

Name of the Corporate Debtor	Tarun Realtors Private Limited	Date of commencement of CIRP	20-Jul-23	List of creditors as on:	20-11-2025
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Filing under clause (ca) of sub-regulation (2) of regulation 13 the IBBI (Insolvency Resolution Process for Corporate Persons) Regulations, 2016

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	Reference Tab	Remarks, if any
		No. of Claims	Amount (INR)	No. of Claims	Amount (INR)	Amount (INR)	Amount (INR)	Amount (INR)			
1	Secured Financial creditors belonging to any class of creditors	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
2	Unsecured Financial creditors belonging to any class of creditors	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
3	Secured Financial creditors (other than financial creditors belonging to any class of creditors)	2	4,79,18,25,737	2	4,76,09,51,388	-	3,08,74,349	-	Annexure 3	A3'IA1	
4	Unsecured Financial creditors (other than financial creditors belonging to any class of creditors)	1	3,50,00,00,000	1	1,77,55,11,506	-	1,72,44,88,494	-	Annexure 4	A4'IA1	
5	Operational creditors (Workmen)	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
6	Operational creditors (Employees)	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
7	Operational creditors (Government Dues)	5	22,86,87,908	1	3,62,880	-	-	22,83,25,028	Annexure 7	A7'IA1	
8	Operational creditors (Other than workmen and Employees and Government dues)	15	37,42,39,501	7	5,71,30,754	-	4,46,57,041	27,24,51,705	Annexure 8	A8'IA1	
9	Other creditors, if any, (other than financial creditors and operational creditors)	1	68,92,860	1	50,02,232	NA	18,90,628	-	Annexure 9	A9'IA1	NA
Total		24	8,90,16,46,006	12	6,59,89,58,760	-	1,80,19,10,512	50,07,76,733			

-rounded off to the nearest rupee

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List of Unsecured Financial creditors belonging to any class of creditors

Sl No	Name of Creditor	Details of Claim received		Details of claims admitted						Amount of Contingent Claims	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	Amt of Claim Admitted	Nature of Claim	Amount covered by security interest	Amount covered by Guarantee	Whether Related Party?	% Voting Share in CoC					
			-	-					#DIV/0!	-	-	-	-	
									#DIV/0!	-	-	-	-	

1. Amount rounded off to the nearest Rupee
2. CIRP Commencement Date is October 13, 2023 (order recieved on October 17, 2023)
3. The aforesaid creditors are classified as financial creditors belonging to any other class of creditors (Real Estate Allottees)
4. Claims admitted, if any, are subject to revision/ substantiation/ modification on the basis of any additional information/ evidence/ clarification/ revised claim being received.
5. The claims under verification as stipulated on the table are pending for verification as the requisite information has not been shared by the corporate debtor.
6. A difference of INR 15 for claims under verification arises on account of claims admitted at INR 1, specifically for claimants who did not quantify an amount in Form CA. These claimants had possession handed over to them prior to the initiation of CIRP, and their claims have been admitted solely for pending legal formalities, such as registry etc

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List of Secured Financial Creditors (other than financial creditors belonging to any class of creditors)

S. No	Name of Creditor	Details of Claim received		Details of claims admitted						Amount of Contingent Claims	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	Amt of Claim Admitted*	Nature of Claim	Amount covered by security interest	Amount covered by Guarantee	Whether Related Party?	% Voting Share in CoC					
1	Assets Care and Reconstruction Enterprise Limited	07-08-2023	3,39,19,42,496	3,39,19,42,496	Loan	Yes	No	No	71.25%	-	-	-	-	Refer Note 3 below
2	The Karur Vysya Bank Limited	08-08-2023	1,39,98,83,241	1,36,90,08,892	Loan	Yes	No	No	28.75%	-	-	3,08,74,348.69	-	Refer Note 3 below
			4,79,18,25,737	4,76,09,51,388					100.0%	-	-	3,08,74,348.69	-	

Notes:

1. Amounts admitted have been mentioned above basis available information and may be updated/ revised as per additional information received.
2. Refer tab 2(d) for security mapping.
3. Amount rounded off to the nearest Rupee
- 4 a. Standard Chartered Bank assigned its loan along with all rights title and interest to Assets Care and Reconstruction Enterprise Limited (Acting in its capacity as Trustee of ACRE-159 Trust) vide assignment agreement dated 10th June 2024
- 4 b. Fedbank Financial Services Limited assigned its loan along with all rights title and interest to Phoenix ARC Private Limited vide assignment agreement dated 5th April 2024; Thereafter, Phoenix ARC Private Limited (Trustee of Phoenix Trust FY 24-25) assigned its loan to Assets Care and Reconstruction Enterprise Limited vide assignment agreement dated 23rd October 2024
- 4 c. South Indian Bank assigned its loan along with all rights title and interest to Asset Reconstruction Company (India) Limited vide assignment agreement dated 28th September 2021
- 4d. Asset Reconstruction Company (India) Limited (ARCIL) has assigned its debt of Tarun Realtors Private Limited to Assets Care and Reconstruction Enterprise Limited (ACRE) vide assignment agreement dated 26 September 2025 executed btw ARCIL and ACRE

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Unsecured Financial creditors (other than financial creditors belonging to any class of creditors)

S. No	Name of Creditor	Details of Claim received		Details of claims admitted						Amount in INR				
		Date of receipt	Amount Claimed	Amt of Claim Admitted*	Nature of Claim	Amount covered by security interest	Amount covered by Guarantee	Whether Related Party?	% Voting Share in CoC	Amount of Contingent Claims	Amount of any mutual dues that may be set off	Amount of Claims not admitted	Amount of Claims under verification	Remarks, if any
1	Virtuous Retail Pte Ltd	16-08-2023	3,50,00,00,000	1,77,55,11,506	A Series fully and Compulsorily convertible debentures	No	No	Yes	0.0%	-	-	1,72,44,88,494.00	-	Refer Note 3 below
			3,50,00,00,000	1,77,55,11,506					0.0%	-	-	1,72,44,88,494.00	-	

Notes:
1. Amounts admitted have been mentioned above basis available information and may be updated/ revised as per additional information received.
2. Refer tab 2(d) for security mapping.
3. Amount rounded off to the nearest Rupee

Name of the Corporate Debtor	Tarun Realtors Private Limited	Date of commencement of CIRP	20-Jul-23	List of creditors as on:	20-11-2025
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List of Operational creditors (Government Dues)

Sl No	Name of Creditor	Details of Claim received		Details of claims admitted						Amount in INR				
		Date of receipt	Amount Claimed	Amt of Claim Admitted	Nature of Claim	Amount covered by security interest	Amount covered by Guarantee	Whether Related Party?	% Voting Share in CoC	Amount of Contingent Claims	Amount of any mutual dues that may be set off	Amount of Claims not admitted	Amount of Claims under verification	Remarks, if any
1	Assistant Commissioner of Income Tax (TDS), Circle 3(1), Bengaluru	11-08-2023	3,62,880	3,62,880	TDS Dues	Yes	-	No	0.00%	-	-	-	-	
2	Divya. N. Commercial Tax Officer (Audit)- 1.4, DGSTO-1, Bengaluru	05-04-2025	9,75,35,797	-	GST Dues for FY 18-19	-	-	No	0.00%	-	-	-	9,75,35,797	
3	Deepak P. Awatiger, Commercial Tax Officer (Audit)- 1.5, DGSTO-1, Bengaluru	07-04-2025	10,18,08,819	-	GST Dues for FY 19-20	-	-	No	0.00%	-	-	-	10,18,08,819	
4	Satish B Patil, Deputy Commissioner of Commercial Taxes (Audit)- 1.10, DGSTO-1, Bengaluru	09-09-2025	99,70,960	-	GST Dues for FY 17-18	-	-	No	0.00%	-	-	-	99,70,960	
5	Satish B Patil, Deputy Commissioner of Commercial Taxes (Audit)- 1.10, DGSTO-1, Bengaluru	11-09-2025	1,90,09,452	-	GST Dues for FY 21-22	-	-	No	0.00%	-	-	-	1,90,09,452	
			22,86,87,908	3,62,880.00		-	-				0	-	22,83,25,028	

Notes:

1. Amount rounded off to the nearest Rupee
2. Amounts above are under verification for want of information. The same can only be conclusively verified subsequent to verification from the book of accounts of the corporate debtor. Additionally, communications have also been sent to the respective claimants seeking additional information/ clarifications

Name of the Corporate Debtor	Tarun Realtors Private Limited	Date of commencement of CIRP	20-Jul-23	List of creditors as on:	20-11-2025
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List of Operational creditors (Other than workmen and Employees and Government dues)

Sl No	Name of Creditor	Details of Claim received		Details of claims admitted							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	Amt of Claim Admitted	Nature of Claim	Amount covered by Security Interest	Amount covered by Guarantee	Whether Related Party?	% Voting Share in CoC, if applicable	Amount of Contingent Claims				
1	Aditya Birla Fashion and Retail Ltd	08-08-2023	57,89,347	-	Interest Free Security Deposited as per terms of Letter of Intent/Agreement along with Interest	-	-	No	NA	-	-	-	57,89,347	
2	Bangalore Protech Controls Pvt. Ltd.	07-08-2023	13,42,843	13,33,930	O/s dues for the services rendered along with interest	-	-	No	NA	-	-	8,913	-	
3	M/s Mallikarjun Associates Bangalore	07-08-2023	89,89,605	1	O/s dues for the services rendered along with interest	-	-	No	NA	-	-	89,89,604	-	
4	Otis Elevator Co (India) Ltd.	08-08-2023	2,64,90,531	-	O/s dues for the services rendered along with interest	-	-	No	NA	-	-	-	2,64,90,531	
5	Vedant Fashions Limited (VFL)	08-08-2023	12,31,796	12,31,796	Interest Free Security Deposited as per terms of Letter of Intent/Agreement	-	-	No	NA	-	-	-	-	
6	Bangalore 'Dor-Tech' Pvt Ltd	12-08-2023	15,38,066	1	O/s dues for the services rendered along with interest	-	-	No	NA	-	-	15,38,065	-	
7	PVR Inox Limited (Formerly PVR Limited)	01-11-2023	20,55,76,193	-	Interest Free Security Deposited as per terms of Letter of Intent/Agreement and dues for expenditure incurred along with interest	-	-	No	NA	-	-	-	20,55,76,193	
8	Ashish Interbuild Private Limited	09-10-2023	3,24,49,038	1,21,09,861	O/s dues for the services rendered along with interest	-	-	No	NA	-	-	2,03,39,177	-	
9	Wohr Parking Systems Private Limited	14-11-2023	1,45,05,246	-	O/s dues for the services rendered along with interest	-	-	No	NA	-	-	-	1,45,05,246	
10	Ace Enviro Tech Private Limited	15-11-2023	6,15,89,344	4,14,55,163	O/s dues for the services rendered along with interest	-	-	No	NA	-	-	1,33,73,336	67,60,845	
11	NSA Chambers	01-02-2025	14,07,948	10,00,002	O/s dues for providing legal services	-	-	No	NA	-	-	4,07,946	-	
12	Bentel Associates Realty Design Consultants Private Limited	08-04-2025	58,63,865	-	O/s dues for the services rendered along with interest	-	-	No	NA	-	-	-	58,63,865	
13	Pioneer Property Zone Services Pvt. Ltd	29-04-2025	41,97,205	-	O/s dues for the services rendered along with interest	-	-	No	NA	-	-	-	41,97,205	
14	Bhupesh Kumar Jain	12-08-2025	17,46,687	-	Interest Free Security Deposited as per terms of Letter of Intent	-	-	No	NA	-	-	-	17,46,687	
15	Marks and Spencer Reliance India Pvt Ltd.	29-09-2025	15,21,786	-	Interest Free Security Deposited as per terms of Letter of Intent	-	-	No	NA	-	-	-	15,21,786	
			37,42,39,501	5,71,30,754		-	-			-	-	4,46,57,041	27,24,51,705	

Exchange rate used for foreign currency: 1USD= INR 82.08 as on insolvency commencement date i.e. 20 July 2023, order received on 25 July, 2023

Notes:

1. Amount rounded off to the nearest Rupee

2. Amounts above are under verification for want of information. The same can only be conclusively verified subsequent to verification from the book of accounts of the corporate debtor. Additionally, communications have also been sent to the respective claimants seeking additional information/ clarifications

3. * Previously, the amounts were provisionally admitted by the IRP, the Resolution Professional appointed vide order dated December 9, 2024 has recategorized/renamed as under verification.

4a.*Owing to the pending litigation and contingency of the liability of the Corporate Debtor, the claim submitted by Mallikarjun is considered as a 'Contingent Claim' and admitted at a notional value of INR 1/- .

4b.*Owing to the pending litigation and contingency of the liability of the Corporate Debtor, the claim submitted by Bangalore Dor Tech is considered as a 'Contingent Claim' and admitted at a notional value of INR 1/- .

Name of the Corporate Debtor	Varun Builders Private Limited	Date of commencement of CIRP	20-Jul-23	List of creditors as on:	##000000
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List of Other creditors, if any, (other than financial creditors and operational creditors)

Sl No	Name of Creditor	Details of Claim received		Details of Claims admitted					Amount of Contingent Claims	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	Amt of Claim Admitted	Nature of Claim	Amount covered by Security	Amount covered by Guarantee	Whether Related	% Voting Share in CAC, if applicable				
1	Aditya Birla Fashion and Retail Ltd	06-08-2023	68,92,860	15,02,232	Interest Free Security Deposited as per terms of Letter of intent/Agreement along with interest	-	-	No	NA	-	-	18,90,628	-
			68,92,860	15,02,232		-	-			-	-	18,90,628	-

Exchange rate used for foreign currency: USD-INR 82.08 as on insolvency commencement date i.e. 20-July-2023, order received on 25-July-2023

- Notes:
- Amount rounded off to the nearest Rupee
 - Amounts above are under verification for want of information. The same can only be conclusively verified subsequent to verification from the books of accounts of the corporate debtor. Additionally, communications have also been sent to the respective claimants seeking additional information/ clarifications
 - Previously, the amounts were provisionally admitted by the IRP, the Resolution Professional appointed vide order dated December 9, 2024 has been uploaded/annexed as under verification.