Annexure - 2

Name of the Corporate Debtor: Anudan Properties Private Limited; Date of commencement of CIRP: 15/03/2021; List of creditors as on: 22/10/2021

List of unsecured financial creditors belonging to any class of creditors

(Amount in Rs.)

Sr. No	Name of Creditor	Identification No.	Details of Claim Received		Details of Claim Admitted					Amount of Contingent Claim	Amount of any mutual dues, that may be set-off	Amount of Claim not Admitted	Amount of Claim under Verification	Remarks, if any
			Date of Receipt	Amount Claimed	Amount of Claim Admitted	Nature of Claim	Amount covered by Guarantee	Whether related party?	% of voting share in CoC					
1	Balaram Sitaram Chalke	ADEPC9980E	08-04-2021	30,00,000	45,37,973	Allottee under a RealEstate Project	-	No	0.22	-	-	(15,37,973)	-	-
2	Jaya Sanjay Singh	BKIPS0426D	08-04-2021	45,00,000	66,55,178	Allottee under a RealEstate Project	-	No	0.32	-	-	(21,55,178)	-	-
3	Deegambar Madhukar Patkar	ARNPP7147F	09-04-2021	20,00,000	28,18,082	Allottee under a RealEstate Project	-	No	0.14	-	-	(8,18,082)	-	-
4	Pralhad Laxman Sanas	APSPS5065G	09-04-2021	3,00,000	3,64,636	Allottee under a RealEstate Project	-	No	0.02	-	-	(64,636)	-	-
5	Pralhad Laxman Sanas	APSPS5065G	09-04-2021	2,00,000	2,43,090	Allottee under a RealEstate Project	-	No	0.01	-	-	(43,090)	-	-
6	Roopa Dinesh Singewar	AMWPS3164P	09-04-2021	20,00,000	23,59,890	Allottee under a RealEstate Project	-	No	0.11	-	-	(3,59,890)	-	-
7	Amita Raajesh Singh	ATWPS7125F	09-04-2021	20,00,000	32,24,219	Allottee under a RealEstate Project	-	No	0.16	-	-	(12,24,219)	-	-
8	Vaishnav Construction	ALPPP4116L	09-04-2021	9,15,52,000	-	Allottee under a RealEstate Project	-	No	-	-	-	9,15,52,000	-	-
9	Vinod Balnath Patil	ALPPP4116L	09-04-2021	15,00,000	24,89,151	Allottee under a RealEstate Project	-	No	0.12	-	-	(9,89,151)	-	-
10	Vinod Balnath Patil	ALPPP4116L	09-04-2021	1,02,61,414	92,56,584	Allottee under a RealEstate Project	-	No	0.45	-	-	10,04,830	-	-
11	Vishal Dilip Patekar	CKMPP0631G	12-04-2021	26,00,000	32,35,836	Allottee under a RealEstate Project	-	No	0.16	-	-	(6,35,836)	-	-
12	Santosh Babu Patil	AHRPP6525H	10-04-2021	25,00,000	45,37,918	Allottee under a RealEstate Project	-	No	0.22	-	-	(20,37,918)	-	-
13	Santosh Babu Patil	AHRPP6525H	10-04-2021	30,00,000	50,80,438	Allottee under a RealEstate Project	-	No	0.25	-	-	(20,80,438)	-	-
14	Santosh Babu Patil	AHRPP6525H	10-04-2021	35,00,000	62,92,219	Allottee under a RealEstate Project	-	No	0.30	-	-	(27,92,219)	-	-
15	Santosh Babu Patil	AHRPP6525H	10-04-2021	30,00,000	50,06,795	Allottee under a RealEstate Project	-	No	0.24	-	-	(20,06,795)	-	-
16	Santosh Babu Patil	AHRPP6525H	10-04-2021	36,38,000	61,30,892	Allottee under a RealEstate Project	-	No	0.30	-	-	(24,92,892)	-	-
17	Chirag Construction	AADFC8064F	12-04-2021	8,02,53,946	-	Allottee under a RealEstate Project	-	No	-	-	-	8,02,53,946	-	-
18	Sudha kolekar	AEJPK0518E	27-04-2021	13,54,263	7,48,329	Allottee under a RealEstate Project	-	No	0.04	-	-	6,05,934	-	-
19	Mugdha walavalkar	AGGPV9484P	25-04-2021	10,97,500	6,55,288	Allottee under a RealEstate Project	-	No	0.03	-	-	4,42,212	-	-
20	Sandeep Wadkar	AAOPW3662L	28-04-2021	25,00,000	28,99,452	Allottee under a RealEstate Project	-	No	0.14	-	-	(3,99,452)	-	-
21	Devdas Mungekar	AIMPM5106B	21-04-2021	26,11,060	28,47,923	Allottee under a RealEstate Project	-	No	0.14	-	-	(2,36,863)	-	-
22	Vinayak Dagdu Thasale	ADSPT1319A	23-04-2021	40,31,300	53,76,164	Allottee under a RealEstate Project	-	No	0.26	-	-	(13,44,864)	-	-
23	Mahesh Ghadge	AIEPG7010J	23-04-2020	14,00,000	23,81,474	Allottee under a RealEstate Project	-	No	0.11	-	-	(9,81,474)	-	-
24	Lolaksi Bhosle	AXVPS9718B	23-04-2021	35,00,000	51,01,414	Allottee under a RealEstate Project	-	No	0.25	-	-	(16,01,414)	-	-
25	Prabhakar Kamble	AAZPK5094M	16-04-2021	15,00,000	25,19,507	Allottee under a RealEstate Project	-	No	0.12	-	-	(10,19,507)	-	-
26	Rajendra Pawar	AAXPP4549G	24-06-2021	85,42,000	73,26,676	Allottee under a RealEstate Project	-	No	0.35	-	-	12,15,324	-	-
27	Tholikode Shibu Krishanan Kutti	AAUPT2318N	24-06-2021	1,05,66,427	89,76,064	Allottee under a RealEstate Project	-	No	0.43	-	-	15,90,363	-	-
28	Bahubali Tatyaso Dhamane	AENPD4221R	16-07-2015	60,90,624	59,11,348	Allottee under a RealEstate Project	-	No	0.29	-	-	1,79,276	-	-
29	Milind Vaidya	ABNPV9566G	24-06-2021	1,15,38,000	87,88,011	Allottee under a RealEstate Project	-	No	0.42	-	-	27,49,989	-	-
30	Pradnya Apte	AMNPA0581D	24-06-2021	83,95,047	61,19,595	Allottee under a RealEstate Project	-	No	0.30	-	-	22,75,452	-	-
31	Deepraj S dixit	ADLPD6929K	24-06-2021	39,92,400	29,15,430	Allottee under a RealEstate Project	-	No	0.14	-	-	10,76,970	-	-
32	Yogesh Kelkar	ACIPK1584F	24-06-2021	82,72,358	74,12,273	Allottee under a RealEstate Project	-	No	0.36	-	-	8,60,085	-	-
33	Yogesh Kelkar	ACIPK1584F	24-06-2021	54,34,139	48,59,201	Allottee under a RealEstate Project	-	No	0.23	-	-	5,74,938	-	-
34	Yogesh Kelkar	ACIPK1584F	24-06-2021	52,13,500	46,59,961	Allottee under a RealEstate Project	-	No	0.22	-	-	5,53,539	-	-
35	Yogesh Kelkar	ACIPK1584F	24-06-2021	68,58,660	67,72,416	Allottee under a RealEstate Project	-	No	0.33	-	-	86,244	-	-
36	Yogesh Kelkar	ACIPK1584F	24-06-2021	54,35,820	53,60,944	Allottee under a RealEstate Project	-	No	0.26	-	-	74,876	-	-
37	Yogesh Kelkar	ACIPK1584F	24-06-2021	45,47,190	40,62,788	Allottee under a RealEstate Project	-	No	0.20	-	-	4,84,402	-	-
38	Yogesh Kelkar	ACIPK1584F	24-06-2021	27,08,045	24,16,208	Allottee under a RealEstate Project	-	No	0.12	-	-	2,91,837	-	-
39	Yogesh Kelkar	ACIPK1584F	24-06-2021	27,42,810	24,32,208	Allottee under a RealEstate Project	-	No	0.12	-	-	3,10,602	-	-
40	Yogesh Kelkar	ACIPK1584F	24-06-2021	41,99,780	37,52,736	Allottee under a RealEstate Project	-	No	0.18	-	-	4,47,044	-	-
41	Sanjay Ambalal Jain	AAAPJ7947H	23-06-2021	4,78,200	-	Allottee under a RealEstate Project	-	No	-	-	-	4,78,200	-	
42	Dhiraj Patel	AJRPP1074B	25-06-2021	19,18,500	13,99,562	Allottee under a RealEstate Project	-	No	0.07	-	-	5,18,938	-	-
43	Santosh Haribhau Chaudhary	AFSPC8958G	22-06-2021	34,51,000	47,30,342	Allottee under a RealEstate Project	-	No	0.23	-	-	(12,79,342)	-	-
44	Santosh Haribhau Chaudhary	AFSPC8958G	23-06-2021	43,73,000	70,21,590	Allottee under a RealEstate Project	-	No	0.34	-	-	(26,48,590)	-	-
45	Savita Aras	AGCPA2148R	24-06-2021	62,42,061	35,20,925	Allottee under a RealEstate Project	-	No	0.17	-	-	27,21,136	-	-
46	Sayra Bano	FIRPB9610K	25-06-2021	25,00,000	40,61,973	Allottee under a RealEstate Project	-	No	0.20	-	-	(15,61,973)	-	-
47	Suvarna Chag	AQRPG7286K	22-06-2021	29,31,000	30,56,334	Allottee under a RealEstate Project	-	No	0.15	-	-	(1,25,334)	-	-
48	Milind More	ADHPM5496J	22-06-2021	15,00,000	17,60,384	Allottee under a RealEstate Project	-	No	0.08	-	-	(2,60,384)	-	-
49	Vaishnavi Milind More	AVWPM5753B	22-06-2021	5,91,000	5,76,268	Allottee under a RealEstate Project	-	No	0.03	-	-	14,732	-	-
50	Jitendra Mehta HUF	AAEHJ4597B	21-06-2021	1,74,77,050	57,59,452	Allottee under a RealEstate Project	-	No	0.28	-	-	1,17,17,598	-	-
51	Rajashree Pardeep Giridhar	AALPG7419G	17-06-2021	41,00,000	48,59,452	Allottee under a RealEstate Project	-	No	0.23	-	-	(7,59,452)	-	-
52	Nitin B Vanara & Mahendra D Pawar	AAJPV0665M/AJTPP9718L	26-06-2021	-	-	Allottee under a RealEstate Project	-	No	-	-	-	-	-	-
53	Motilal Sankala	ACHPS8840B	26-06-2021	2,63,66,462	80,66,000	Allottee under a RealEstate Project	-	No	0.39	-	-	1,83,00,462	-	-
54	Master Stroke - S1 Shop No1	AAZFM1852H	21-01-2019	30,00,000	34,56,548	Allottee under a RealEstate Project	-	No	0.17	-	-	(4,56,548)	-	-
55	Master Stroke - S1 Shop No6	AAZFM1852H	21-01-2019	15,00,000	17,23,123	Allottee under a RealEstate Project	-	No	0.08	-	-	(2,23,123)	-	-
56	Master Stroke - S1 Shop No7	AAZFM1852H	21-01-2019	15,00,000	17,23,123	Allottee under a RealEstate Project	-	No	0.08	-	-	(2,23,123)	-	-
57	Master Stroke - S1 Shop No9	AAZFM1852H	21-01-2019	20,00,000	34,33,534	Allottee under a RealEstate Project	-	No	0.17	-	-	(14,33,534)	-	-
58	Brinda J. Shah	AAGPS5491R	24-06-2021	4,52,200	-	Allottee under a RealEstate Project	-	No	-	-	-	4,52,200	-	-
59	Dinesh N shah		28-06-2021	1,78,46,849	68,52,201	Allottee under a RealEstate Project	-	No	0.33	-	-	1,09,94,648	-	-
60	Yogesh Kelkar -S2 - Office No 205 now s3 - Shop No 4		24-06-2021	51,40,398	50,67,715	Allottee under a RealEstate Project	-	No	0.24	-	-	72,682	-	-
61	Yogesh Kelkar -S2 - Office No 206 Now s3 - Shop No 5		24-06-2021	44,52,165	26,49,000	Allottee under a RealEstate Project	-	No	0.13	-	-	18,03,165	-	-

62	Yogesh Kelkar -S2 - Office No 207 - now S3 - Shop No 7		24-06-2021	44,52,165	26,49,000	Allottee under a RealEstate Project	-	No	0.13	-	-	18,03,165	-	-
63	Yogesh Kelkar -S2 - Office No 208 - S2 Flat 1901		24-06-2021	68,58,202	40,88,000	Allottee under a RealEstate Project	-	No	0.20	-	-	27,70,202	-	-
64	Sandeep vaity - Shyam,Prabhavati, Rupesh, Reshma and Deepa.	ACSPV3661N	-	-	-	Allottee under a RealEstate Project	-	No	-	-	-	-	-	740 SQ.FT of 3 Flat and 150 Sq.fT Shop
65	Mahendra Suresh Vaity	ADAPV7752P	-	-	-	Allottee under a RealEstate Project	-	No	-	-	-	-	-	3990 & 2992 Sq.ft area of Flat and 8 Shops in R1.
66	Yogita Ramesh Vaity - Ramesh Vaity Group	AGZPV6319G	-	-	-	Allottee under a RealEstate Project	-	No	-	-	-	-	-	As per Agreement
67	Ramesh Ramachandra Vaity - Ramesh Vaity Group	AAPPV3935J	-	-	-	Allottee under a RealEstate Project	-	No	-	-	-	-	-	As per Agreement
68	Pramila Ramesh Vaity -Ramesh Vaity Group	ABYPV680F	-	-	-	Allottee under a RealEstate Project	-	No	-	-	-	-	-	As per Agreement
69	Geeta Vaity	-	-	-	-	Allottee under a RealEstate Project	-	No	-	-	-	-	-	301-302
												-		
	TOTAL	**TOTAL**		**44,74,66,535**	**24,29,82,836**	**-**	**-**	**-**	**11.72**	**-**	**-**	**20,44,83,699**	**-**	**-**

General Notes:-

1. We have verified claims submitted by the claimants on the basis of documents and information provided by the claimants only.
2. Claims from certain financial creditors have presently not been admitted due to lack of adequate information and / or supporting documentation. As per communication with each of the respective financial creditors, these amounts may be admitted at a later date subject to additional information being provided by the respective financial creditors.
3. As per the regulation 16A of Insolvency and Bankruptcy Board of India (Insolvency Resolution Process for Corporate Persons) Regulations, 2016, The voting share of a creditor in a class shall be in proportion to the financial debt which includes interest at the rate of 8 % p.a (eight percent per annum) unless a different rate has been agreed to between the par
3. The claims admitted are subject to further substantiation / modification on the basis of additional evidence or clarifications.
4.Claim pertaining to previous land owners arising out of Development Agreement are considerred as NIL in terms of value but the same has been considered as home buyer claim as the liability of CD to provide them Flats in the property is arising out of settlement with the previous land owners.
5. Claim of homebuyers who have bought flats /residential untis from Previous Land Owner are rejected in towards payment made for Stamp Duty , Registration Charges as well as all indirect Taxes but their claim as Allotees are accepted.
6. As per the information provided by Secured Financial Creditor - LICHFLAMC, the CD had sold the flats to the Homebuers wihtout obtaining NOC from them.