,875	168,693	543,568	334,710	130,494	465,204	Creditor in Class	-	-	No	0.02%	-	-	78,364	-
460	PINKI JINDAL	T4-1707	28-Feb-23	2,255,000	1,691,250	3,946,250	2,141,939	719,692	2,861,631	Creditor in Class	-	-	No	0.13%	-	-	1,084,619	-
461	PINKI JINDAL	T4-1801	28-Feb-23	2,750,000	2,062,500	4,812,500	-	-	-	Creditor in Class	-	-	No	0.00%	-	-	4,812,500	-
462	PINKI JINDAL	T4-1802	28-Feb-23	2,255,000	1,691,250	3,946,250	400,000	133,485	533,485	Creditor in Class	-	-	No	0.02%	-	-	3,412,765	-
463	VIVEK KUMAR	T4-1607	28-Feb-23	3,471,140	-	3,471,140	3,305,847	-	3,305,847	Creditor in Class	-	-	No	0.15%	-	-	165,293	-
464	REKHA GOYAL	T2-1807	1-Mar-23	2,255,000	1,163,500	3,418,500	566,038	282,622	848,660	Creditor in Class	-	-	No	0.04%	-	-	2,569,840	-
465	JATIN GOYAL	T3-1706	1-Mar-23	2,255,000	1,180,000	3,435,000	1,344,340	127,672	1,472,012	Creditor in Class	-	-	No	0.07%	-	-	1,962,988	-
466	RAMESH GOYAL	T3-1707	1-Mar-23	2,255,000	1,163,500	3,418,500	566,038	266,625	832,663	Creditor in Class	-	-	No	0.04%	-	-	2,585,837	-
467	RAMESH GOYAL HUF	T2-1802	1-Mar-23	2,255,000	1,180,000	3,435,000	1,344,340	671,228	2,015,568	Creditor in Class	-	-	No	0.09%	-	-	1,419,432	-
468	RAM KUMAR JAIN	T2-2001	2-Mar-23	3,125,000	1,873,973	4,998,973	2,958,089	1,057,456	4,015,545	Creditor in Class	-	-	No	0.18%	-	-	983,428	-
469	RAM KUMAR JAIN	T2-1901	2-Mar-23	3,125,000	1,873,973	4,998,973	2,958,089	1,057,456	4,015,545	Creditor in Class	-	-	No	0.18%	-	-	983,428	-
470	RAM KUMAR JAIN	T2-2008	2-Mar-23	3,125,000	1,873,973	4,998,973	2,958,090	1,057,456	4,015,546	Creditor in Class	-	-	No	0.18%	-	-	983,427	-
471	TASHI DAWA	T3-904	6-Mar-23	2,722,512	-	2,722,512	2,610,740	-	2,610,740	Creditor in Class	-	-	No	0.12%	-	-	111,772	-
472	OM PRAKASH GOYAL (HUF)	T3-1004	6-Mar-23	2,566,359	-	2,566,359	188,679	-	188,679	Creditor in Class	-	-	No	0.01%	-	-	2,377,680	-
473	SONAL GOYAL	T3-12018	6-Mar-23	2,200,000	-	2,200,000	2,093,439	-	2,093,439	Creditor in Class	-	-	No	0.10%	-	-	106,561	-
474	KAUSHAL GOYAL	T3-1603	6-Mar-23	2,056,920	-	2,056,920	189,286	-	189,286	Creditor in Class	-	-	No	0.01%	-	-	1,867,634	-

Annexure – 2

Name of the corporate debtor: Unibera Developers Private Limited; Date of commencement of CIRP: January 13, 2023; List of creditors as on: February 13, 2024
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 of contingent claim	Amount of any Mutual dues, that may be set-off	Amount of claims not admitted	Amount of claims under verification	Remarks, if any
			Date of receipt	Amount claimed					Nature of claim	Amount covered by security interest	Amount covered by guarantee	Whether related party?	% of voting share in CoC					
475	POOJA SACHAN	T3-1002	6-Mar-23	1,950,000	658,981	2,608,981	1,839,925	635,584	2,475,509	Creditor in Class	-	-	No	0.11%	-	-	133,472	-
476	VEEMBUNATHAN SANKARAN & HEMA V SHANKARRAN	T2-701	14-Mar-23	3,659,785	2,293,875	5,953,660	3,515,000	793,042	4,308,042	Creditor in Class	-	-	No	0.20%	-	-	1,645,618	-
477	SANJEEV KUMAR & MAMTA	T4-205	14-Mar-23	3,251,957	2,050,225	5,302,182	3,128,096	1,755,696	4,883,792	Creditor in Class	-	-	No	0.22%	-	-	418,390	-
478	KUNAL PIYUSH & SADHNA PIYUSH	T5-1104	14-Mar-23	3,129,729	2,251,565	5,381,294	3,004,331	1,806,014	4,810,346	Creditor in Class	-	-	No	0.22%	-	-	570,948	-
479	NITIN BANSAL	T4-1806	15-Mar-23	2,255,000	810,000	3,065,000	473,215	158,814	632,029	Creditor in Class	-	-	No	0.03%	-	-	2,432,971	-
480	SHEELA WADHAWAN AND SHEEL KUMAR WADHAWAN	T2-101	16-Mar-23	1,832,449	1,246,987	3,079,436	1,832,449	926,982	2,759,431	Creditor in Class	-	-	No	0.13%	-	-	320,005	-
481	SUBHASH CHANDER	T1-1403	17-Mar-23	3,086,961	1,442,951	4,529,912	2,927,756	1,217,839	4,145,595	Creditor in Class	-	-	No	0.19%	-	-	384,317	-
482	RUCHI & ISHWAR SINGH	T1-704	19-Mar-23	3,866,453	1,675,964	5,542,417	3,649,140	1,406,019	5,055,159	Creditor in Class	-	-	No	0.23%	-	-	487,258	-
483	MR. LATE SANDEEP KUMAR(DECEASED) & RASHMI KUMARI	T3-504	20-Mar-23	2,776,419	1,865,809	4,642,228	2,479,606	1,473,778	3,953,384	Creditor in Class	-	-	No	0.18%	-	-	688,844	-
484	PRITI PAYAL & SANJAY KUMAR NEGI	T1-402	20-Mar-23	4,744,291	2,999,688	7,743,979	4,394,822	2,499,268	6,894,090	Creditor in Class	-	-	No	0.32%	-	-	849,889	-
485	ASHUTOSH MARKETING PVT. LTD.	T3-2205	20-Mar-23	1,250,000	812,500	2,062,500	1,179,245	416,128	1,595,373	Creditor in Class	-	-	No	0.07%	-	-	467,127	-
486	ASHUTOSH MARKETING PVT. LTD.	T3-2208	20-Mar-23	1,250,000	812,500	2,062,500	1,179,245	416,128	1,595,373	Creditor in Class	-	-	No	0.07%	-	-	467,127	-
487	ANANYA NAWAL	T1-104	20-Mar-23	3,330,057	2,176,096	5,506,153	3,209,439	1,826,417	5,035,856	Creditor in Class	-	-	No	0.23%	-	-	470,297	-
488	MITHILESH KUMAR PANDEY & ANJULA PANDEY	T2-606	22-Mar-23	2,277,718	1,340,881	3,618,599	2,197,594	1,294,404	3,491,998	Creditor in Class	-	-	No	0.16%	-	-	126,601	-
489	SANJAY KUMAR YADAV	T3-1808	24-Mar-23	1,978,379	1,291,536	3,269,915	1,896,250	1,073,990	2,970,240	Creditor in Class	-	-	No	0.14%	-	-	299,675	-
490	AKHILESH GOYAL	T4-2103	24-Mar-23	2,568,235	928,741	3,496,976	2,422,863	876,171	3,299,034	Creditor in Class	-	-	No	0.15%	-	-	197,942	-
491	MANOJ KUMAR SINGH	T4-701	24-Mar-23	2,749,411	1,765,888	4,515,299	2,541,000	1,446,037	3,987,037	Creditor in Class	-	-	No	0.18%	-	-	528,262	-
492	NEERA SEKHRI	T4-2005	25-Mar-23	500,000	526,562	1,026,562	485,013	454,025	939,038	Creditor in Class	-	-	No	0.04%	-	-	87,524	-
493	MAHALAXMI CONTINENTAL LIMITED	T3-2102	25-Mar-23	2,568,235	930,669	3,498,904	2,422,863	877,989	3,300,852	Creditor in Class	-	-	No	0.15%	-	-	198,052	-
494	MAHALAXMI CONTINENTAL LIMITED	T3-1907	25-Mar-23	2,568,235	930,669	3,498,904	2,422,863	877,989	3,300,852	Creditor in Class	-	-	No	0.15%	-	-	198,052	-
495	MAHALAXMI CONTINENTAL LIMITED	T3-2005	25-Mar-23	3,132,000	1,133,304	4,265,304	2,954,717	1,069,155	4,023,872	Creditor in Class	-	-	No	0.18%	-	-	241,432	-
496	MAHALAXMI CONTINENTAL LIMITED	T3-1905	25-Mar-23	3,132,000	1,133,304	4,265,304	2,954,717	1,069,155	4,023,872	Creditor in Class	-	-	No	0.18%	-	-	241,432	-
497	MAHALAXMI CONTINENTAL LIMITED	T3-1902	26-Mar-23	2,568,235	930,669	3,498,904	2,422,863	875,772	3,298,635	Creditor in Class	-	-	No	0.15%	-	-	200,269	-
498	MAHALAXMI CONTINENTAL LIMITED	T3-1903	26-Mar-23	2,568,235	930,669	3,498,904	2,422,863	877,989	3,300,852	Creditor in Class	-	-	No	0.15%	-	-	198,052	-
499	MINI GOYAL	T4-2102	26-Mar-23	2,568,080	929,973	3,498,053	2,424,232	877,889	3,302,121	Creditor in Class	-	-	No	0.15%	-	-	195,932	-
500	VIKAS JHA AND KHUSHBOO	T4-2108	4-Mar-23	3,971,960	1,525,145	5,497,105	3,526,720	1,371,325	4,898,045	Creditor in Class	-	-	No	0.23%	-	-	599,060	-
501	LALIT MOHAN GOYAL	T4-2007	28-Mar-23	2,568,235	927,879	3,496,114	2,422,863	871,739	3,294,602	Creditor in Class	-	-	No	0.15%	-	-	201,512	-
502	KANTA GOYAL	T4-2002	28-Mar-23	2,568,235	926,674	3,494,909	2,422,863	874,220	3,297,083	Creditor in Class	-	-	No	0.15%	-	-	197,826	-
503	ABHISHEK GOYAL	T4-1908	28-Mar-23	3,132,000	1,110,708	4,242,708	2,954,716	1,047,838	4,002,554	Creditor in Class	-	-	No	0.18%	-	-	240,154	-
504	AVINASH GOYAL	T3-1806	28-Mar-23	2,568,235	907,119	3,475,354	2,422,863	855,773	3,278,636	Creditor in Class	-	-	No	0.15%	-	-	196,718	-
505	MAHESH MISHRA	T5-502	28-Mar-23	2,540,733	1,498,237	4,038,970	2,427,407	1,271,442	3,698,849	Creditor in Class	-	-	No	0.17%	-	-	340,121	-
506	GURNEET SINGH SEHGAL	T3-2104	29-Mar-23	3,132,000	1,059,204	4,191,204	2,954,717	996,561	3,951,278	Creditor in Class	-	-	No	0.18%	-	-	239,926	-
507	DR. SANDHYA KUMARI SINGH AND SMT. SUSHILA DEVI	T5-802	29-Mar-23	4,620,345	3,308,067	7,928,412	4,467,725	2,394,629	6,862,354	Creditor in Class	-	-	No	0.32%	-	-	1,066,058	-
508	MOHINDER PRASAD GARG	T4-2101	29-Mar-23	3,132,000	1,110,485	4,242,485	2,954,717	1,047,627	4,002,344	Creditor in Class	-	-	No	0.18%	-	-	240,141	-
509	SATYEN AGARWAL	T3-2001	29-Mar-23	500,000	181,808	681,808	471,698	171,517	643,215	Creditor in Class	-	-	No	0.03%	-	-	38,593	-
510	MUKESH BANSAL	T3-2004	31-Mar-23	350,000	125,655	475,655	330,189	118,542	448,731	Creditor in Class	-	-	No	0.02%	-	-	26,924	-
511	HEMLATA & SUSHIL KUMAR	T1-1404	1-Apr-23	5,888,826	3,359,172	9,247,998	5,688,826	2,608,872	8,297,698	Creditor in Class	-	-	No	0.38%	-	-	950,300	-
512	POOJA JUYAL AND ANKIT GUPTA (AKA RUDRA GUPTA)	T5-903	2-Apr-23	4,185,102	2,523,151	6,708,253	4,185,102	986,308	5,171,410	Creditor in Class	-	-	No	0.24%	-	-	1,536,843	-
513	LAXMI GOYAL	T3-2006	3-Apr-23	2,568,235	932,235	3,500,470	2,422,863	877,853	3,300,716	Creditor in Class	-	-	No	0.15%	-	-	199,754	-
514	ABHISHEK VAISH & PUNEETA VAISH	T3-304	4-Apr-23	2,947,452	1,918,875	4,866,327	2,559,551	1,471,127	4,030,678	Creditor in Class	-	-	No	0.19%	-	-	835,649	-
515	SHASHI BALA & LALIT KUMAR VERMA	TH-Shop No-11	6-Apr-23	1,281,977	656,922	1,938,899	1,225,481	386,245	1,611,726	Creditor in Class	-	-	No	0.07%	-	-	327,173	-
516	MANU ASRI & GAURAV ASRI	T2-1208	6-Apr-23	2,678,144	1,790,153	4,468,297	2,678,144	1,331,460	4,009,604	Creditor in Class	-	-	No	0.18%	-	-	458,693	-
517	JAIESH KUMAR & BHIM SINGH	T2-1205	6-Apr-23	3,656,924	2,238,650	5,895,574	3,515,000	1,915,077	5,430,077	Creditor in Class	-	-	No	0.25%	-	-	465,497	-
518	NAROTAM GOYAL & NEELAM GOYAL	T3-2003	7-Apr-23	2,568,200	916,113	3,484,313	2,423,009	864,322	3,287,331	Creditor in Class	-	-	No	0.15%	-	-	196,982	-

Annexure – 2
Name of the corporate debtor: Unibera Developers Private Limited; Date of commencement of CIRP: January 13, 2023; List of creditors as on: February 13, 2024
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 of contingent claim	Amount of any Mutual dues, that may be set-off	Amount of claims not admitted	Amount of claims under verification	Remarks, if any
			Date of receipt	Amount claimed					Nature of claim	Amount covered by security interest	Amount covered by guarantee	Whether related party?	% of voting share in CoC						
519	MUKESH KUMAR SINGH	T3-1507	7-Apr-23	2,736,200	1,691,362	4,427,562	2,623,713	1,577,793	4,201,506	Creditor in Class	-	-	No	0.19%	-	-	226,056	-	
520	BIRAT BHUSHAN	T3-1204	7-Apr-23	3,423,654	2,100,356	5,524,010	3,274,877	1,957,153	5,232,030	Creditor in Class	-	-	No	0.24%	-	-	291,980	-	
521	GURPREET SINGH & MANJEET KAUR	T1-102	7-Apr-23	3,172,424	2,206,242	5,378,666	3,172,424	1,339,050	4,511,474	Creditor in Class	-	-	No	0.21%	-	-	867,192	-	
522	VIMLESH JAIN AND CHANDER PRAKASH	T1-1604	8-Apr-23	3,497,814	1,921,648	5,419,462	3,340,679	1,828,556	5,169,235	Creditor in Class	-	-	No	0.24%	-	-	250,227	-	
523	MADHU RAJPUT & RAJENDRA SINGH RAJPUT	T4-503	8-Apr-23	1,692,144	1,165,864	2,858,008	1,692,144	1,165,864	2,858,008	Creditor in Class	-	-	No	0.13%	-	-	-	-	
524	JAYMEET & BIRENDRA KUMAR SINGH	T5-1602	9-Apr-23	2,701,002	997,792	3,698,794	2,552,933	942,505	3,495,437	Creditor in Class	-	-	No	0.16%	-	-	203,357	-	
525	SONIA SETHI & JYOTI SETHI	T5-904	10-Apr-23	3,574,910	2,435,791	6,010,701	3,574,906	1,647,716	5,222,622	Creditor in Class	-	-	No	0.24%	-	-	788,078	-	
526	SUDHEESH KUMAR	T4-603	10-Apr-23	2,535,544	1,641,018	4,176,562	2,431,793	1,403,072	3,834,865	Creditor in Class	-	-	No	0.18%	-	-	341,697	-	
527	DEEP NARAYAN MANDAL	T5-404	11-Apr-23	3,327,675	2,016,251	5,343,926	3,210,822	1,823,950	5,034,772	Creditor in Class	-	-	No	0.23%	-	-	309,154	-	
528	RAVI MISRA & NEELIMA MISRA	T1-304	11-Apr-23	3,997,596	2,603,975	6,601,571	3,729,671	2,168,371	5,898,042	Creditor in Class	-	-	No	0.27%	-	-	703,529	-	
529	DAVINDER PAL SINGH	T5-1004	11-Apr-23	1,361,547	1,060,294	2,421,841	1,319,575	913,664	2,233,239	Creditor in Class	-	-	No	0.10%	-	-	188,602	-	
530	NAKCHHED PRASAD	T2-1101	11-Apr-23	3,682,742	2,086,491	5,769,233	3,515,011	1,772,451	5,287,462	Creditor in Class	-	-	No	0.24%	-	-	481,771	-	
531	PAWAN KUMAR	T4-1604	11-Apr-23	2,215,183	1,404,043	3,619,226	2,124,541	1,199,747	3,324,288	Creditor in Class	-	-	No	0.15%	-	-	294,938	-	
532	SHRISHTI RAI & RAJIV RAI	T3-1801	9-Apr-23	2,705,819	1,301,546	4,007,365	2,593,249	1,249,726	3,842,975	Creditor in Class	-	-	No	0.18%	-	-	164,390	-	
533	SAQUIB ALI KHAN & SANA KHAN	T4-602	12-Apr-23	2,485,604	1,628,081	4,113,685	2,372,260	1,387,202	3,759,462	Creditor in Class	-	-	No	0.17%	-	-	354,223	-	
534	SUNIL KUMAR SHARMA	T2-605	12-Apr-23	3,092,700	4,810,694	7,903,394	-	-	-	Creditor in Class	-	-	No	0.00%	-	-	7,903,394	-	
535	SURINDER PAL SINGH & GINNY SINGH	T2-1008	12-Apr-23	3,154,754	1,770,518	4,925,272	3,001,964	1,452,489	4,454,453	Creditor in Class	-	-	No	0.20%	-	-	470,819	-	
536	NAMRATA KAPOOR & GAGAN KAPOOR	T2-106	12-Apr-23	2,104,579	3,622,097	5,726,676	2,021,592	1,148,622	3,170,214	Creditor in Class	-	-	No	0.15%	-	-	2,556,462	-	
537	MADHU SINGH	T3-1201	12-Apr-23	2,539,494	1,589,433	4,128,927	2,460,000	1,389,072	3,849,072	Creditor in Class	-	-	No	0.18%	-	-	279,855	-	
538	SANIYAT KUMAR & ROOP WATI	T2-1605	12-Apr-23	2,531,248	1,621,287	4,152,535	2,432,000	1,381,984	3,813,984	Creditor in Class	-	-	No	0.18%	-	-	338,551	-	
539	LINK HOUSE BUILDWELL PVT. LTD. C/O SATYA VEER SINGH	T2-2105	12-Apr-23	2,561,911	859,118	3,421,029	-	-	-	Creditor in Class	-	-	No	0.00%	-	-	3,421,029	-	
540	LINK HOUSE BUILDWELL PVT. LTD. C/O SATYA VEER SINGH	T2-2206	12-Apr-23	1,952,374	654,714	2,607,088	-	-	-	Creditor in Class	-	-	No	0.00%	-	-	2,607,088	-	
541	AMIT KUMAR CHOUDHARY & SADHANA CHOUDHARY	T2-202	12-Apr-23	2,681,531	1,545,115	4,226,646	2,224,387	1,138,784	3,363,171	Creditor in Class	-	-	No	0.15%	-	-	863,475	-	
542	VINOD KUMAR SHARMA & MAYA SHARMA	T5-1902	12-Apr-23	3,097,766	2,034,289	5,132,055	2,975,368	1,743,167	4,718,535	Creditor in Class	-	-	No	0.22%	-	-	413,520	-	
543	CHAVI GOYAL	T3-2105	12-Apr-23	3,132,000	1,117,040	4,249,040	2,954,717	1,053,812	4,008,529	Creditor in Class	-	-	No	0.18%	-	-	240,511	-	
544	RAJNI MISHRA	T2-402	12-Apr-23	2,116,503	1,367,141	3,483,644	2,029,294	1,155,188	3,184,482	Creditor in Class	-	-	No	0.15%	-	-	299,162	-	
545	SUNIL KUMAR SHARMA	T2-405	12-Apr-23	3,092,700	4,453,488	7,546,188	-	-	-	Creditor in Class	-	-	No	0.00%	-	-	7,546,188	-	
546	RAJ KUMAR YADAV	T1-1802	13-Apr-23	3,599,903	5,605,049	9,204,952	-	-	-	Creditor in Class	-	-	No	0.00%	-	-	9,204,952	-	
547	KRISHNA PAL	T1-1801	13-Apr-23	3,599,903	5,605,049	9,204,952	-	-	-	Creditor in Class	-	-	No	0.00%	-	-	9,204,952	-	
548	GURJEET SINGH	H-Shop No. 15	13-Apr-23	1,409,840	454,754	1,864,594	1,330,000	429,119	1,759,119	Creditor in Class	-	-	No	0.08%	-	-	105,475	-	
549	SUSHRI PARUL & AJAY SINGH	T1-301	13-Apr-23	4,752,774	2,966,088	7,718,862	4,394,822	2,464,662	6,859,484	Creditor in Class	-	-	No	0.32%	-	-	859,378	-	
550	SANCHITA TIBREWAL	T4-504	27-Feb-23	2,461,105	1,256,444	3,717,549	2,339,024	1,205,913	3,544,937	Creditor in Class	-	-	No	0.16%	-	-	172,613	-	
551	ATUL KUMAR	T4-402	1-Feb-23	1,825,542	1,242,900	3,068,442	1,761,963	1,056,975	2,818,938	Creditor in Class	-	-	No	0.13%	-	-	249,504	-	
552	MAYANK SRIVASTAVA & RUCHI SRIVASTAVA	T4-806	14-Apr-23	2,337,495	1,546,795	3,884,290	2,243,428	1,290,889	3,534,317	Creditor in Class	-	-	No	0.16%	-	-	349,973	-	
553	LAV KUMAR SINGH	T4-203	16-Aug-23	2,312,267	1,605,575	3,917,842	2,224,137	1,349,497	3,573,634	Creditor in Class	-	-	No	0.16%	-	-	344,208	-	
554	BISHNU PAUL AND MRS. NANDITA PAUL	T3-2007	15-Apr-23	1,646,934	1,078,138	2,725,072	1,554,926	909,034	2,463,960	Creditor in Class	-	-	No	0.11%	-	-	261,112	-	
555	RAKESH ARORA	T4-206	Original Claim form received on 14-Jun-23 Revised claim form received on 3-Nov-23	2,315,922	3,332,771	5,648,693	2,210,267	1,268,783	3,479,050	Creditor in Class	-	-	No	0.16%	-	-	2,169,643	-	
556	BALVINDER SINGH	T4-406	10-Jul-23	1,660,035	992,768	2,652,803	1,580,131	953,695	2,533,826	Creditor in Class	-	-	No	0.12%	-	-	118,977	-	
557	BRIJESHWAR DAYAL MANGAL	T5-12038	11-Jul-23	3,635,401	2,303,370	5,938,771	3,492,957	1,974,853	5,467,810	Creditor in Class	-	-	No	0.25%	-	-	470,961	-	
558	MAGAN KUMAR AGARWAL	T3-205	4-Aug-23	2,688,164	1,758,618	4,446,782	2,584,002	1,546,451	4,130,453	Creditor in Class	-	-	No	0.19%	-	-	316,329	-	
559	RAKESH SHARMA	T4-1107	5-Aug-23	2,398,232	1,382,145	3,780,377	2,300,098	1,338,196	3,638,294	Creditor in Class	-	-	No	0.17%	-	-	142,083	-	
560	KAMALIJEET KAUR	T3-903	20-Aug-23	2,182,177	1,513,796	3,695,973	2,094,796	1,292,512	3,387,308	Creditor in Class	-	-	No	0.16%	-	-	308,665	-	

Annexure – 2
Name of the corporate debtor: Unibera Developers Private Limited; Date of commencement of CIRP: January 13, 2023; List of creditors as on: February 13, 2024
List of unsecured financial creditors belonging to any class of creditors

Sl. No.	Name of Creditor	Unit No.	Details of claim received			Details of claim admitted			Details of claim admitted					Amount of 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					
561	RACHNA SHARMA	T3-2206	10-Sep-23	2,200,000	1,347,726	3,547,726	2,134,058	792,000	2,926,058	Creditor in Class	-	-	No	0.13%	-	-	621,668	-
562	PUNEET AGARWAL	T5-1604	28-May-23	3,472,940	2,130,184	5,603,124	3,319,041	1,936,782	5,255,823	Creditor in Class	-	-	No	0.24%	-	-	347,301	-
563	ASHISH MEHTA & MONIKA MEHTA	T3-1403	28-Apr-23	933,962	-	933,962	905,968	-	905,968	Creditor in Class	-	-	No	0.04%	-	-	27,994	-
564	ANITA BANSAL & ANSHUL BANSAL	T-H-Shop No. 6	19-May-23	750,000	791,835	1,541,835	707,547	244,539	952,086	Creditor in Class	-	-	No	0.04%	-	-	589,749	-
565	VARUN LAUL	T4-405	30-Apr-23	2,500,000	5,382,432	7,882,432	2,415,459	1,443,717	3,859,176	Creditor in Class	-	-	No	0.18%	-	-	4,023,256	-
566	VARUN LAUL	T2-802	30-Apr-23	1,250,000	2,169,056	3,419,056	-	-	-	Creditor in Class	-	-	No	0.00%	-	-	3,419,056	-
567	VARUN LAUL	T2-1001	30-Apr-23	2,500,000	5,360,525	7,860,525	2,415,459	1,439,481	3,854,940	Creditor in Class	-	-	No	0.18%	-	-	4,005,585	-
568	PRADEEP GUPTA	T4-12028	29-Apr-23	1,558,487	2,826,473	4,384,960	1,491,375	744,298	2,235,673	Creditor in Class	-	-	No	0.10%	-	-	2,149,287	-
569	URVASHI ARORA	T3-12088	19-May-23	1,900,594	907,681	2,808,275	1,818,750	846,690	2,665,440	Creditor in Class	-	-	No	0.12%	-	-	142,835	-
570	URVASHI ARORA	T5-12028	19-May-23	2,212,291	1,056,540	3,268,831	2,117,025	985,548	3,102,573	Creditor in Class	-	-	No	0.14%	-	-	166,258	-
571	URVASHI ARORA	T5-1901	19-May-23	2,212,291	1,056,540	3,268,831	2,117,025	985,548	3,102,573	Creditor in Class	-	-	No	0.14%	-	-	166,258	-
572	KISHORI LAL SHARMA	T5-2201	2-Jun-23	2,212,291	4,012,213	6,224,504	2,117,025	860,730	2,977,755	Creditor in Class	-	-	No	0.14%	-	-	3,246,749	-
573	VIKAS ARORA	Multiple Units claimed in Tower F	1-May-23	5,620,000	6,435,000	12,055,000	-	-	-	Creditor in Class	-	-	No	0.00%	-	-	12,055,000	-
574	ANKUR GIRDHAR	Multiple Shops	01-Jun-23 (Updated claim form received on 26-Oct-23)	10,000,000	9,000,000	19,000,000	2,822,475	994,212	3,816,687	Creditor in Class	-	-	No	0.18%	-	-	15,183,313	-
575	SANJEEV KUMAR	T4-2003	15-Apr-23	3,191,151	-	3,191,151	485,013	-	485,013	Creditor in Class	-	-	No	0.02%	-	-	2,706,138	-
576	NARENDER SINGH & PREETI	T2-905	23-Oct-23	2,573,884	3,293,651	5,867,535	2,432,005	1,350,139	3,782,144	Creditor in Class	-	-	No	0.17%	-	-	2,085,391	-
577	POOJA GUPTA	T3-12058	23-Oct-23	1,900,594	2,394,784	4,295,378	1,818,750	840,711	2,659,461	Creditor in Class	-	-	No	0.12%	-	-	1,635,917	-
578	GAURAV GUPTA	T2-208	27-Jan-23	2,609,211	2,400,474	5,009,685	2,508,000	1,459,246	3,967,246	Creditor in Class	-	-	No	0.18%	-	-	1,042,439	-
579	YASH RAI	T3-1102	23-Oct-23	2,767,862	3,531,634	6,299,496	2,225,209	1,280,606	3,505,815	Creditor in Class	-	-	No	0.16%	-	-	2,793,681	-
580	AKASH SHRIVASTAVA & MEENAKSHI SHRIVASTAVA	T2-604	23-Oct-23	6,895,214	6,816,632	13,711,846	5,013,094	2,757,674	7,770,768	Creditor in Class	-	-	No	0.36%	-	-	5,941,078	-
581	NUTAN KUMARI	T2-904	18-Apr-23	5,000,000	-	5,000,000	-	-	-	Creditor in Class	-	-	No	0.00%	-	-	5,000,000	-
582	SHYAM CHAND	T5-1704	19-Apr-23	3,639,352	1,623,908	5,263,260	3,435,323	1,356,990	4,792,313	Creditor in Class	-	-	No	0.22%	-	-	470,947	-
583	SHYAM CHAND & ANKITA DEVI	T-H-Shop No. 14	19-Apr-23	200,000	34,387	234,387	190,477	29,057	219,534	Creditor in Class	-	-	No	0.01%	-	-	14,853	-
584	ANKITA DEVI & SHYAM CHAND	T-H-Shop No. 9	19-Apr-23	857,500	254,160	1,111,660	421,634	86,252	507,886	Creditor in Class	-	-	No	0.02%	-	-	603,774	-
585	TARANDEEP SINGH JAGGI	T4-1708	25-Apr-23	3,151,713	2,052,017	5,203,730	3,022,851	1,471,831	4,494,681	Creditor in Class	-	-	No	0.21%	-	-	709,049	-
586	SANJIV BARANWAL & AMBIKA BARANWAL	T3-807	5-May-23	1,754,847	737,130	2,491,977	1,674,851	737,130	2,411,981	Creditor in Class	-	-	No	0.11%	-	-	79,996	-
587	NARESH KUMAR	T1-1501	10-May-23	2,929,607	2,050,725	4,980,332	2,806,018	1,606,246	4,412,264	Creditor in Class	-	-	No	0.20%	-	-	568,068	-
588	PANKAJ KUMAR AND KIRAN DEVI	T3-1601	17-May-23	2,546,803	1,444,037	3,990,840	2,383,037	1,008,831	3,391,868	Creditor in Class	-	-	No	0.16%	-	-	598,972	-
589	AMIT GOEL	T2-1804	3-Jun-23	7,702,267	2,430,164	10,132,431	4,787,067	1,838,753	6,625,820	Creditor in Class	-	-	No	0.30%	-	-	3,506,611	-
590	VIDYA DHAR SHARMA	T4-2107	6-Jun-23	3,000,000	1,031,786	4,031,786	2,400,000	8,206	2,408,206	Creditor in Class	-	-	No	0.11%	-	-	1,623,580	-
591	ABHISHEK BATHAM	T4-12038	4-Sep-23	2,251,733	1,621,923	3,873,656	2,164,800	1,367,790	3,532,590	Creditor in Class	-	-	No	0.16%	-	-	341,066	-
592	RAVINDU PRABHAT TIWARI	T5-503	26-Oct-23	3,432,570	4,953,514	8,386,084	3,286,696	1,939,805	5,226,501	Creditor in Class	-	-	No	0.24%	-	-	3,159,583	-
593	VIKAS KUMAR SINGH	T3-1609	12-Jun-23	212,750	-	212,750	206,373	-	206,373	Creditor in Class	-	-	No	0.01%	-	-	6,377	-
594	RUPANSHI SEHGAL	T4-2007	12-Jul-13	3,357,749	854,989	4,212,738	2,647,619	598,870	3,246,489	Creditor in Class	-	-	No	0.15%	-	-	966,249	-
595	MANOJ KUMAR JAIN	T3-1006	1-Aug-23	2,778,374	912,135	3,690,509	2,644,703	912,135	3,556,838	Creditor in Class	-	-	No	0.16%	-	-	133,671	-
596	GAURAV KATHURIA	T1-2004	2-Aug-23	2,348,559	2,113,703	4,462,262	2,191,883	856,505	3,048,388	Creditor in Class	-	-	No	0.14%	-	-	1,413,874	-
597	BIPIN KUMAR JHA	T4-406	12-Aug-23	3,483,000	-	3,483,000	2,647,819	-	2,647,819	Creditor in Class	-	-	No	0.12%	-	-	835,181	-
598	DEV SHANKAR DUBEY & GAGAN DUBEY	T3-1503	17-Aug-23	2,452,000	1,258,594	3,710,594	2,325,681	951,295	3,276,976	Creditor in Class	-	-	No	0.15%	-	-	433,618	-
599	MAYANK KAPOOR & SAKSHI	T3-1002	19-Aug-23	900,000	195,374	1,095,374	857,142	124,368	981,510	Creditor in Class	-	-	No	0.05%	-	-	113,864	-
600	VIMAL KUMAR MAHESHWARI	T3-702	16-Jun-23	5,150,717	-	5,150,717	2,206,312	-	2,206,312	Creditor in Class	-	-	No	0.10%	-	-	2,944,405	-
601	BRJESH BALA SHARMA & GYANENDRA SHARMA	T5-1102	25-Aug-23	1,227,154	996,184	2,223,338	1,188,872	804,188	1,993,060	Creditor in Class	-	-	No	0.09%	-	-	230,278	-
602	PRADEEP KUMAR KANOUIJA & SHAKUNTALA KANOUIJA	First Floor, Block- H, Shop No-3	28-Aug-23	907,331	343,705	1,251,036	864,124	239,061	1,103,185	Creditor in Class	-	-	No	0.05%	-	-	147,851	-
603	SANDEEP KUMAR SAHA	T4-808	26-Aug-23	2,743,401	2,163,204	4,906,605	2,743,401	1,581,473	4,324,874	Creditor in Class	-	-	No	0.20%	-	-	581,731	-
604	ANIL KUMAR POTNURU AND SWATI CHANDRA POTNURU	T3-1901	7-Sep-23	1,982,395	1,350,215	3,332,610	1,896,249	1,092,810	2,989,059	Creditor in Class	-	-	No	0.14%	-	-	343,551	-

Annexure – 2
Name of the corporate debtor: Unibera Developers Private Limited; Date of commencement of CIRP: January 13, 2023; List of creditors as on: February 13, 2024
List of unsecured financial creditors belonging to any class of creditors

Sl. No.	Name of Creditor	Unit No.	Details of claim received			Details of claim admitted			Details of claim admitted					Amount of 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					
605	SANATAN MOHANTY AND SUMITRA SWAIN	T4-2001	6-Sep-23	2,228,187	1,394,310	3,622,497	2,119,910	1,189,992	3,309,902	Creditor in Class	-	-	No	0.15%	-	-	312,595	-
606	MANESH KUMAR	T2-301	27-Sep-23	291,775	243,337	535,112	291,775	242,117	533,892	Creditor in Class	-	-	No	0.02%	-	-	1,220	-
607	SONU KUMAR GUPTA	T2-301	27-Sep-23	3,673,903	-	3,673,903	3,515,000	-	3,515,000	Creditor in Class	-	-	No	0.16%	-	-	158,903	-
608	ANANT JAIN	T4-2008	11-Aug-23	3,132,000	1,783,083	4,915,083	2,954,717	1,016,382	3,971,099	Creditor in Class	-	-	No	0.18%	-	-	943,984	-
609	SATISH GAUTAM	T2-906	6-Oct-23	100,000	100,000	200,000	-	-	-	Creditor in Class	-	-	No	0.00%	-	-	200,000	-
610	INDER JIT SAGAR	T2-1006	8-Oct-23	200,000	200,000	400,000	-	-	-	Creditor in Class	-	-	No	0.00%	-	-	400,000	-
611	MANU SHARMA	T4-1008	10-Oct-23	3,485,000	-	3,485,000	2,647,619	-	2,647,619	Creditor in Class	-	-	No	0.12%	-	-	837,381	-
612	NITU	T4-1801	11-Oct-23	3,944,686	-	3,944,686	2,647,619	-	2,647,619	Creditor in Class	-	-	No	0.12%	-	-	1,297,067	-
613	RACHNA VERMA	T4-901	11-Oct-23	3,177,580	-	3,177,580	2,827,175	-	2,827,175	Creditor in Class	-	-	No	0.13%	-	-	350,405	-
614	PANCHSHEEL GAUTAM	T4-1207	12-Oct-23	2,685,871	1,542,273	4,228,144	2,341,872	1,354,114	3,695,986	Creditor in Class	-	-	No	0.17%	-	-	532,158	-
615	POONAM RANI	T4-907	12-Oct-23	2,424,515	1,535,003	3,959,518	2,213,538	1,278,735	3,492,273	Creditor in Class	-	-	No	0.16%	-	-	467,245	-
616	SUJATA BABURAO MEASHRAM	T4-506	12-Oct-23	2,516,420	1,634,171	4,150,591	2,390,297	1,373,891	3,764,188	Creditor in Class	-	-	No	0.17%	-	-	386,403	-
617	TOOKI RAM & PUSHPA RANI	T4-1902	13-Oct-23	2,527,568	1,690,458	4,218,026	2,429,045	1,441,790	3,870,835	Creditor in Class	-	-	No	0.18%	-	-	347,191	-
618	SUBHASHINI BHARGAVA	T5-304	19-Oct-13	2,000,000	-	2,000,000	1,940,052	-	1,940,052	Creditor in Class	-	-	No	0.09%	-	-	59,948	-
619	NITIKA GUPTA & PRACHI GUPTA	T3-308	20-Oct-23	2,796,784	2,442,525	5,239,309	2,675,251	1,570,755	4,246,006	Creditor in Class	-	-	No	0.20%	-	-	993,303	-
620	PURNIMA RAGHAV AND AJAY PRATAP SINGH	T4-104	20-Oct-23	3,816,697	-	3,816,697	3,658,820	-	3,658,820	Creditor in Class	-	-	No	0.17%	-	-	157,877	-
621	ABHISHEK SINGH	T4-2006	11-Sep-23 (Update claim form received on 12-Jan-24)	2,780,000	696,447	3,476,447	2,647,619	696,447	3,344,066	Creditor in Class	-	-	No	0.15%	-	-	132,381	-
622	CHIRAG AGGARWAL	T3-1807	13-Nov-23	2,662,814	1,176,385	3,839,199	2,501,327	1,176,385	3,677,712	Creditor in Class	-	-	No	0.17%	-	-	161,487	-
623	KRISHNA TRIPATHI & ANJULI TRIPATHI	T4-505	28-Nov-23 (Updated claim form received on 9-Dec-23)	2,497,144	1,555,842	4,052,986	2,326,235	1,295,881	3,622,116	Creditor in Class	-	-	No	0.17%	-	-	430,870	-
624	NAMITA PANDEY	T3-1101	1-Dec-23	2,906,844	1,877,091	4,783,935	2,779,646	1,607,395	4,387,041	Creditor in Class	-	-	No	0.20%	-	-	396,894	-
625	NAMITA PANDEY	T2-12088	1-Dec-23	2,540,028	1,686,559	4,226,587	2,441,500	1,443,387	3,884,887	Creditor in Class	-	-	No	0.18%	-	-	341,700	-
626	Z. DOMINICA WHORIE	T4-1904	4-Dec-23	2,136,128	732,173	2,868,301	2,124,542	732,173	2,856,715	Creditor in Class	-	-	No	0.13%	-	-	11,586	-
627	BAIRANG MITTAL	T4-2106	7-Dec-23	2,562,500	2,484,432	5,046,932	2,425,633	870,835	3,296,468	Creditor in Class	-	-	No	0.15%	-	-	1,750,464	-
628	SHANTI MITTAL	T3-2206	7-Dec-23	2,562,500	2,034,555	4,597,055	-	-	-	Creditor in Class	-	-	No	0.00%	-	-	4,597,055	-
629	SHANTI MITTAL	T3-2207	7-Dec-23	2,562,410	1,882,910	4,445,320	-	-	-	Creditor in Class	-	-	No	0.00%	-	-	4,445,320	-
630	SUSHIL SINGH	T3-203	7-Dec-23	1,568,245	7,279,188	8,847,433	1,516,087	968,208	2,484,295	Creditor in Class	-	-	No	0.11%	-	-	6,363,138	-
631	RAKESH MITTAL	T4-2201	8-Dec-23	3,125,000	3,076,027	6,201,027	2,958,090	1,081,306	4,039,396	Creditor in Class	-	-	No	0.19%	-	-	2,161,631	-
632	RAKESH MITTAL	T4-2202	8-Dec-23	2,562,500	2,516,024	5,078,524	2,425,633	884,127	3,309,760	Creditor in Class	-	-	No	0.15%	-	-	1,768,764	-
633	RAKESH MITTAL	T4-2203	8-Dec-23	2,562,500	2,488,223	5,050,723	2,425,633	873,874	3,299,507	Creditor in Class	-	-	No	0.15%	-	-	1,751,216	-
634	T.R MITTAL	T4-2206	8-Dec-23	2,562,500	2,478,113	5,040,613	2,425,633	868,709	3,294,342	Creditor in Class	-	-	No	0.15%	-	-	1,746,271	-
635	T.R MITTAL	T4-2207	8-Dec-23	2,562,500	2,475,586	5,038,086	2,425,573	867,093	3,292,666	Creditor in Class	-	-	No	0.15%	-	-	1,745,420	-
636	T.R MITTAL	T2-2006	8-Dec-23	2,998,125	2,373,037	5,371,162	-	-	-	Creditor in Class	-	-	No	0.00%	-	-	5,371,162	-
637	T.R MITTAL	T2-2101	8-Dec-23	3,125,000	2,354,795	5,479,795	-	-	-	Creditor in Class	-	-	No	0.00%	-	-	5,479,795	-
638	JASVIR SINGH	T2-607	13-Dec-23	2,936,625	-	2,936,625	2,177,306	-	2,177,306	Creditor in Class	-	-	No	0.10%	-	-	759,319	-
639	MR. SEMA MUGHAVI YEPHTHO & MRS. BOKALI KHETOVI CHISHI	T4-1905	15-Dec-23	2,136,128	732,173	2,868,301	2,124,541	732,173	2,856,714	Creditor in Class	-	-	No	0.13%	-	-	11,587	-
640	SHEFALI GUPTA AND NAVNEET AGGARWAL	T3-908	20-Dec-23	2,893,225	1,913,030	4,806,255	2,768,499	1,634,896	4,403,395	Creditor in Class	-	-	No	0.20%	-	-	402,860	-
641	ANUJ BHARDWAJ	T2-12018	2-Jan-24	1,237,500	594,000	1,831,500	1,171,204	471,434	1,642,638	Creditor in Class	-	-	No	0.08%	-	-	188,862	-
642	SANJAY SRIVASTAVA	T4-1903	3-Jan-24	2,739,563	1,845,739	4,585,302	2,629,330	1,510,023	4,139,353	Creditor in Class	-	-	No	0.19%	-	-	445,949	-
TOTAL				1,702,282,713	1,029,637,118	2,731,919,831	1,469,473,802	706,263,043	2,175,736,845		-	-		100%	-	-	556,182,987	

Annexure – 3

Name of the corporate debtor: Unibera Developers Private Limited; Date of commencement of CIRP: January 13, 2023; List of creditors as on: February 13, 2024

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

Sl. No.	Name of Creditor	Details of claim received		Details of claim admitted						Amount of contingent claim	Amount of any Mutual dues, that may be set-off	Amount of claims not admitted	Amount of claims under verification	Remarks, if any
		Date of receipt	Amount claimed	Amount of claim admitted	Nature of claim	Amount covered by security interest	Amount covered by guarantee	Whether related party?	% of voting share in CoC					
	TOTAL		-	-		-	-		0.0000%	-	-	-	-	

Annexure – 4

Name of the corporate debtor: Unibera Developers Private Limited; Date of commencement of CIRP: January 13, 2023; List of creditors as on: February 13, 2024

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 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 guarantee	Whether related party?	% of voting share in CoC					
				-	-	-	-	0.00%	-	-	-	-	
	TOTAL		-	-		-			-	-	-	-	

Annexure – 5

Name of the corporate debtor: Unibera Developers Private Limited; Date of commencement of CIRP: January 13, 2023; List of creditors as on: February 13, 2024

List of operational creditors (Workmen)

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

Annexure – 6

Name of the corporate debtor: Unibera Developers Private Limited; Date of commencement of CIRP: January 13, 2023; List of creditors as on: February 13, 2024
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	764,500	764,500	Employees	No	NA	-	-	-	-	
2	NIL	AMIT KUMAR SINGH	20-Jan-23	240,000	240,000	Employees	No	NA	-	-	-	-	
3	NIL	KAVITA MALIK	20-Jan-23	517,400	517,400	Employees	No	NA	-	-	-	-	
4	NIL	SACHIN KUMAR	27-Jan-23	165,000	165,000	Employees	No	NA	-	-	-	-	
5	NIL	PRAMOD KUMAR THAKUR	20-Jan-23	463,100	63,100	Employees	No	NA	-	-	-	400,000	
		TOTAL		2,150,000	1,750,000			-	-	-	-	400,000	

Annexure – 7

Name of the corporate debtor: Unibera Developers Private Limited; Date of commencement of CIRP: January 13, 2023; List of creditors as on: February 13, 2024

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: February 13, 2024

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	82,401,227	61,390,529	Operational creditors	-	-	No	NA	-	-	21,010,698	-	
2	YOGENDRA KUMAR MISHRA (Prop. M/s PAPTEQ)	26-01-2023 (updated form received on 29 Mar'23)	5,543,021	5,543,021	Operational creditors	-	-	No	NA	-	-	-	-	
3	MR. FIRE SINGH (MOHAN BUILDING MATERIAL SUPPLIER)	12-Feb-23	1,140,184	1,015,914	Operational creditors	-	-	No	NA	-	-	124,270	-	
4	RAJ BAHADUR	20-Mar-23	1,647,872	-	Operational creditors	-	-	No	NA	-	-	1,647,872	-	
5	SANTASHA REAL ESTATE PRIVATE LIMITED	9-Apr-23	2,569,993	2,569,993	Operational creditors	-	-	No	NA	-	-	-	-	
6	COMMERCIAL TAX DEPARTMENT	9-Aug-23	32,954,337	17,765,141	GST Dues	-	-	No	NA	-	-	15,189,196	-	
			126,256,634	88,284,598		-	-			-	-	37,972,036	-	

Annexure – 9

Name of the corporate debtor: Unibera Developers Private Limited; Date of commencement of CIRP: January 13, 2023; List of creditors as on: February 13, 2024

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?					
1	JOGINDER PAL SINGH AND NISHNEET KAUR	12-Dec-23	1,156,315	910,484	Other creditors	NIL	NIL	No	-	-	245,831	-	
	TOTAL		1,156,315	910,484							245,831	-	