

Name of the Corporate Debtor: Avaneesh Infratech Private Limited; Date of commencement of CIRP: 12.12.2023 List of creditors as on: 22.09.2025

Filing under clause (ca) of sub-regulation (2) of regulation 13 the IBBI (Insolvency Resolution Process for Corporate Persons) Regulations, 2016 (Amount in Rs.)

Sl. No.	Category of creditor	Summary of claims received		Summary of claims admitted		Amount of contingent claims	Amount of claims not admitted	Amount of claims under verification	Details in Annexure	Remarks, if any
		No. of claims	Amount	No. of claims	Amount of claims admitted					
1	Secured financial creditors belonging to any class of creditors	-	-	-	-	-	-	-		
2	Unsecured financial creditors belonging to any class of creditors	3	116,337,773.00	3	76,354,941.66	-	12,697,652.00	27,285,179.34	1	
3	Secured financial creditors (other than financial creditors belonging to any class of creditors)						-	-	2	
4	Unsecured financial creditors (other than financial creditors belonging to any class of)	1	87,577,094.00	1	75,467,140.00	-	12,109,954.00	-		
5	Operational creditors (w orkmen)	-	-	-	-	-	-	-		
6	Operational creditors (Employees)	-	-	-	-	-	-	-		
7	Operational creditors (Government Dues)					-	-	-		
8	Operational creditors (other than Workmen and Employees and Government Dues)	1	4,235,315.00	-	-	-	-	-		
9	Other creditors, if any,	-	-	-	-	-	-	4,235,315.00	3	
	Total	5	208,150,182.00	4	151,822,081.66	-	24,807,606.00	31,520,494.34		

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List of Unsecured financial creditors belonging to any class of creditors

(Amount in Rs.)

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 claim rejected	Amount of claim under verification / not admitted	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	M/S Subhrata Ghosh & Co	25.06.2025	68,528,527.00	55,830,875.00	Homebuyer claim	NIL	NIL	NO	36.77%	-	-	12,697,652.00		
2	Subhayan Bhowmik	23.05.2025	43,929,246.00	19,333,133.33	Homebuyer claim	NIL	NIL	NO	12.73%	-	-		24,596,112.67	<p>Unit No. 1 (First Floor): No agreement available; claim of ₹90,00,000 remains under verification.</p> <p>Unit 5: ₹27,00,000 received in Avaneesh has been admitted. The remaining principal amount was transferred into the personal account of a Director, who has expressly refused to acknowledge the same. Accordingly, the balance principal remains under verification. As per the agreement, interest @12% was payable only if the entire consideration was paid; therefore, interest has been admitted @8% p.a. as per IBC.</p>
3	Subrata Ghosh	28.07.2025	3,880,000.00	1,190,933.33	Homebuyer claim	NIL	NIL	NO	0.78%	-	-		2,689,066.67	<p>Observations on Clause 9.2</p> <p>Clause 9.2 of the Agreement provides for refund of the amounts received along with 9% simple interest only in cases where the Purchaser has made full payment of the entire sale consideration (together with any due interest), but possession is not handed over within the stipulated or extended time. Since in the present case the Purchaser has not made payment of the entire amount, Clause 9.2 does not become operative.</p> <p>Interest Applicability</p> <p>In the absence of a specific contractual stipulation for the present circumstance, interest has been considered at the rate of 8% per annum simple interest in line with the Insolvency and Bankruptcy</p>
	Total		116,337,773.00	76,354,941.66		-	-		50.29%				27,285,179.34	

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List of unsecured financial creditors (other than financial creditors belonging to any class of creditors) 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 claim rejected	Amount of claim under verification / not admitted	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	South North Projects LLP	26.12.2023	87,577,094.00	75,467,140.00	Loan			NO	49.71%	-	-	12,109,954.00	-	
	Total		87,577,094.00	75,467,140.00		-	-		49.71%					

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List of Operational creditors (Trade & Other)

(Amount in Rs.)

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 claim rejected	Amount of claim under verification / not admitted	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	Alok Shaw/SP Construction	21.04.2025	4,235,315.00		Operational Creditor	-	-	NO		-	-	-	4,235,315.00	Information pending from claimant A. Acknowledgement of outstanding amount (any one or more) - Signed balance confirmation/statement of account on the CD's letterhead (authorised signatory), showing invoice-wise outstanding - Email/letter from a CD official (with designation and contact) expressly acknowledging the pending dues and referencing invoice/DC numbers. - Supplier-ledger extract from the CD's books, certified by the CD/its authorised
	Total		4,235,315.00	-		-	-				-	-	4,235,315.00	