

Name of the Corporate Debtor: Avaneesh Infratech Private Limited; CIRP: 12.12.2023 List of creditors as on: 22.09.2025														
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	<div>Unit No. 1 (First Floor): No agreement available; claim of ₹90,00,000 remains under verification.</div> <div>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.</div>
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	<div>Observations on Clause 9.2</div> <div>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.</div> <div>Interest Applicability</div> <div>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</div>
	Total		116,337,773.00	76,354,941.66		-	-		50.29%			12,697,652.00	27,285,179.34	