

Name of the Corporate Debtor	Tarun Realtors Private Limited	Date of commencement of CIRP	20-Jul-23	List of creditors as on:	04-Sep-25
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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)	3	4,79,18,25,737	3	4,76,09,51,388	-	3,08,74,349	-	Annexure 3	A3'IA1	
4	Unecured 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)	3	19,97,07,496	1	3,62,880	-	-	19,93,44,616	Annexure 7	A7'IA1	
8	Operational creditors (Other than workmen and Employees and Government dues	15	37,96,10,575	4	35,65,729	-	94,06,463	36,66,38,382	Annexure 8	A8'IA1	
9	Other creditors, if any, (other than financial creditors and operational creditors)	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Total		22	8,87,11,43,808	9	6,54,03,91,503	-	1,76,47,69,306	56,59,82,998			

-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 Finanncial 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 **	08-08-2023	2,37,54,27,214	2,37,54,27,214	Loan	Yes	No	No	49.89%	-	-	-	-	Refer Note 5 & 3 below
2	Asset Reconstruction Company (India) Limited	07-08-2023	1,01,65,15,282	1,01,65,15,282	Loan	Yes	No	No	21.35%	-	-	-	-	Refer Note 3 below
3	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

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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

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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%	-	-	0	10,18,08,819	
			19,97,07,496	3,62,880.00		-	-				0	-	19,93,44,616	

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 book of accounts of the corporate debtor. Additionally, communications have also been sent to the respective claimants seeking additional information/ clarifications

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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		Amt of Claim Admitted	Nature of Claim	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			Amount covered by Security Interest	Amount covered by Guarantee	Whether Related Party?	% Voting Share in CoC, if applicable					
1	Aditya Birla Fashion and Retail Ltd	08-08-2023	68,92,860	-	Interest Free Security Deposited as per terms of Letter of Intent/Agreement along with Interest	-	-	No	NA	-	-	-	68,92,860	
2	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	
3	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	-	
4	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	-	
5	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	
6	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	-	-	-	-	
7	Bangalore 'Dor-Tech' Pvt Ltd	12-08-2023	15,38,066	-	O/s dues for the services rendered along with interest	-	-	No	NA	-	-	-	15,38,066	
8	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	
9	Ashish Interbuild Private Limited	09-10-2023	3,24,49,038	-	O/s dues for the services rendered along with interest	-	-	No	NA	-	-	-	3,24,49,038	
10	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	
11	Ace Enviro Tech Private Limited	15-11-2023	6,15,89,344	-	O/s dues for the services rendered along with interest	-	-	No	NA	-	-	-	6,15,89,344	
12	NSA Chambers	01-02-2025	14,07,948	10,00,002	O/s dues for providing legal services	-	-	No	NA	-	-	4,07,946	-	
13	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	
14	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	
15	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	
			37,96,10,575	35,65,729		-	-			-	-	94,06,463	36,66,38,382	

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:
- 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 book 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 recategorized/renamed as under verification.