

Name of the Corporate Debtor: Ashiana Landcraft Realty Private Limited; Date of commencement of CIRP: 11/01/2022; List of creditors as on: 13/05/2022
Filing under clause (ca) of sub-regulation (2) of Regulation 13 the IBBI (Insolvency Resolution Process for Corporate Persons) Regulations, 2016

(Amount in Rs.)

Sr. No	Category of creditor	Summary of claims received		Summary of claims admitted		Voting Share (%)	Amount of contingent claims	Amount of Claim not Admitted	Amount of Claim under Verification	Details in Annexure	Remarks, if any
		No. of claims	Amount	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	300	4,424,674,804	300	3,738,452,937	34.60	-	789,667,935	-	2	
3	Secured financial creditors (other than financial creditors belonging to any class of creditors)	4	6,934,373,288	4	6,840,471,484	63.50	-	93,901,804	-	3	
4	Unsecured financial creditors (other than financial creditors belonging to any class of creditors)	38	1,781,009,481	37	1,589,192,380	1.90	-	191,817,106	-	4	
5	Operational creditors (Workmen)	-	-	-	-	-	-	-	-	5	
6	Operational creditors (Employees)	32	4,713,795	28	3,925,366	-	-	788,429	-	6	
7	Operational creditors (Government Dues)	-	-	-	-	-	-	-	-	7	
8	Operational creditors (other than Workmen and Employees and Government Dues)	13	12,160,128	11	9,923,561	-	-	1,826,418	-	8	
9	Other creditors, if any (other than financial creditors and operational creditors)	-	-	-	-	-	-	-	-	9	
Total		387	13,156,931,496	380	12,181,965,728	100	-	1,078,001,692	-		

Jayesh Natvarlal Sanghrajka
Resolution Professional in the matter of Ashiana Landcraft Realty Pvt Ltd
Reg. No: IBBI/IPA-001/IP-P00216/2017-2018/10416

Process specific email ID for correspondence: cirp.ashiana@gmail.com
Process Specific website page for information: <https://jsandco.in/ashiana/index.html>

Annexure - 2

Name of the Corporate Debtor: Ashiana Landcraft Realty Private Limited; Date of commencement of CIRP: 11/01/2022; List of creditors as on: 13/05/2022

List of unsecured financial creditors belonging to any class of creditors

Sr. No	Name of creditor	Details of claim received		Details of claim received					Amount of contingent claim	Amount of any mutual dues that may be set-	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					
1	Surendra Singh & Mrs Vijay Singh	19-Jan-22	18,120,287	16,738,705	Allotee under a real estate project		NO	0.16			1,381,582	-	
2	Ravindra Tiwari	19-Jan-22	17,113,570	13,102,307	Allotee under a real estate project		NO	0.12			4,011,263	-	
3	Deepak Jangid	20-Jan-22	13,094,226	9,655,994	Allotee under a real estate project		NO	0.09			3,438,231	-	
4	Rakesh Gupta	23-Jan-22	3,414,417	1,909,188	Allotee under a real estate project		NO	0.02			1,505,229	-	
5	Kavita Venkitaraman	22-Jan-22	17,829,707	17,492,821	Allotee under a real estate project		NO	0.16			681,738	-	
6	Chetan Hans & Mrs Divya Arora Hans	21-Jan-22	15,765,231	15,254,032	Allotee under a real estate project		NO	0.14			511,199	-	
7	Sunil Datt Joshi & Jyotshna Pandey	20-Jan-22	8,383,039	6,478,632	Allotee under a real estate project		NO	0.06			1,904,407	-	
8	Disha & Pawan Kakkar	21-Jan-22	5,023,233	4,476,502	Allotee under a real estate project		NO	0.04			450,000	-	
9	Tina Singh & Dalvinder Singh	21-Jan-22	15,965,908	11,486,584	Allotee under a real estate project		NO	0.11			4,479,324	-	
10	M/s BCCo Realtors Pvt Ltd	21-Jan-22	19,524,512	19,475,399	Allotee under a real estate project		NO	0.18			551,059	-	
11	M/s Merlin Homes Pvt Ltd	21-Jan-22	18,217,514	18,754,131	Allotee under a real estate project		NO	0.17			557,015	-	
12	M/s BRBS Holdings Pvt Ltd	21-Jan-22	19,549,081	19,480,030	Allotee under a real estate project		NO	0.18			561,045	-	
13	Ashish Adukia & Hetal Adukia	21-Jan-22	27,825,690	19,570,886	Allotee under a real estate project		NO	0.18			8,254,802	-	
14	SRF Transnational Holdings Ltd	21-Jan-22	5,093,239	4,302,911	Allotee under a real estate project		NO	0.04			790,328	-	
15	Rajesh Yadav	21-Jan-22	2,999,586	3,258,275	Allotee under a real estate project		NO	0.03			482,556	-	
16	Ravinder Sharma	22-Jan-22	9,588,357	9,588,357	Allotee under a real estate project		NO	0.09			-	-	
17	R K Vincom Pvt Ltd	22-Jan-22	19,989,765	19,148,440	Allotee under a real estate project		NO	0.18			841,325	-	
18	SubhashKumar Jain	22-Jan-22	24,188,783	21,738,983	Allotee under a real estate project		NO	0.20			2,449,799	-	
19	Veenu Pareek & Anil Pareek	22-Jan-22	16,616,772	16,620,832	Allotee under a real estate project		NO	0.15			449,475	-	
20	Sudip Pal & Preeti Pal	23-Jan-22	21,485,275	15,528,872	Allotee under a real estate project		NO	0.14			5,956,403	-	
21	Gaurav Jain & Shilpi Jain	23-Jan-22	15,152,360	14,638,465	Allotee under a real estate project		NO	0.14			513,893	-	
22	Arun Batra & Shiffali Kumar	23-Jan-22	11,395,282	8,839,548	Allotee under a real estate project		NO	0.08			2,555,734	-	
23	Rajat Chakrabarti & Jayanti Chakrabarti	23-Jan-22	7,198,824	6,312,243	Allotee under a real estate project		NO	0.06			886,581	-	
24	Santosh Kumari & Ravinder Rohilla	24-Jan-22	10,149,970	7,507,630	Allotee under a real estate project		NO	0.07			2,642,340	-	
25	Divya Gogia & Alka Gogia	22-Jan-22	15,379,393	11,373,088	Allotee under a real estate project		NO	0.11			4,006,305	-	
26	SRF Transnational Holdings Limited	21-Jan-22	5,093,239	4,302,390	Allotee under a real estate project		NO	0.04			790,849	-	
27	Rahul Kumar Choudhary & Swati Sahay	24-Jan-22	14,434,048	12,335,258	Allotee under a real estate project		NO	0.11			2,098,791	-	
28	Saurav Sharma	23-Jan-22	12,628,091	12,446,152	Allotee under a real estate project		NO	0.12			449,666	-	
29	Tarun Chawla	21-Jan-22	10,165,888	14,087,467	Allotee under a real estate project		NO	0.13			464,310	-	
30	Rajeev Sharma & Rachna Sharma	21-Jan-22	603,333	533,291	Allotee under a real estate project		NO	0.00			70,042	-	
31	Vinay Kumar Razdan & Jagriti Razdan	25-Jan-22	25,926,018	18,477,002	Allotee under a real estate project		NO	0.17			7,449,016	-	
32	Manoj Dalal	22-Jan-22	22,121,544	15,755,839	Allotee under a real estate project		NO	0.15			6,365,705	-	
33	Parmod Rana & Mrs. Sanesta	22-Jan-22	8,497,532	8,190,287	Allotee under a real estate project		NO	0.08			307,245	-	
34	Gravitie Knowledge Services Pvt. Ltd.	25-Jan-22	7,653,806	4,866,837	Allotee under a real estate project		NO	0.05			4,599,695	-	
35	Himanshu Guliani	22-Jan-22	20,972,748	14,288,448	Allotee under a real estate project		NO	0.13			6,684,300	-	
36	Manish Kumar	22-Jan-22	32,598,358	22,883,966	Allotee under a real estate project		NO	0.21			9,714,392	-	
37	Ritu Kapoor	22-Jan-22	17,582,995	13,920,350	Allotee under a real estate project		NO	0.13			3,662,645	-	
38	Sugandha Pasricha	22-Jan-22	20,763,103	14,776,649	Allotee under a real estate project		NO	0.14			5,986,454	-	
39	Dharmender & Anuradha sharma	22-Jan-22	6,351,820	5,241,098	Allotee under a real estate project		NO	0.05			1,110,722	-	
40	Abhishek & Divya jha	22-Jan-22	13,240,952	11,755,165	Allotee under a real estate project		NO	0.11			1,485,787	-	
41	Vishal Verma	22-Jan-22	8,015,602	5,924,101	Allotee under a real estate project		NO	0.05			2,091,501	-	
42	Kamakhya Narain Singh	22-Jan-22	31,928,052	22,660,463	Allotee under a real estate project		NO	0.21			9,267,589	-	
43	Jai krishna jalaj	22-Jan-22	12,897,722	9,855,937	Allotee under a real estate project		NO	0.09			3,041,785	-	
44	Mrs. Rakhee Chopra	22-Jan-22	19,428,117	19,379,969	Allotee under a real estate project		NO	0.18			544,880	-	
45	Viren Sharma & Shruti Sharma	22-Jan-22	13,624,928	12,922,214	Allotee under a real estate project		NO	0.12			1,003,770	-	
46	Purushottam Murarka & Puneet Murarka	22-Jan-22	6,711,593	5,978,974	Allotee under a real estate project		NO	0.06			732,619	-	
47	Meenakshi bedi & Harish Bedi	23-Jan-22	21,698,718	14,853,200	Allotee under a real estate project		NO	0.14			6,845,518	-	

48	Manju K & H. Ramanathan	23-Jan-22	23,987,737	16,360,404	Allottee under a real estate project		NO	0.15			7,627,333	-	
49	Mohit Kumar & Ankita Singh	23-Jan-22	19,452,158	19,452,158	Allottee under a real estate project		NO	0.18			-	-	
50	Anuj Chauhan & Ratna Singh	23-Jan-22	20,100,176	20,037,813	Allottee under a real estate project		NO	0.19			556,163	-	
51	Daman Malhotra	23-Jan-22	15,442,868	10,412,020	Allottee under a real estate project		NO	0.10			5,030,848	-	
52	Sushma Ahuja	24-Jan-22	4,166,957	3,715,438	Allottee under a real estate project		NO	0.03			485,383	-	
53	Mrs. Meenu Singh	25-Jan-22	14,992,243	13,534,327	Allottee under a real estate project		NO	0.13			1,457,916	-	
54	Amrit Corp. Ltd	25-Jan-22	28,262,599	31,876,704	Allottee under a real estate project		NO	0.30			886,424	-	
55	Dr. Sufia Askari & Sherin Varkey	25-Jan-22	20,097,068	18,650,455	Allottee under a real estate project		NO	0.17			1,556,747	-	
56	Abhishek Shivam	25-Jan-22	11,508,348	8,551,320	Allottee under a real estate project		NO	0.08			2,957,028	-	
57	Piyush Kumar Dutt & Aparna Sinha	25-Jan-22	19,454,032	19,464,371	Allottee under a real estate project		NO	0.18			-	-	
58	Expert Capital Services Pvt Ltd	25-Jan-22	15,985,780	16,485,577	Allottee under a real estate project		NO	0.15			1,226,858	-	
59	Madhuraj Infrastructure Pvt Ltd	25-Jan-22	2,138,660	2,496,343	Allottee under a real estate project		YES	0.00			91,901	-	
60	Priyanka Modi	25-Jan-22	8,988,660	9,268,648	Allottee under a real estate project		YES	0.00			698,109	-	
61	Rohit Payal & Rachna Payal	24-Jan-22	22,683,250	21,612,141	Allottee under a real estate project		NO	0.20			1,071,109	-	
62	Savitri Share & Securities Pvt Ltd	24-Jan-22	26,534,330	22,625,214	Allottee under a real estate project		NO	0.21			3,909,116	-	
63	Asif Naim	25-Jan-22	10,107,821	8,752,115	Allottee under a real estate project		NO	0.08			1,355,706	-	
64	Pooja Marbles	25-Jan-22	11,142,654	9,680,882	Allottee under a real estate project		NO	0.09			1,484,545	-	
65	Shamsher Dhiman & Sanjeev Kumar	25-Jan-22	14,673,761	14,825,542	Allottee under a real estate project		NO	0.14			344,205	-	
66	Atul Chadha	25-Jan-22	25,914,987	13,945,524	Allottee under a real estate project		NO	0.13			11,969,463	-	
67	Ranjana Bagchi & Soahum Bagchi	25-Jan-22	22,680,267	15,856,009	Allottee under a real estate project		NO	0.15			6,824,258	-	
68	Kshama Rani	25-Jan-22	8,821,302	8,622,746	Allottee under a real estate project		NO	0.08			198,556	-	
69	R Prasanna	25-Jan-22	29,615,503	20,141,810	Allottee under a real estate project		NO	0.19			9,473,693	-	
70	Aman Nath & Akshay Nath	25-Jan-22	26,551,389	16,484,915	Allottee under a real estate project		NO	0.15			10,066,474	-	
71	Arush Shourie	25-Jan-22	9,080,555	7,545,726	Allottee under a real estate project		NO	0.07			1,534,829	-	
72	Shanku Mukherjee	25-Jan-22	11,232,982	9,022,415	Allottee under a real estate project		NO	0.08			2,278,073	-	
73	Umang Agarwal	25-Jan-22	11,069,267	9,381,548	Allottee under a real estate project		NO	0.09			1,687,719	-	
74	Manika Tripathi	25-Jan-22	11,469,047	8,755,044	Allottee under a real estate project		NO	0.08			2,714,003	-	
75	Mrs. Sunita Kumari and Mr. Lakshman Yadav	25-Jan-22	19,461,300	15,907,648	Allottee under a real estate project		NO	0.15			3,553,652	-	
76	Amit Dalla	25-Jan-22	12,812,640	9,025,181	Allottee under a real estate project		NO	0.08			3,787,459	-	
77	Shrayansh sharma & Sweta Sharma	25-Jan-22	10,853,883	9,195,431	Allottee under a real estate project		NO	0.09			1,658,452	-	
78	Pankaj Lakhani & Anjali Lakhani	25-Jan-22	30,774,954	13,773,575	Allottee under a real estate project		NO	0.13			17,001,379	-	
79	Christopher Manoharan and Soosi Christopher	25-Jan-22	13,907,170	13,885,197	Allottee under a real estate project		NO	0.13			370,372	-	
80	Samir Gyawali & Meena Gyawali	25-Jan-22	12,806,455	11,401,125	Allottee under a real estate project		NO	0.11			1,479,925	-	
81	Shailesh Kumar Singh	25-Jan-22	16,176,946	14,753,237	Allottee under a real estate project		NO	0.14			1,423,708	-	
82	Akshay Singh	25-Jan-22	13,521,092	10,638,719	Allottee under a real estate project		NO	0.10			2,882,373	-	
83	Mr. Deepu	25-Jan-22	8,660,093	7,670,232	Allottee under a real estate project		NO	0.07			1,102,798	-	
84	Ashwani sahni & kapil sahni	25-Jan-22	19,006,606	18,965,747	Allottee under a real estate project		NO	0.18			513,500	-	
85	Vikas Thakkar	25-Jan-22	4,541,580	4,544,870	Allottee under a real estate project		NO	0.04			394,224	-	
86	Shashank Kamboj	25-Jan-22	20,292,115	13,942,469	Allottee under a real estate project		NO	0.13			6,349,646	-	
87	Manas Kumar	25-Jan-22	13,613,107	12,499,824	Allottee under a real estate project		NO	0.12			1,113,282	-	
88	Parminder Singh and Ashish Grover	25-Jan-22	7,078,190	6,037,531	Allottee under a real estate project		NO	0.06			1,040,659	-	
89	Alok Kumar tripathi	25-Jan-22	740,671	674,974	Allottee under a real estate project		NO	0.01			65,697	-	
90	M/s Om Fire Safety Company Pvt Ltd, M/s C. Jena & Company & M/s Harcomp Airflex Pvt Ltd	25-Jan-22	8,087,901	6,949,847	Allottee under a real estate project		NO	0.06			1,155,012	-	
91	Gallon Holdings Private Limited	25-Jan-21	56,412,581	38,308,208	Allottee under a real estate project		NO	0.36			18,104,373	-	
92	SRF Transnational Holdings Limited	21-Jan-22	5,093,239	4,302,911	Allottee under a real estate project		NO	0.04			790,328	-	
93	SRF Transnational Holdings Limited	21-Jan-22	5,093,239	4,302,911	Allottee under a real estate project		NO	0.04			790,328	-	
94	SRF Transnational Holdings Limited	21-Jan-22	5,093,239	4,302,911	Allottee under a real estate project		NO	0.04			790,328	-	
95	SRF Transnational Holdings Limited	21-Jan-22	5,093,239	4,302,911	Allottee under a real estate project		NO	0.04			790,328	-	
96	SRF Transnational Holdings Limited	21-Jan-22	5,093,239	4,305,689	Allottee under a real estate project		NO	0.04			787,550	-	
97	SRF Transnational Holdings Limited	21-Jan-22	6,216,030	5,251,476	Allottee under a real estate project		NO	0.05			964,554	-	
98	SRF Transnational Holdings Limited	21-Jan-22	6,216,030	5,251,476	Allottee under a real estate project		NO	0.05			964,554	-	
99	SRF Transnational Holdings Limited	21-Jan-22	6,216,030	5,251,476	Allottee under a real estate project		NO	0.05			964,554	-	
100	Tarun Singh Kakar	23-Jan-22	27,597,101	19,734,660	Allottee under a real estate project		NO	0.18			7,862,442	-	
101	Shailla Gupta & Anuj Gupta	23-Jan-22	8,216,732	8,975,652	Allottee under a real estate project		NO	0.08			827,032	-	
102	Sumant Verma	23-Jan-22	9,086,129	8,291,608	Allottee under a real estate project		NO	0.08			794,521	-	
103	Harsh Kumar	23-Jan-22	23,917,223	16,862,623	Allottee under a real estate project		NO	0.16			7,054,600	-	

104	Mrs.Romi Sawhney, Mr.Sunil Kumar & Mr.Sagar Sawhney	23-Jan-22	19,739,617	19,651,600	Allotee under a real estate project		NO	0.18			872,568	-	
105	Raajita Jain & Vaibhav Jain	23-Jan-22	15,109,200	15,338,165	Allotee under a real estate project		NO	0.14			508,486	-	
106	Aloke Agrawal & Pooja Agrawal	23-Jan-22	16,429,832	15,877,440	Allotee under a real estate project		NO	0.15			552,391	-	
107	Rahul Chauhan & Preeti Chauhan	23-Jan-22	16,225,990	15,574,999	Allotee under a real estate project		NO	0.14			650,991	-	
108	Daljit Kumar Sharma	23-Jan-22	14,707,651	15,474,819	Allotee under a real estate project		NO	0.14			353,955	-	
109	Sandeep Sharma & Sanjeet Kaur	22-Jan-22	13,556,256	19,140,528	Allotee under a real estate project		NO	0.18			306,896	-	
110	Imelda Mary Gomes, Gaurav A Gomes & Sapan Gomes	24-Jan-22	28,294,512	20,093,531	Allotee under a real estate project		NO	0.19			8,200,980	-	
111	Amarjeet singh (Kanwarjeet Singh)	25-Jan-22	12,690,320	12,058,590	Allotee under a real estate project		NO	0.11			728,869	-	
112	Ishar Singh, Gurvinder Singh Johar & Pushpa Johar	25-Jan-22	11,441,782	10,050,516	Allotee under a real estate project		NO	0.09			1,391,266	-	
113	Amit Payal & Raj Bala Payal	25-Jan-22	18,748,877	17,320,345	Allotee under a real estate project		NO	0.16			1,428,532	-	
114	Satish Kumar & Suresho Devi	25-Jan-22	15,990,553	15,409,184	Allotee under a real estate project		NO	0.14			581,368	-	
115	Satyam Agrawal & Shobha Rani	25-Jan-22	28,437,370	20,122,249	Allotee under a real estate project		NO	0.19			8,315,121	-	
116	Mr. Tej Pal & Mrs. Babita	25-Jan-22	15,838,909	14,647,891	Allotee under a real estate project		NO	0.14			1,191,018	-	
117	Ravindra Kumar Tyagi & Priti Tyagi	23-Jan-22	11,372,300	12,881,677	Allotee under a real estate project		NO	0.12			971,726	-	
118	Col Sant Pal & Arun Kumar	23-Jan-22	10,232,547	15,530,443	Allotee under a real estate project		NO	0.14			349,689	-	
119	Udit Tandon & Krati Saxsena	23-Jan-22	10,545,624	9,519,181	Allotee under a real estate project		NO	0.09			1,065,357	-	
120	Saurabh Bharti & Snehil Kumari	23-Jan-22	11,902,389	10,529,782	Allotee under a real estate project		NO	0.10			1,372,607	-	
121	Vikrant Bhatia	23-Jan-22	4,196,538	3,002,881	Allotee under a real estate project		NO	0.03			1,193,657	-	
122	Anubhuti Jain	23-Jan-22	21,698,970	15,487,897	Allotee under a real estate project		NO	0.14			6,211,073	-	
123	Pallavi Singhal & Naveen Yadav	23-Jan-22	19,675,481	19,631,552	Allotee under a real estate project		NO	0.18			572,227	-	
124	Sukhchain Singh	23-Jan-22	17,686,270	16,986,845	Allotee under a real estate project		NO	0.16			699,425	-	
125	Sadique akhtar khan & Nazia sultana khan	23-Jan-22	21,218,382	15,186,671	Allotee under a real estate project		NO	0.14			6,031,711	-	
126	Vibhav upadhyay & Smiti Gahrotra	23-Jan-22	7,241,211	5,262,951	Allotee under a real estate project		NO	0.05			1,978,260	-	
127	Nikhil Thaur	23-Jan-22	14,119,746	11,265,706	Allotee under a real estate project		NO	0.10			2,854,040	-	
128	Raj Kumar Garodia & Prateek Garodia	24-Jan-22	10,774,576	10,405,011	Allotee under a real estate project		NO	0.10			941,882	-	
129	Pankaj bhatia	22-Jan-22	9,921,572	15,134,163	Allotee under a real estate project		NO	0.14			417,302	-	
130	Shubhi Gupta & Gagan Gupta	24-Jan-22	14,776,128	13,511,282	Allotee under a real estate project		NO	0.13			1,264,846	-	
131	Anuradha Somani & Kanhaiya Lal Somani	24-Jan-22	9,202,333	8,323,704	Allotee under a real estate project		NO	0.08			878,629	-	
132	Janak Raj Avasthi, Abhishek Avasthi & Ankit Avasthi	24-Jan-22	19,318,110	19,543,892	Allotee under a real estate project		NO	0.18			534,072	-	
133	Shivi Chawala	24-Jan-22	5,835,000	7,461,705	Allotee under a real estate project		NO	0.07			685,441	-	
134	Udit Prakash & Manoj Prakash	24-Jan-22	15,577,738	13,360,710	Allotee under a real estate project		NO	0.12			2,217,027	-	
135	Priyanshu Pandey	24-Jan-22	21,454,990	15,151,365	Allotee under a real estate project		NO	0.14			6,303,625	-	
136	Amit Babbar	24-Jan-22	15,684,239	14,042,174	Allotee under a real estate project		NO	0.13			1,642,067	-	
137	Kiran Dutt Tripathi	24-Jan-22	612,590	921,511	Allotee under a real estate project		NO	0.01			27,048	-	
138	Harsh Vig & Lt. Shri. S. R. Vig	24-Jan-22	24,475,583	17,005,953	Allotee under a real estate project		NO	0.16			7,469,629	-	
139	Govinda Somani	24-Jan-22	3,688,813	3,129,062	Allotee under a real estate project		NO	0.03			559,752	-	
140	Dewan Dalip Rai Kapoor	24-Jan-22	23,148,472	23,090,436	Allotee under a real estate project		NO	0.21			652,117	-	
141	Askand Kumar Singh	24-Jan-22	31,931,068	10,109,664	Allotee under a real estate project		NO	0.09			21,821,404	-	
142	Ashutosh & Shreeshika Sinha	24-Jan-22	9,736,213	8,023,778	Allotee under a real estate project		NO	0.07			1,712,434	-	
143	Arvind Dewan & Bharti Dewan	24-Jan-22	15,735,013	15,225,989	Allotee under a real estate project		NO	0.14			509,024	-	
144	Anurag Sahay & Neetu Sahay	23-Jan-22	14,890,351	14,386,804	Allotee under a real estate project		NO	0.13			569,192	-	
145	Kiran Arya & Sanjeev Kumar	24-Jan-22	16,747,114	11,832,971	Allotee under a real estate project		NO	0.11			4,914,143	-	
146	Akash Verma & Janki Verma	24-Jan-22	462,478	583,668	Allotee under a real estate project		NO	0.01			-	-	
147	Rakesh Kumar Gambhir & Anuraag Gambhir	24-Jan-22	19,558,590	19,380,499	Allotee under a real estate project		NO	0.18			852,899	-	
148	Ravi Trimbakrao Dafe	24-Jan-22	17,337,294	14,073,294	Allotee under a real estate project		NO	0.13			3,264,621	-	
149	Karishma Tiwari & Prashant Priyadarshi	24-Jan-22	11,262,633	11,231,253	Allotee under a real estate project		NO	0.10			333,203	-	
150	Nikhil Khemani & Swati Khemani	24-Jan-22	17,199,971	13,062,179	Allotee under a real estate project		NO	0.12			4,227,433	-	
151	Niharika Malhotra & Nalini Malhotra	24-Jan-22	1,171,781	1,106,744	Allotee under a real estate project		NO	0.01			65,037	-	
152	Kumar Navneet & Megha Punj	24-Jan-22	10,836,052	8,439,581	Allotee under a real estate project		NO	0.08			2,396,471	-	
153	Nipro Trexim Pvt Ltd	24-Jan-22	18,635,927	18,473,337	Allotee under a real estate project		NO	0.17			551,923	-	
154	Udit Sabharwal & Aastha Gauba	23-Jan-22	16,121,736	14,297,487	Allotee under a real estate project		NO	0.13			1,824,247	-	
155	Atul Modi & Namrata Modi	24-Jan-22	7,270,748	10,684,344	Allotee under a real estate project		NO	0.10			334,569	-	
156	Sushil Kumar Modi & Jessie Sushil Modi	24-Jan-22	5,714,017	8,341,985	Allotee under a real estate project		NO	0.08			350,381	-	

157	Subrata Kumar Kundu, Basabi Kundu (late), Sucheta Kundu	24-Jan-22	19,663,236	19,554,510	Allotee under a real estate project		NO	0.18			802,128	-	
158	Anita Singh & Triloki Nath Singh	24-Jan-22	14,173,721	11,065,814	Allotee under a real estate project		NO	0.10			3,107,907	-	
159	Suchi Gupta	24-Jan-22	20,081,924	16,719,565	Allotee under a real estate project		NO	0.16			3,362,360	-	
160	Seema Goyat & Satya Parkash Goyat	24-Jan-22	20,612,183	13,906,749	Allotee under a real estate project		NO	0.13			6,705,431	-	
161	Deep Aggarwal & Shilpi Mahapatra	24-Jan-22	9,655,735	7,113,530	Allotee under a real estate project		NO	0.07			2,542,205	-	
162	Neeru Batra & Raghav Batra	24-Jan-22	1,692,466	1,135,913	Allotee under a real estate project		NO	0.01			556,553	-	
163	Saurabh Katiyar & Mamta Katiyar	24-Jan-22	20,172,434	19,389,200	Allotee under a real estate project		NO	0.18			783,233	-	
164	Subhash Chandra Karol & Sudesh Alaria	24-Jan-22	10,846,321	9,273,957	Allotee under a real estate project		NO	0.09			1,572,363	-	
165	Rafiq Ahmad Zargar	25-Jan-22	22,218,021	15,798,535	Allotee under a real estate project		NO	0.15			6,419,486	-	
166	Neetu Singh & Udit Sharma	25-Jan-22	25,750,726	25,594,448	Allotee under a real estate project		NO	0.24			730,656	-	
167	Umesh Kumar & Ramita Malik	25-Jan-22	7,728,808	7,841,543	Allotee under a real estate project		NO	0.07			774,844	-	
168	Mohammed Gyas	25-Jan-22	13,119,209	12,116,090	Allotee under a real estate project		NO	0.11			1,003,119	-	
169	Gautam bhargava & Ridhi Bhargava	25-Jan-22	37,578,360	27,860,809	Allotee under a real estate project		NO	0.26			9,717,551	-	
170	Shiva pushkarna	25-Jan-22	12,915,433	12,722,610	Allotee under a real estate project		NO	0.12			295,622	-	
171	Hemant Gupta & Gayatri Gupta	25-Jan-22	17,379,787	12,067,828	Allotee under a real estate project		NO	0.11			5,311,959	-	
172	Kamlesh Jain	25-Jan-22	10,238,446	7,340,476	Allotee under a real estate project		NO	0.07			2,897,970	-	
173	Arun silswal	25-Jan-22	13,113,376	12,164,842	Allotee under a real estate project		NO	0.11			948,534	-	
174	Pravesh Raja Jindal	25-Jan-22	24,893,919	14,424,151	Allotee under a real estate project		NO	0.13			10,469,768	-	
175	Ranjit Jha & Poonam Jha	24-Jan-22	7,805,900	5,711,011	Allotee under a real estate project		NO	0.05			2,094,889	-	
176	Sunil Kumar Sharma amd Minu Sharma	24-Jan-22	15,703,062	15,195,119	Allotee under a real estate project		NO	0.14			507,943	-	
177	Rachit Jasoria & Deepika Jasoria	24-Jan-22	7,340,465	5,332,581	Allotee under a real estate project		NO	0.05			2,007,884	-	
178	Abhishek Kumar & Kavita Devi	25-Jan-22	8,909,855	7,340,187	Allotee under a real estate project		NO	0.07			1,569,668	-	
179	Arun Mehrotra & Meenu Mehrotra	25-Jan-22	16,519,120	15,549,597	Allotee under a real estate project		NO	0.14			969,523	-	
180	Arun Kumar (B-1113)	25-Jan-22	12,765,714	12,476,155	Allotee under a real estate project		NO	0.12			1,249,252	-	
181	Amitabh Garg & Ashima Garg	25-Jan-22	500,000	677,196	Allotee under a real estate project		NO	0.01			21,532	-	
182	Dinesh Changrani, Hema & Ambika Changrani	25-Jan-22	15,461,226	15,229,180	Allotee under a real estate project		NO	0.14			362,240	-	
183	Premendra Singh Rathor & Chetna Singh Rathor	24-Jan-22	33,424,880	28,199,297	Allotee under a real estate project		NO	0.26			5,225,583	-	
184	Rachna Uppal	25-Jan-22	13,747,004	10,595,927	Allotee under a real estate project		NO	0.10			3,151,077	-	
185	Vikas Jain & Vishal jain	25-Jan-22	10,595,854	11,252,192	Allotee under a real estate project		NO	0.10			937,866	-	
186	Bhuvana Rajagopal & Karthik Vardarajan Rajagopal	25-Jan-22	3,164,970	4,702,640	Allotee under a real estate project		NO	0.04			113,159	-	
187	Sanjeev Dhiman & Babita Sanjeev Dhiman	25-Jan-22	25,189,609	24,119,708	Allotee under a real estate project		NO	0.22			1,069,900	-	
188	Shalini Shrivastava	25-Jan-22	14,520,204	14,520,204	Allotee under a real estate project		NO	0.13			-	-	
189	Mrs. Sonal Gaur and Mr. Vagish Chandra Gaur	25-Jan-22	14,714,099	14,729,423	Allotee under a real estate project		NO	0.14			823,912	-	
190	Yogesh Nahata & Shruti Sojatia	25-Jan-22	15,202,913	14,186,096	Allotee under a real estate project		NO	0.13			1,162,350	-	
191	Shashank Saurabh & Surbhi Rani	25-Jan-22	5,849,498	4,534,461	Allotee under a real estate project		NO	0.04			1,315,037	-	
192	Shaily Dhamija, Amit Dhamija & Sudarshan Bhatia	24-Jan-22	10,177,778	9,216,924	Allotee under a real estate project		NO	0.09			960,854	-	
193	Naina Saini & Niraj Singh Saini	24-Jan-22	13,158,335	13,202,753	Allotee under a real estate project		NO	0.12			446,237	-	
194	Sonali Singh, Dhruv Raj Singh	23-Jan-22	9,579,558	8,561,219	Allotee under a real estate project		NO	0.08			1,018,340	-	
195	Subrahmanyam Srinivasan, Sanjay Srinivasan & Shanthi	24-Jan-22	16,312,823	18,661,563	Allotee under a real estate project		NO	0.17			590,763	-	
196	Lince Berchmans Olayam & Nicey Lince Olayam	24-Jan-22	15,292,676	14,605,336	Allotee under a real estate project		NO	0.14			687,339	-	
197	Rahul Nayar	25-Jan-22	27,847,216	19,818,841	Allotee under a real estate project		NO	0.18			8,028,375	-	
198	Rajesh Modi	25-Jan-22	33,465,208	23,342,276	Allotee under a real estate project		NO	0.22			10,122,932	-	
199	Anurag Mishra	24-Jan-22	15,295,865	15,347,237	Allotee under a real estate project		NO	0.14			393,511	-	
200	Kumari Atmaja	24-Jan-22	8,065,677	8,431,750	Allotee under a real estate project		NO	0.08			728,592	-	
201	Abhishek Bachchan & Tanu Priya	24-Jan-22	10,857,997	8,571,282	Allotee under a real estate project		NO	0.08			2,286,714	-	
202	Ranjit Singh Sodhi & Arvind Sodhi	24-Jan-22	21,531,111	20,705,865	Allotee under a real estate project		NO	0.19			825,246	-	
203	Sanjay Singh & Smriti Behl	24-Jan-22	7,285,858	6,364,710	Allotee under a real estate project		NO	0.06			921,148	-	
204	Sachin Agrawal	24-Jan-22	14,028,196	9,861,179	Allotee under a real estate project		NO	0.09			4,167,017	-	
205	Krishna Kumar Gupta & Santosh Gupta	24-Jan-22	10,231,919	7,327,456	Allotee under a real estate project		NO	0.07			2,904,463	-	
206	Meena Mangla	24-Jan-22	14,307,208	9,403,573	Allotee under a real estate project		NO	0.09			4,903,635	-	
207	Ashish Lomesh & Munish Lomesh	24-Jan-22	16,842,088	16,074,322	Allotee under a real estate project		NO	0.15			767,766	-	
208	Sanjiv Kumar & Prity Kumari	24-Jan-22	15,222,234	8,858,655	Allotee under a real estate project		NO	0.08			6,363,579	-	
209	Takdir Singh & Mrs Sucheta Rani	24-Jan-22	23,435,037	16,652,025	Allotee under a real estate project		NO	0.15			6,783,011	-	
210	Gurjit Singh & Priyanka Singh	24-Jan-22	8,522,597	6,962,040	Allotee under a real estate project		NO	0.06			1,560,557	-	
211	Gaurav Maheshwari and Priya Rastogi	24-Jan-22	8,501,867	8,393,066	Allotee under a real estate project		NO	0.08			292,103	-	

212	Meetu Jain & Pankaj Kumar Jain	24-Jan-22	5,311,919	4,365,797	Allottee under a real estate project		NO	0.04			946,122	-	
213	Garima Sharma	24-Jan-22	20,732,303	14,554,397	Allottee under a real estate project		NO	0.14			6,177,906	-	
214	Lovy Jain	24-Jan-22	10,653,804	7,521,429	Allottee under a real estate project		NO	0.07			3,132,375	-	
215	Dhiraj Kumar Agarwal & Priyanka Agarwal	24-Jan-22	28,155,816	26,965,776	Allottee under a real estate project		NO	0.25			1,190,040	-	
216	Ashaben Dharmendrasinh Chavda, W/o Dharmendrasingh Jaysinh Chavda	24-Jan-22	10,475,702	9,233,697	Allottee under a real estate project		NO	0.09			1,242,005	-	
217	Rajesh Agarwal	24-Jan-22	22,435,213	15,748,510	Allottee under a real estate project		NO	0.15			6,686,703	-	
218	Harish Goel & Ashima Pahwa	25-Jan-22	16,363,815	15,384,996	Allottee under a real estate project		NO	0.14			978,819	-	
219	Sanjay Satsangi & Deepak Satsangi	25-Jan-22	11,017,154	5,407,379	Allottee under a real estate project		NO	0.05			5,609,775	-	
220	Subhash Shankarrao Patil & Rajani Patil	25-Jan-22	22,322,208	21,187,978	Allottee under a real estate project		NO	0.20			1,134,230	-	
221	Manju Sharma & Ajit Pal	25-Jan-22	12,286,935	10,567,365	Allottee under a real estate project		NO	0.10			1,719,570	-	
222	Sujit Patheja & Anjali Nagpal	25-Jan-22	19,014,626	17,674,927	Allottee under a real estate project		NO	0.16			1,339,699	-	
223	Arun Kumar	25-Jan-22	20,956,192	14,851,296	Allottee under a real estate project		NO	0.14			6,104,897	-	
224	Pallavi Singh & Sumit Mishra	25-Jan-22	9,335,582	8,321,822	Allottee under a real estate project		NO	0.08			1,013,760	-	
225	Surbhi Jain, Beenu Garg, Deepti Jain	25-Jan-22	16,276,094	15,611,086	Allottee under a real estate project		NO	0.14			665,009	-	
226	Ruchika Parmar & Aruna Singh	25-Jan-22	10,332,802	7,688,844	Allottee under a real estate project		NO	0.07			2,643,958	-	
227	Chunky Satija & Ankita Sharma	25-Jan-22	16,748,446	16,739,575	Allottee under a real estate project		NO	0.16			645,592	-	
228	Nagendra Prasad Saini & Nisha Sainy	25-Jan-22	15,189,284	11,014,215	Allottee under a real estate project		NO	0.10			4,175,069	-	
229	Raj Govind Developers Pvt. Ltd.	25-Jan-22	12,064,392	8,756,639	Allottee under a real estate project		NO	0.08			3,307,753	-	
230	Ajay Sharma & Rita	25-Jan-22	11,310,387	7,239,435	Allottee under a real estate project		NO	0.07			4,070,952	-	
231	Amandip Singh Minhas	25-Jan-22	30,784,586	21,500,616	Allottee under a real estate project		NO	0.20			9,283,971	-	
232	Amit Diwan	25-Jan-22	1,687,054	2,515,423	Allottee under a real estate project		NO	0.02			30,294	-	
233	Ashish Gupta, Anita Gupta & Tulika Gupta	25-Jan-22	16,056,620	11,513,700	Allottee under a real estate project		NO	0.11			4,542,920	-	
234	Mani Ahluwalia & Ravindra Walia	25-Jan-22	11,834,381	10,624,286	Allottee under a real estate project		NO	0.10			1,210,095	-	
235	Rama Kant Varshney & Pooja Chaudhary	25-Jan-22	22,569,339	15,984,986	Allottee under a real estate project		NO	0.15			6,584,353	-	
236	Piush Kumar Goyal & Alka Goyal	25-Jan-22	19,991,646	18,290,772	Allottee under a real estate project		NO	0.17			1,700,874	-	
237	Pushpender Dubey	25-Jan-22	9,844,316	7,873,896	Allottee under a real estate project		NO	0.07			1,970,420	-	
238	Sashi Devi Garodia	24-Jan-22	10,188,893	10,689,721	Allottee under a real estate project		NO	0.09			500,828	-	
239	Rajendra Mittal Construction Co. Pvt Ltd	22-Jan-22	20,783,297	19,946,957	Allottee under a real estate project		NO	0.19			836,339	-	
240	Ankit Taneja & Deepika Srivastava	24-Jan-22	8,731,377	7,961,509	Allottee under a real estate project		NO	0.07			898,543	-	
241	Sanjay Tiwari	24-Jan-22	22,112,188	15,667,657	Allottee under a real estate project		NO	0.15			6,444,531	-	
242	Darshan Garg	23-Jan-22	14,269,960	10,844,460	Allottee under a real estate project		NO	0.10			3,425,500	-	
243	Abhishek Gupta	25-Jan-22	9,817,188	7,461,561	Allottee under a real estate project		NO	0.07			2,355,627	-	
244	Silpi Das Vermani	23-Jan-22	34,889,985	24,500,203	Allottee under a real estate project		NO	0.23			10,389,782	-	
245	Ankur Gupta	25-Jan-22	11,992,212	11,842,972	Allottee under a real estate project		NO	0.11			296,113	-	
246	Aditi Garg	22-Jan-22	21,176,401	15,206,130	Allottee under a real estate project		NO	0.14			5,970,271	-	
247	Neeraj Kumar Awasthy & Elizabeth Albarillo Cabiles	25-Jan-22	9,715,542	8,383,690	Allottee under a real estate project		NO	0.08			1,331,852	-	
248	Rama Khanna & Ashish Khanna	24-Jan-22	5,118,155	4,534,400	Allottee under a real estate project		NO	0.04			619,053	-	
249	Gurmeet Singh	25-Jan-22	23,041,766	16,188,245	Allottee under a real estate project		NO	0.15			6,853,521	-	
250	Alkesh Mahajan	27-Jan-22	15,056,762	15,252,793	Allottee under a real estate project		NO	0.14			370,423	-	
251	Labh Companies Pvt Ltd	25-Jan-22	29,280,553	18,610,105	Allottee under a real estate project		NO	0.17			10,670,448	-	
252	Vimla Modi	25-Jan-22	29,439,362	20,606,030	Allottee under a real estate project		NO	0.19			8,833,334	-	
253	GD Buildtech Pvt Ltd.	20-Jan-22	7,793,792	7,723,923	Allottee under a real estate project		NO	0.07			828,832	-	
254	GD Buildtech Pvt Ltd.	20-Jan-22	6,386,014	6,327,660	Allottee under a real estate project		NO	0.06			680,122	-	
255	GD Buildtech Pvt Ltd.	20-Jan-22	6,386,014	6,327,660	Allottee under a real estate project		NO	0.06			680,122	-	
256	GD Buildtech Pvt Ltd.	20-Jan-22	6,386,014	6,327,660	Allottee under a real estate project		NO	0.06			680,122	-	
257	GD Buildtech Pvt Ltd.	20-Jan-22	6,386,014	6,327,660	Allottee under a real estate project		NO	0.06			680,122	-	
258	GD Buildtech Pvt Ltd.	20-Jan-22	6,386,014	6,327,660	Allottee under a real estate project		NO	0.06			680,122	-	
259	GD Buildtech Pvt Ltd.	20-Jan-22	6,386,014	6,327,660	Allottee under a real estate project		NO	0.06			680,122	-	
260	GD Buildtech Pvt Ltd.	20-Jan-22	6,386,014	6,327,660	Allottee under a real estate project		NO	0.06			680,122	-	
261	GD Buildtech Pvt Ltd.	20-Jan-22	7,793,792	7,723,923	Allottee under a real estate project		NO	0.07			828,832	-	
262	Ravi Natarajan	11-Feb-22	22,687,223	22,245,025	Allottee under a real estate project		NO	0.21			614,533	-	
263	Shilpi Singh & Ankush Dhiman	26-Jan-22	15,676,750	13,756,762	Allottee under a real estate project		NO	0.13			1,978,977	-	
264	Yogesh Singhal	25-Jan-22	749,413	540,430	Allottee under a real estate project		NO	0.01			208,983	-	

Annexure - 3

Name of the Corporate Debtor: Ashiana Landcraft Realty Private Limited; Date of commencement of CIRP: 11/01/2022; List of creditors as on: 13/05/2022
List of secured financial creditors (other than financial creditors belonging to any class of creditors)

Sr. No.	Name of creditor	Details of Claim Received		Details of Claim Admitted						Amount of Contingent Claim	Amount of any mutual dues, that may be set-off	Amount of Claim 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 security interest	Amount covered by Guarantee	Whether related party?	% voting share in CoC					
1	IDBI Trusteeship Services Ltd - Piramal Fund Management Private Limited	24-Jan-22	1,469,220,769	1,469,220,769	NCDs	1,469,220,769	1,469,220,769	NO	13.64	-	-	-	-	-
2	IDBI Trusteeship Services Ltd - India Housing Fund Series 2 and Series 3	24-Jan-22	1,993,240,230	1,901,113,152	NCDs and OCDs	1,901,113,152	1,901,113,152	NO	17.65	-	-	92,127,078		
3	IDBI Trusteeship Services Ltd - Piramal Fund Management Private Limited on behalf of Indiareit Fund Scheme V	24-Jan-22	1,330,488,339	1,328,713,613	NCDs and OCDs	1,328,713,613	1,328,713,613	NO	12.34	-	-	1,774,726	-	-
4	PNB Housing Finance Limited	25-Jan-22	2,141,423,950	2,141,423,950	Secured loan	2,141,423,950	2,141,423,950	NO	19.88	-	-	-	-	
	TOTAL		6,934,373,288	6,840,471,484		6,840,471,484	6,840,471,484		63.50	-	-	93,901,804	-	-

General Notes:-

1. The best estimate of the amount of the claims including security interests have been made based on the available information. As per regulation 14, the IRP/RP shall revise the amount of claims admitted, including the estimates, as soon as may be practicable, when he receives additional information warranting such revision.

DETAILS OF SECURITY HELD BY FINANCIAL CREDITORS

1. IDBI TRUSTESHIP SERVICES LTD - PIRAMAL FUND MANAGEMENT PRIVATE LIMITED

1. Immovable Property

Second ranking pari passu charge by way of equitable mortgage, over the 14.025 acres of land situated, in the revenue estate of Village Harsaru, Sector 88A, Gurgaon, and the Gurgaon Project, subject to the first charge to Punjab National Bank Housing Finance Limited (PNBHFL), on the following properties:

- i. The property situated in the revenue estate of Village Harsaru, Sector 88A, Gurgaon, owned by Gabino Developers Pvt. Ltd., a company incorporated under the provisions of the Companies Act, 1956 and having its registered office at Flat No. 621, A, 6th Floor Devika Towers, 6 Nehru Place, New Delhi - 110 019, (hereinafter referred to as "Gabino"). Mr. Nikhil Bhatia, authorized signatory of Gabino by way of constructive delivery with Mr. Sameer Trikha, acting for the Debenture Trustee, deposited the relevant title deeds and documents relating to all that piece and parcel of land being Rectangle No. 86, Killa Nos. 5,6,7, 14/1 and 15/1, Rectangle No. 87, Killa Nos. 1 and 10 admeasuring 41 Kanals, 16 Marlas.
- ii. The property situated in the revenue estate of Village Harsaru, Sector 88A, Gurgaon, owned by Mandisa Developers Pvt. Ltd., a company incorporated under the provisions of the Companies Act, 1956 and having its registered office at Flat No. 621, A, 6th Floor Devika Towers, 6 Nehru Place, New Delhi - 110 019, (hereinafter referred to as "Mandisa". Mr. Rajat Shail Kumar, a director of Mandisa deposited by way of constructive delivery with Mr. Sameer Trikha, acting for the Debenture Trustee, the relevant title deeds and documents relating to all that piece and parcel of land being Rectangle No. 86, Killa Nos. 13/3, admeasuring 6 Kanals.
- iii. The property situated in the revenue estate of Village Harsaru, Sector 88A, Gurgaon, owned by Mr. Ranbir Singh, (through its constituted Attorney Mr. Gautam Bhalla), an Indian inhabitant residing at House No. 845, Sector 4, Gurgaon (hereinafter referred to as "Ranbir"). Mr. Ranbir Singh by way of constructive delivery with Mr. Banter Trikha, acting for the Debenture Trustee, deposited the relevant title deeds and documents relating to all that piece and parcel of land being Rectangle No. 87, Killa Nos. 3/2, 4, 6, 7, 5, 2, 8 and 9 Rectangle No, 88, Killa No. 1/1/2, admeasuring 60 Kanals, and 8 Marlas.
- iv. The property situated in the revenue estate of Village Harsaru, Sector 88A, Gurgaon, owned by Mr. Sanjay Singh, (through its Constituted Attorney Mr. Gautam Bhalla), an Indian inhabitant residing at House No. 845. Sector 4. Gurgaon (hereinafter referred to as "Sanjay") and Mr. Ajay Singh (through its Constituted Attorney Mr. Gautam Bhalla), (hereinafter referred to as "Ajay") deposited by way of constructive delivery with Mr. Sameer Trikha, acting for the Debenture Trustee, the relevant title deeds and documents relating to all that piece and parcel of land being Rectangle No. 87, Killa Nos. 3/1 admeasuring 4 Kanals, jointly owned by Sanjay and Ajay (collectively known as "the said Properties") together with all present and future assets, receivables and fixtures standing thereon and all things attached thereto, in favour of the Debenture Trustee, to secure the due payment and discharge of the principal amount of Debentures issued / to be issued by the Corporate Debtor in favour of IL&FS Trust Company Limited (trustee to Indiareit Domestic Fund Scheme V under the Debenture Agreements and interest thereon at the agreed rates, liquidated damages, redemption premium, event of default consideration, compound and/or additional interest in case of default, penal interest, commitment charges and costs, charges and expenses as also any and all other moneys whatsoever payable by the Company to the Indiareit Domestic Fund Scheme V.

The mortgage created upon the aforementioned properties are collectively referred to as '**the Mortgages**'.

2. Movable Properties

The following charge has been created by the Corporate Debtor in favour of the Financial Creditor pursuant to the deed of Hypothecation dated March 22, 2018:

- i. Second ranking pari passu charge on all and any amounts held, owing to or received by or receivable, in each case from time to time, by the Corporate Debtor, whether now, or at any time during the continuance of the deed of hypothecation, in relation to the development of the property, which shall include the project receivables and all rights, title, interest, benefits, claims and demands whatsoever of the Corporate Debtor in, to or in respect of the said amounts as well as all the rights, title and interest of the Corporate Debtor in, to or in respect of any bank accounts, including but not limited to the Escrow Account, where the aforementioned receivables are held.
- ii. Second ranking pan passu charge on all right, title, interest, benefit, claims and demands of the Corporate Debtor, in to, or in respect of, the PNB Master Escrow Account, PNB Escrow Account, Escrow Account, Operating Account and other bank accounts of the Corporate Debtor all amounts, lying to the credit thereof from time to time.

3. Pledge

Second ranking pan passu pledge over:

- i. 53,300 Class A shares held by Ashiana Homes Private Limited and Landcraft Projects Private Limited in the Corporate Debtor representing 82% of Class A shares issued by the Corporate Debtor;
- ii. 1,09,35,000 Class 13 shares held by Ashiana Homes Private Limited and Landcraft Projects Private Limited in the Corporate Debtor representing 100% of Class B shares issued by the Corporate Debtor.

The Pledged Shares (as defined in the Share Pledge Agreement) are pledged with the Debenture Trustee/Financial Creditor, such that the debenture holder holds second ranking pari passu charge over the same, along with the existing debenture trustee, subject to the first charge to PNBHFL, pursuant to a Share Pledge Agreement dated March 22, 2018.

4. Corporate Guarantees

- i. An unconditional and irrevocable corporate guarantee from Ashiana Homes Private Limited vide Deed of Guarantee dated March 22, 2018.
- ii. An unconditional and irrevocable corporate guarantee from Landcraft Projects Private Limited vide Deed of Guarantee dated March 22, 2018.

5. Personal Guarantees

Unconditional and irrevocable personal guarantee from Mr. Rohit Raj Modi, Mr. Manu Garg, Mr. Gaurav Garg, and Mr. Lalit Kumar Jaiswal respectively vide Deeds of Guarantee dated March 22, 2018.

2. IDBI TRUSTEESHIP SERVICES LTD - INDIA HOUSING FUND SERIES 2 AND SERIES 3

1. Immovable Property

Second ranking pari passu charge by way of equitable mortgage, over the 14.025 acres of land situated, in the revenue estate of Village Harsaru, Sector 88A, Gurgaon, and the Gurgaon Project, subject to the first charge to Punjab National Bank Housing Finance Limited (PNBHFL), on the following properties:

- i. The property situated in the revenue estate of Village Harsaru, Sector 88A, Gurgaon, owned by Gabino Developers Pvt. Ltd., a company incorporated under the provisions of the Companies Act, 1956 and having its registered office at Flat No. 621, A, 6th Floor Devika Towers, 6 Nehru Place, New Delhi 110 019, (hereinafter referred to as "Gabino"), all that piece and parcel of land being Rectangle No. 86, Killa Nos. 5,6,7, 14/1 and 15.1, Rectangle No. 87, Killa Nos. 1 and 10 admeasuring 41 Kanals, 16 Marlas, created by deposit of title deeds on September 3, 2013.
- ii. The property situated in the revenue estate of Village Harsaru, Sector 88A, Gurgaon, owned by Mandisa Developers Pvt. Ltd., a company incorporated under the provisions of the Companies Act, 1956 and having its registered office at Flat No. 621, A, 6th Floor Devika Towers, 6 Nehru Place, New Delhi - 110 019, (hereinafter referred to as "Mandisa"), all that piece and parcel of land being Rectangle No. 86, Killa Nos. 13/3, admeasuring 6 Kanals, created by deposit of title deeds on September 3, 2013.
- iii. The property situated in the revenue estate of Village Harsaru, Sector 88A, Gurgaon, owned by Mr. Ranbir Singh, (through its Constituted Attorney Mr. Gautam Bhalla), an Indian inhabitant residing at House No. 845, Sector 4, Gurgaon (hereinafter referred to as "Ranbir"), all that piece and parcel of land being Rectangle No. 87, Killa Nos. 3/2, 4, 6, 7, 5, 2, 8 and 91, Rectangle No. 88, Killa No. 1/1/2, admeasuring 60 Kanals and 8 Marlas, created by deposit of title deeds on September 3, 2013.
- iv. The property situated in the revenue estate of Village Harsaru, Sector 88A, Gurgaon, owned by Mr. Sanjay Singh, (through its Constituted Attorney Mr. Gautam Bhalla), an Indian inhabitant residing at House No. 845, Sector 4, Gurgaon (hereinafter referred to as "Sanjay") and Mr. Ajay Singh (through its Constituted Attorney Mr. Gautam Bhalla), (hereinafter referred to as "Ajay"), all that piece and parcel of land being Rectangle No. 87, Killa Nos. 3/1 admeasuring 4 Kanals, created by deposit of title deeds on September 3, 2013.

2. Movable Properties

- i. Second ranking pari passu charge on the Escrow Account, as set up pursuant to Escrow Account Agreement dated September 3, 2013, and amended on December 26, 2013, executed by and between the Corporate Debtor, the Financial Creditor and HDFC Bank Limited, in respect of the receivables from the Corporate Debtor's project at Gurgaon.
- ii. Second ranking pari passu charge on the moveable assets, both tangible and intangible, in relation to the Corporate Debtor's project at Gurgaon.

3. Pledge

Second ranking pari passu pledge over:

- i. 53,300 Class A shares held by Ashiana Homes Private Limited and Landcraft Projects Private Limited in the Corporate Debtor representing 82% of Class A shares issued by the Corporate Debtor;
- ii. 1,09,35,000 Class B shares held by Ashiana Homes Private Limited and Landcraft Projects Private Limited in the Corporate Debtor representing 100% of Class B shares issued by the Corporate Debtor along with New Debenture Trustee, subject to the first charge to PNBHFL, pursuant to a Share Pledge Agreement dated September 3, 2013.

Second ranking pari passu pledge of 100% of the paid-up equity share capital of Brock Promoters Private Limited, being a wholly owned subsidiary of the erstwhile developer, Vatika Limited, in favour of IDBI Trusteeship, along with New Debenture Trustee, subject to the first charge to PNBHFL, pursuant to a Share Pledge Agreement dated September 3, 2013.

4. Amount of claim covered by Guarantee and details of Guarantee:

- i. Unconditional and irrevocable personal guarantee from Mr. Rohit Raj Modi and Mr. Manu Garg respectively vide Deeds of Guarantee dated September 3, 2013.
- ii. An unconditional and irrevocable personal guarantee from Mr. Gaurav Garg and Mr. Lalit Kumar Jaiswal vide Deed of Guarantee dated March 22, 2018.
- iii. An unconditional and irrevocable corporate guarantee from Ashiana Homes Private Limited vide Deed of Guarantee dated September 3, 2013.
- iv. An unconditional and irrevocable corporate guarantee from Landcraft Projects Private Limited vide Deed of Guarantee dated September 3, 2013.

3. IDBI TRUSTEESHIP SERVICES LTD - PIRAMAL FUND MANAGEMENT PRIVATE LIMITED ON BEHALF OF INDIAREIT FUND SCHEME V

1. Immovable Property

Second ranking pari passu charge by way of equitable mortgage, over the 14.025 acres of land situated, in the revenue estate of Village Harsaru, Sector 88A, Gurgaon, and the Gurgaon Project, subject to the first charge to Punjab National Bank Housing Finance Limited ('PNBHFL'), on the following properties:

- i. The property situated in the revenue estate of Village Harsaru, Sector 88A, Gurgaon, owned by Gabino Developers Pvt. Ltd., a company incorporated under the provisions of the Companies Act, 1956 and having its registered office at Flat No. 621, A, 6th Floor Devika Towers, 6 Nehru Place, New Delhi – 110 019, (hereinafter referred to as “Gabino”). Mr. Nikhil Bhatia, authorized signatory of Gabino by way of constructive delivery with Mr. Sameer Trikha, acting for the Debenture Trustee, deposited the relevant title deeds and documents relating to all that piece and parcel of land being Rectangle No. 86, Killa Nos. 5,6,7, 14/1 and 15.1, Rectangle No. 87, Killa Nos. 1 and 10 admeasuring 41 Kanals, 16 Marlas.
- ii. The property situated in the revenue estate of Village Harsaru, Sector 88A, Gurgaon, owned by Mandisa Developers Pvt. Ltd., a company incorporated under the provisions of the Companies Act, 1956 and having its registered office at Flat No. 621, A, 6th Floor Devika Towers, 6 Nehru Place, New Delhi – 110 019, (hereinafter referred to as “Mandisa”). Mr. Rajat Shail Kumar, a director of Mandisa deposited by way of constructive delivery with Mr. Sameer Trikha, acting for the Debenture Trustee, the relevant title deeds and documents relating to all that piece and parcel of land being Rectangle No. 86, Killa Nos. 13/3, admeasuring 6 Kanals.
- iii. The property situated in the revenue estate of Village Harsaru, Sector 88A, Gurgaon, owned by Mr. Ranbir Singh, (through its Constituted Attorney Mr. Gautam Bhalla), an Indian inhabitant residing at House No. 845, Sector 4, Gurgaon (hereinafter referred to as “Ranbir”). Mr. Ranbir Singh by way of constructive delivery with Mr. Sameer Trikha, acting for the Debenture Trustee, deposited the relevant title deeds and documents relating to all that piece and parcel of land being Rectangle No. 87, Killa Nos. 3/2, 4, 6, 7, 5, 2, 8 and 9 Rectangle No. 88, Killa No. 1/1/2, admeasuring 60 Kanals, and 8 Marlas.
- iv. The property situated in the revenue estate of Village Harsaru, Sector 88A, Gurgaon, owned by Mr. Sanjay Singh, (through its Constituted Attorney Mr. Gautam Bhalla), an Indian inhabitant residing at House No. 845, Sector 4, Gurgaon (hereinafter referred to as “Sanjay”) and Mr .Ajay Singh (through its Constituted Attorney Mr. Gautam Bhalla), (hereinafter referred to as “Ajay”) deposited by way of constructive delivery with Mr. Sameer Trikha, acting for the Debenture Trustee, the relevant title deeds and documents relating to all that piece and parcel of land being Rectangle No. 87, Killa Nos. 3/1 admeasuring 4 Kanals, jointly owned by Sanjay and Ajay (collectively known as “the said Properties”) together with all present and future assets, receivables and fixtures standing thereon and all things attached thereto, in favour of the Debenture Trustee, to secure the due payment and discharge of the principal amount of Debentures issued / to be issued by the Corporate Debtor in favour of IL&FS Trust Company Limited (trustee to Indiareit Domestic Fund Scheme V) under the Debenture Agreements and interest thereon at the agreed rates, liquidated damages, redemption premium, event of default consideration, compound and/or additional interest in case of default, penal interest, commitment charges and costs, charges and expenses as also any and all other moneys whatsoever payable by the Company to the Indiareit Domestic Fund Scheme V.

The mortgage created upon the aforementioned properties are collectively referred to as ‘the Mortgages.’

2. Movable Properties

The following charge has been created by the Corporate Debtor in favour of IDBI Trusteeship Services Limited pursuant to the deed of hypothecation dated September 03, 2013.

- i. Second ranking pari passu charge on the Escrow Account, as set up pursuant to Escrow Account Agreement dated September 3, 2013, and amended on December 26, 2013, executed by and between the Corporate Debtor, IDBI Trusteeship Services Limited and HDFC Bank Limited, in respect of the receivables from the Corporate Debtor's project at Gurgaon.
- ii. Second ranking pari passu charge on the moveable assets, both tangible and intangible, in relation to the Corporate Debtor's project at Gurgaon.

3. Pledge

Second ranking pari passu pledge over

- i. 53,300 Class A shares held by Ashiana Homes Private Limited and Landcraft Projects Private Limited in the Corporate Debtor representing 82% of Class A shares issued by the Corporate Debtor;
- ii. 1,09,35,000 Class B shares held by Ashiana Homes Private Limited and Landcraft Projects Private Limited in the Corporate Debtor representing 100% of Class B shares issued by the Corporate Debtor along with New Debenture Trustee, subject to the first charge to PNBHFL, pursuant to a Share Pledge Agreement dated September 3, 2013.

Second ranking pari passu pledge of 100% of the paid-up equity share capital of Brock Promoters Private Limited, being a wholly owned subsidiary of the erstwhile developer, Vatika Limited, in favour of IDBI Trusteeship, along with New Debenture Trustee, subject to the first charge to PNBHFL, pursuant to a Share Pledge Agreement dated September 3, 2013.

4. Corporate Guarantees

- i. An unconditional and irrevocable corporate guarantee from Ashiana Homes Private Limited vide Deed of Guarantee dated September 3, 2013.
- ii. An unconditional and irrevocable corporate guarantee from Landcraft Projects Private Limited vide Deed of Guarantee dated September 3, 2013.

5. Personal Guarantees

- i. Unconditional and irrevocable personal guarantee from Mr. Rohit Raj Modi and Mr. Manu Garg respectively vide Deeds of Guarantee dated September 3, 2013.
- ii. An unconditional and irrevocable personal guarantee from Mr. Gaurav Garg and Mr. Lalit Kumar Jaiswal vide Deed of Guarantee dated March 22, 2018.

4. PNB HOUSING FINANCE LIMITED

The Corporate Debtor has created security, as defined in Section 3(31) of Insolvency and Bankruptcy Code, 2016, as detailed hereinbelow for securing the loan facility:

- i. First charge by way of equitable mortgage of the project land admeasuring 56,736 square meters and structure thereon of the project “The Center Court Phase I and II” owned by M/s Brock Developers Private Limited (BDPL).
- ii. First charge by way of hypothecation of sold and unsold receivables from the project “The Center Court Phase I” of approximately INR 455.36 Crore.
- iii. First charge by way of hypothecation of sold and unsold receivables from the project “The Center Court Phase II “of approximately INR 405.07 Crore.
- iv. Debt Service Reserve account (DSRA) equal to 3 months interest (on incremental disbursement basis) to be maintained during the currency of PNBHFL Loan.
- v. Personal Guarantees of Mr. Rohit Raj Modi, Mr. Manu Garg, Mr. Gaurav Garg, and Lalit Kumar Jaiswal.
- vi. Corporate Guarantees of M/s Ashiana Homes Private Limited (AHPL) and M/s Landcraft Projects Private Limited.
- vii. Pledge of 82% shares of class A and 100% of Class B Shares of M/s Ashiana Landcraft Reality Private Limited.
- viii. Pledge of 100% of shares of M/s Brock Developers private Limited (Project Land owning company)

Annexure - 4

Name of the Corporate Debtor: Ashiana Landcraft Realty Private Limited; Date of commencement of CIRP: 11/01/2022; List of creditors as on: 13/05/2022

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

(Amount in Rs.)

Sr. No.	Name of creditor	Details of Claim Received		Details of Claim Admitted					Amount of Contingent Claim	Amount of any mutual dues, that may be set-off	Amount of Claim 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?	% voting share in CoC					
1	Ashiana Homes Private Limited	24-Jan-22	779,849,000	692,125,000	NCDs and OCDs		YES	-	-	-	87,724,000	-	-
2	Landcraft Developers Private Limited	25-Jan-22	150,714,000	63,000,000	OCDs		YES	-	-	-	87,714,000	-	-
3	Ashiana Dwellings Pvt Ltd	25-Jan-22	2,170,000	-	Surety bond		YES	-	-	-	2,170,000	-	-
4	Landcraft Projects Private Limited	25-Jan-22	629,562,000	629,552,000	NCDs		YES	-	-	-	10,000	-	-
5	Ashish Sharma	17-Feb-22	2,829,829	1,696,500	Others (Note 2)		NO	0.02	-	-	1,133,329	-	-
6	Mrs. Ambica Pruthi and Mr. Raghav Rastogi	22-Feb-22	7,578,768	6,658,157	Others (Note 2)		NO	0.06	-	-	920,611	-	-
7	Mr. Krishna Kumar Agarwal	17-Feb-22	11,844,444	11,578,749	Others (Note 2)		NO	0.11	-	-	265,695	-	-
8	Hira Paresb Kakadia and Paresbhai Chhaganlal Kakadia	17-Feb-22	7,218,294	6,863,728	Others (Note 2)		NO	0.06	-	-	354,566	-	-
9	Anurag Mohan Bhatnagar	15-Mar-22	6,764,947	6,764,947	Others (Note 2)		NO	0.06	-	-	-	-	-
10	Akshat Gupta HUF	28-Mar-22	5,251,598	5,251,598	Others (Note 2)		NO	0.05	-	-	-	-	-
11	Rajat Mamtani and Godawari Mamtani	27-Mar-22	2,472,458	2,472,458	Others (Note 2)		NO	0.02	-	-	-	-	-
12	Shivkumar Chaudhary (HUF)	29-Mar-22	7,847,851	7,613,564	Others (Note 2)		NO	0.07	-	-	234,287	-	-
13	Ramesh Damu Patil	30-Mar-22	7,600,000	7,600,000	Others (Note 2)		NO	0.07	-	-	-	-	-
14	Rekha Kedia	30-Mar-22	1,943,542	1,943,543	Others (Note 2)		NO	0.02	-	-	-	-	-
15	Minakshi Gautam and Ashish Gautam	28-Mar-22	1,292,100	1,275,503	Others (Note 2)		NO	0.01	-	-	16,597	-	-
16	Ashish Gautam and Minakshi Gautam	28-Mar-22	1,317,500	1,299,836	Others (Note 2)		NO	0.01	-	-	17,664	-	-
17	Sorabh Mittal and Tanu Mittal	29-Mar-22	774,993	774,993	Others (Note 2)		NO	0.01	-	-	-	-	-
18	Praveen Kumar Subudhi and Vijaysree Subudhi	29-Mar-22	1,248,954	1,248,955	Others (Note 2)		NO	0.01	-	-	-	-	-
19	Abhik Bibhutibhushan Chakraborty	30-Mar-22	7,505,681	7,505,681	Others (Note 2)		NO	0.07	-	-	-	-	-
20	Rajesh Kumar Thaper	30-Mar-22	7,632,912	7,539,321	Others (Note 2)		NO	0.07	-	-	93,591	-	-
21	Anant Oberai, Randeep Oberai and Nirankar Oberai	29-Mar-22	1,902,237	1,502,632	Others (Note 2)		NO	0.01	-	-	399,605	-	-
22	Rajesh Kumar Gupta	4-Apr-22	18,981,067	15,361,402	Others (Note 2)		NO	0.14	-	-	3,619,665	-	-
23	Anu Samyal and Vikas Samyal	31-Mar-22	2,016,043	1,871,475	Others (Note 2)		NO	0.02	-	-	144,568	-	-
24	V R Jayaraman	7-Apr-22	7,600,000	7,600,000	Others (Note 2)		NO	0.07	-	-	-	-	-
25	Deb Ranjan Bhattacharya	5-Apr-22	5,734,937	5,734,937	Others (Note 2)		NO	0.05	-	-	-	-	-
26	Tulika Bhattacharya	10-Apr-22	2,867,468	2,867,468	Others (Note 2)		NO	0.03	-	-	-	-	-
27	Deep Singh	11-Apr-22	500,000	500,000	Others (Note 2)		NO	0.00	-	-	-	-	-
28	Jeanne Mathias	12-Apr-22	6,391,671	3,165,275	Others (Note 2)		NO	0.03	-	-	3,226,396	-	-
29	Anil Sonkhla	1-Apr-22	3,471,639	2,477,754	Others (Note 2)		NO	0.02	-	-	993,885	-	-
30	Minaxi Patidar	27-Jan-22	9,844,067	9,844,067	Others (Note 2)		NO	0.09	-	-	-	-	-
31	Minaxi Patidar	27-Jan-22	9,844,067	9,844,067	Others (Note 2)		NO	0.09	-	-	-	-	-
32	Shantilal Patidar	27-Jan-22	9,844,067	9,844,067	Others (Note 2)		NO	0.09	-	-	-	-	-
33	Shantilal Patidar	27-Jan-22	9,844,067	9,844,067	Others (Note 2)		NO	0.09	-	-	-	-	-
34	Hazel Mathias	11-Apr-22	12,154,955	11,726,457	Others (Note 2)		NO	0.11	-	-	428,498	-	-
35	Snehal Rajendra Erande	10-Mar-22	7,998,436	7,683,336	Others (Note 2)		NO	0.07	-	-	315,100	-	-
36	Nachiket Gavaskar	11-Apr-22	14,244,538	13,820,348	Others (Note 2)		NO	0.13	-	-	424,190	-	-
37	DGND Holdings	31-Mar-22	9,517,640	7,906,783	Others (Note 2)		NO	0.07	-	-	1,610,857	-	-

38	Komal Saluja	10-May-22	4,833,711	4,833,711	Others (Note 2)		NO	0.04	-	-	-	-	-
	TOTAL		1,781,009,481	1,589,192,380	-	-		1.90	-	-	191,817,106	-	-

General Notes:-

1. The best estimate of the amount of the claims including security interests have been made based on the available information. As per regulation 14, the IRP/RP shall revise the amount of claims admitted, including the estimates, as soon as may be practicable, when he receives additional information warranting such revision.
2. "Others" includes those cases in which homebuyers had entered into a buy-back arrangement and surrendered their flats OR cases involving Expression of Interest ('EOI') arrangement.

Annexure - 6

Name of the Corporate Debtor: Ashiana Landcraft Realty Private Limited; Date of commencement of CIRP: 11/01/2022; List of creditors as on: 13/05/2022

List of operational creditors (Employees)

Sr. 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 Claim not Admitted	Amount of Claim under Verification	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	-	Harendra Chauhan	24-Jan-22	146,492	146,492	Salary	No				-	-	
2	-	Sumit Sikka	22-Jan-22	50,040	50,040	Salary	No				-	-	
3	-	Akshay Kumar	22-Jan-22	4,810	4,810	Salary	No				-	-	
4	-	Kunal Jain	22-Jan-22	58,560	58,560	Salary	No				-	-	
5	-	Poonam Jawa	25-Jan-22	62,720	62,720	Salary	No				-	-	
6	-	Jitendra Kumar Sharma	24-Jan-22	82,177	82,177	Salary	No				-	-	
7	-	Swapnil Rao	24-Jan-22	153,346	153,346	Salary	No				-	-	
8	-	Anjali Bhalla	25-Jan-22	39,670	39,670	Salary	No				-	-	
9	-	Anshu Sharma	25-Jan-22	71,657	71,657	Salary	No				-	-	
10	-	Deepak Kumar	27-Jan-22	61,801	61,801	Salary	No				-	-	
11	-	Devang Rathod	25-Jan-22	299,887	290,887	Salary	No				9,000	-	
12	-	Md. Emam Khan	24-Jan-22	51,680	51,680	Salary	No				-	-	
13	-	Jitendra Singh	25-Jan-22	75,033	-	Salary	No				75,033	-	
14	-	Mahesh Chand	24-Jan-22	70,209	70,209	Salary	No				-	-	
15	-	Dewashish Kumar	24-Jan-22	57,708	57,708	Salary	No				-	-	
16	-	Mukesh Kumar Thakur	24-Jan-22	282,348	282,348	Salary	No				-	-	
17	-	Pradeep Verma	25-Jan-22	249,536	249,536	Salary	No				-	-	
18	-	Prasanna Anand Jha	25-Jan-22	16,090	16,090	Salary	No				-	-	
19	-	Rakesh Kumar Singh	24-Jan-22	905,343	638,493	Salary	No				266,850	-	
20	-	Bhola Prasad	25-Jan-22	352,523	-	Salary	No				352,523	-	
21	-	Sabeena	25-Jan-22	180,902	180,902	Salary	No				-	-	
22	-	Vindeshwar Singh	27-Jan-22	61,248	61,248	Salary	No				-	-	
23	-	Mohammad Sajjad	23-Feb-22	85,023	-	Salary	No				85,023	-	
24	-	Shyam Kishore	19-Feb-22	88,020	88,020	Salary	No				-	-	
25	-	Bharat Kumar	31-Jan-22	7,120	7,120	Salary	No				-	-	
26	-	Upendra Kumar Nayak	26-Jan-22	-	-	Salary	No				-	-	
27	-	Hitesh Kumar	27-Jan-22	32,682	32,682	Salary	No				-	-	
28	-	Umesh Kumar Sharma	1-Feb-22	286,153	286,153	Salary	No				-	-	
29	-	Manoj Kumar Thakur	22-Jan-22	296,000	296,000	Salary	No				-	-	
30	-	Ram Pal Sharma	23-Jan-22	159,871	159,871	Salary	No				-	-	
31	-	Shalini Samuel	24-Jan-22	116,493	116,493	Salary	No				-	-	
32	-	Ramphal Yadav	22-Jan-22	308,653	308,653	Salary	No				-	-	
		TOTAL		4,713,795	3,925,366	-	-	-	-	-	788,429	-	-

General Notes:-

The best estimate of the amount of the claims including security interests have been made based on the available information. As per Regulation 14, the IRP/RP shall revise the amount of claims admitted, including the estimates, as soon as may be practicable, when he receives additional information warranting such revision.

Annexure - 8

Name of the Corporate Debtor: Ashiana Landcraft Realty Private Limited; Date of commencement of CIRP: 11/01/2022; List of creditors as on: 13/05/2022
List of operational creditors (Other than Workmen and Employees and Government Dues)

Sr. No	Name of creditor	Details of Claim Received		Details of Claim Admitted					Amount of Contingent Claim	Amount of any mutual dues, that may be set-off	Amount of Claim 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, if applicable					
1	M/s. B. Chhawchharia & Co., Chartered Accountants	22-Jan-22	29,010	29,010	Operational Creditor	-	No	-	-	-	-	-	-
2	Terrain Greens Private Limited	25-Jan-22	267,141	267,141	Operational Creditor	-	No	-	-	-	-	-	-
3	The Green Triveni Developer	25-Jan-22	257,894	257,894	Operational Creditor	-	No	-	-	-	-	-	-
4	Ashiana Dwellings Private Limited	25-Jan-22	431,356	431,356	Operational Creditor	-	Yes	-	-	-	-	-	-
5	Ashiana Homes Pvt Ltd	24-Jan-22	554,740	554,740	Operational Creditor	-	Yes	-	-	-	-	-	-
6	Brickex Advisors Private Limited	9-Mar-22	1,104,066	1,104,066	Operational Creditor	-	No	-	-	-	-	-	-
7	Schindler India Private Limited	8-Mar-22	4,884,693	3,058,275	Operational Creditor	-	No	-	-	-	1,826,418	-	-
8	Kajaria Ceramics Limited	9-Apr-22	3,051,099	3,051,099	Operational Creditor	-	No	-	-	-	-	-	-
9	Ultratech Cement	9-Apr-22	314,067	314,068	Operational Creditor	-	No	-	-	-	-	-	-
10	KOI Security Agency	24-Jan-22	-	-	Operational Creditor	-	No	-	-	-	-	-	-
11	Electrical Sales Corporation	24-Jan-22	-	-	Operational Creditor	-	No	-	-	-	-	-	-
12	Northern Ridge Geotech Pvt Ltd	27-Jan-22	48,600	48,600	Operational Creditor	-	No	-	-	-	-	-	-
13	Premiere Bars Ltd	23-Apr-22	1,217,462	807,312	Operational Creditor	-	No	-	-	-	-	-	-
	TOTAL		12,160,128	9,923,561	-	-	-	-	-	-	1,826,418	-	-

General Notes:-

The best estimate of the amount of the claims including security interests have been made based on the available information. As per Regulation 14, the IRP/RP shall revise the amount of claims admitted, including the estimates, as soon as may be practicable, when he receives additional information warranting such revision.