

|                              |                                |                              |           |                          |           |
|------------------------------|--------------------------------|------------------------------|-----------|--------------------------|-----------|
| Name of the Corporate Debtor | Tarun Realtors Private Limited | Date of commencement of CIRP | 20-Jul-23 | List of creditors as on: | 15-Sep-25 |
|------------------------------|--------------------------------|------------------------------|-----------|--------------------------|-----------|

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

| SI 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)   |                             |                               |                                     |                     |                        |                 |
| 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          | <a href="#">A3'IA1</a> |                 |
| 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          | <a href="#">A4'IA1</a> |                 |
| 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          | <a href="#">A7'IA1</a> |                 |
| 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          | <a href="#">A8'IA1</a> |                 |
| 9     | Other creditors, if any, (other than financial creditors and operational creditors)                | NA                         | NA             | NA                         | NA             | NA                          | NA                            | NA                                  | NA                  | NA                     | NA              |
| Total |  | 24                         | 8,90,01,24,220 | 9                          | 6,54,03,91,503 | -                           | 1,76,47,69,306                | 59,49,63,410                        |                     |                        |                 |

-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: | 15-Sep-25 |
|------------------------------|--------------------------------|------------------------------|-----------|--------------------------|-----------|

List of Unsecured Financial creditors belonging to any class of creditors

| Sl No | Name of Creditor | 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 | 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? |                             |   |                               |                                     |                 | #DIV/0!       |         |
|       |                  | -                          | -              | -                     |                 |                                     |                             |                        |                             | -   | -                             | -                                   | -               | -             | #DIV/0! |

1. Amount rounded off to the nearest Rupee

2. CIRP Commencement Date is October 13, 2023 (order received on October 17, 2023)

3. The aforesaid creditors are classified as financial creditors belonging to any other class of creditors (Real Estate Allotees)

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

|                              |                                |                              |            |                          |            |
|------------------------------|--------------------------------|------------------------------|------------|--------------------------|------------|
| Name of the Corporate Debtor | Tarun Realtors Private Limited | Date of commencement of CIRP | 20-07-2023 | List of creditors as on: | 15-09-2025 |
|------------------------------|--------------------------------|------------------------------|------------|--------------------------|------------|

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 | 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? |                             |   |                               |                                     |                 |                        |
| 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

|                              |                                |                              |            |                          |            |
|------------------------------|--------------------------------|------------------------------|------------|--------------------------|------------|
| Name of the Corporate Debtor | Tarun Realtors Private Limited | Date of commencement of CIRP | 20-07-2023 | List of creditors as on: | 15-09-2025 |
|------------------------------|--------------------------------|------------------------------|------------|--------------------------|------------|

Uncured 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    | 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 |                             |   |                               |                                     |                    |               |
| 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: | 15-Sep-25 |
|------------------------------|--------------------------------|------------------------------|-----------|--------------------------|-----------|

#### List of Operational Creditors (Authorised Representative of Workman and Employee)

## Notes:

Notes:  
1. The Information Memorandum shall be updated in case of receipt of claims (if any) from workmen and employees.

|                              |                                |                              |           |                          |           |
|------------------------------|--------------------------------|------------------------------|-----------|--------------------------|-----------|
| Name of the Corporate Debtor | Tarun Realtors Private Limited | Date of commencement of CIRP | 20-Jul-23 | List of creditors as on: | 15-Sep-25 |
|------------------------------|--------------------------------|------------------------------|-----------|--------------------------|-----------|

List of Operational creditors (Government Dues)

| SI 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 | 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 |                             |   |                               |                                     |                 |               |
| 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<br>Private Limited | Date of commencement of<br>CIRP | 20-Jul-23 | List of creditors as on: | 15-Sep-25 |
|------------------------------|-----------------------------------|---------------------------------|-----------|--------------------------|-----------|

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 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 | 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, 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    | Aco 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    | Bontel 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             |   | -                                   | -                           | No                     | NA                                   | - | -                           | -   | -                             | 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.