

Name of the Corporate Debtor : G. P. Realtors Private Limited; Date of commencement of CIRP: 28 November 2024; List of Creditors as on: 3 January 2026; Name of the IP: Bimal Kumar Agarwal
 Filing under clause (ca) of sub-regulation (2) of regulation 13 of the IBBI (Insolvency Resolution Process for Corporate Persons)

(Amount IN INR)

Sl. No.	Category of Creditor	Summary of Claims Received		Summary of Claims Admitted			Amount of Contingent Claims	Amount of Claim Not Admitted	Amount of Claims under Verification	Details in Annexure (Only PDF)	Remarks (If Any)
		No. of Claims	Amount	No. of Claims	Amount	% Share in Total Amount of Claims Admitted					
1	Secured financial creditors belonging to any class of creditors	-	-	-	-	-	-	-	-	Annexure 1	
2	Unsecured financial creditors belonging to any class of creditors	-	-	-	-	-	-	-	-	Annexure 2	
3	Secured financial creditors (other than financial creditors belonging to any class of creditors)	1	5,50,36,04,009	1	4,01,89,08,950	82.65	-	-	1,48,46,95,059	Annexure 3	
4	Unsecured financial creditors (other than financial creditors belonging to any class of creditors)	1	1,06,76,70,626	1	84,13,29,814	17.30	-	-	22,63,40,812	Annexure 4	
5	Operational creditors (Workmen)	-	-	-	-	-	-	-	-	Annexure 5	
6	Operational creditors (Employees)	-	-	-	-	-	-	-	-	Annexure 6	
7	Operational creditors (Government Dues)	-	-	-	-	-	-	-	-	Annexure 7	
8	Operational creditors (other than Workmen and Employees and Government Dues)	10	26,12,82,676	6	25,57,049	0.05	-	-	25,87,25,627	Annexure 8	The claims are currently under review due to non-receipt of information, verification from books of accounts of the Corporate Debtor & other related details from the management.
9	Other creditors, if any, (other than financial creditors and operational creditors)	1	1	-	-	-	-	1	-	Annexure 9	The creditor has submitted a claim in form F, allegedly claiming entitlement to a parcel of land admeasuring 27.089 acres situated in Village Behrampur, Gurugram, Haryana ("Land") and thereby claiming exclusion of the Land and shareholding in AIDT Phase -1 Private Limited from the insolvency estate of G.P. Realtors Private Limited ("Corporate Debtor"). No quantifiable amount has been specified by the claimant in Form F. Hence, Re. 1/- has been recorded against the claimant in the list of creditors. The ownership or proprietary claims over specific assets cannot be adjudicated via Form F, since such claims do not constitute "right to payment" within the meaning of "claim" under Section 3(6) of the IBC. The same has not been accepted by the Resolution Professional on lack of documentation.
Total		13	6,83,25,57,312	8	4,86,27,95,813	100	-	1	1,96,97,61,498		

Annexure - 3

G. P. Realtors Private Limited

Date of commencement of CIRP: 28 November 2024

List of Creditors as on: 3 January 2026

List of secured financial creditors (other than financial creditors belonging to any class of creditors)

(Amount IN INR)

Sl. No.	Name of Creditor	Identification Number	Details of Claims Received		Details of Claims Admitted						Amount of Contingent Claims	Amount of any mutual dues, that may be set off	Amount of claim not admitted	Amount of claim under verification	Remarks (If any)
			Date of Receipt	Amount Claimed	Amount Admitted	Nature of Claim	Amount covered by Security Interest	Amount covered by Guarantee	Whether Related Party?	% of voting share in CoC					
1	Omkara Assets Reconstruction Private Limited (Acting in its capacity as Trustee of Omkara PS 15/2025-26 Trust)*		12-Dec-24	5,50,36,04,009	4,01,89,08,950	Secured			No	82.69%	-	-	-	1,48,46,95,059	
	Total			5,50,36,04,009	4,01,89,08,950						-	-	-	1,48,46,95,059	

*Omkara Assets Reconstruction Pvt. Ltd. acting in its capacity as a trustee of PS 30/2021-22 has assigned/transferred the outstanding debt/financial assets along with underlying security interest, pledge of shares, guarantee, receivables etc. charged for such financial assistance granted by it to the Corporate Debtor, in favour of Omkara Assets Reconstruction Pvt. Ltd. acting in its capacity as a trustee of Omkara PS 15/2025-26 Trust, by and under an assignment agreement dated December 29, 2025 ("Deed of Assignment"). Accordingly, Omkara Assets Reconstruction Pvt. Ltd. acting in its capacity as a trustee of Omkara PS 15/2025-26 Trust, has acquired all such rights, title and interest in respect of the financial debt of the Corporate Debtor and replaced Omkara Assets Reconstruction Pvt. Ltd. acting in its capacity as a trustee of PS 30/2021-22.

Annexure 4

G. P. Realtors Private Limited

Date of commencement of CIRP: 28 November 2024

List of Creditors as on: 3 January 2026

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

(Amount IN INR)

Sl. No.	Name of Creditor	Identification Number	Details of Claims Received		Details of Claims Admitted					Amount of Contingent Claims	Amount of any mutual dues, that may be set off	Amount of claim not admitted	Amount of claim under verification	Remarks (If any)	
			Date of Receipt	Amount Claimed	Amount Admitted	Nature of Claim	Amount covered by Security Interest	Amount covered by Guarantee	Whether Related Party?						% of voting share in CoC
1	Ireo Private Limited		15-May-25	1,06,76,70,626	84,13,29,814	Unsecured	-	-	No	17.31%	-	-	-	22,63,40,812	
	Total			1,06,76,70,626	84,13,29,814					17.31%	-	-	-	22,63,40,812	

Annexure 8

G. P. Realtors Private Limited

Date of commencement of CIRP: 28 November 2024

List of Creditors as on: 3 January 2026

List of operational creditors (Other than Workmen and Employees and Government Dues)

(Amount IN INR)

Sl. No.	Name of Creditor	Identification Number	Details of Claims Received		Details of Claims Admitted						Amount of Contingent Claims	Amount of any mutual dues, that may be set off	Amount of claim not admitted	Amount of claim under verification*	Remarks (if any)
			Date of Receipt	Amount Claimed	Amount Admitted	Nature of Claim	Amount covered by Security Interest	Amount covered by Guarantee	Whether Related Party?	% of voting share in CoC					
1	Teemage Builders Pvt Ltd		19-Dec-24	15,72,06,015	-						-	-	-	15,72,06,015	
2	Nitson & Amitsu Pvt. Ltd		07-Jan-25	6,48,67,098	-						-	-	-	6,48,67,098	
3	Axis Trustee Services Pvt. Ltd		06-Mar-25	10,07,945	10,07,945						-	-	-	-	
4	Herald Builders Pvt Ltd		25-Apr-25	1,03,102	1,03,102						-	-	-	-	
5	High Profile Relators Pvt Ltd		25-Apr-25	6,96,111	6,96,111						-	-	-	-	
6	Matrix Propbuild Pvt Ltd		25-Apr-25	7,40,462	7,40,462						-	-	-	-	
7	Mews Conbuild Pvt Ltd		25-Apr-25	2,837	2,837						-	-	-	-	
8	Yule Propbuild Pvt Ltd		25-Apr-25	6,592	6,592						-	-	-	-	
9	S.R. Construction		29-May-25	2,42,51,953	-						-	-	-	2,42,51,953	
10	Sinosef Enterprises Private Limited		29-May-25	1,24,00,561	-						-	-	-	1,24,00,561	
	Total			26,12,82,676	25,57,049					0.00%	-	-	-	25,87,25,627	

*The claims are currently under review due to non-receipt of information, verification from books of accounts of the Corporate Debtor & other related details from the management.

Annexure 9

G. P. Realtors Private Limited

Date of commencement of CIRP: 28 November 2024

List of Creditors as on: 3 January 2026

List of operational creditors (Other than Financial Creditors and Operational Creditors)

(Amount IN INR)

Sl. No.	Name of Creditor	Identification Number	Details of Claims Received		Details of Claims Admitted						Amount of Contingent Claims	Amount of any mutual dues, that may be set off	Amount of claim not admitted	Amount of claim under verification	Remarks (if any)
			Date of Receipt	Amount Claimed	Amount Admitted	Nature of Claim	Amount covered by Security Interest	Amount covered by Guarantee	Whether Related Party?	% of voting share in CoC					
1	Dover AID V Pte. Ltd.		22-Jul-25	1	-		-	-			-	-	1	-	<p>The creditor has submitted a claim in form F, allegedly claiming entitlement to a parcel of land admeasuring 27.089 acres situated in Village Behrampur, Gurugram, Haryana ("Land") and thereby claiming exclusion of the Land and shareholding in AIDT Phase -1 Private Limited from the insolvency estate of G.P. Realtors Private Limited ("Corporate Debtor"). No quantifiable amount has been specified by the claimant in Form F. Hence, Re.1/- has been recorded against the claimant in the list of creditors.</p> <p>The ownership or proprietary claims over specific assets cannot be adjudicated via Form F, since such claims do not constitute "right to payment" within the meaning of "claim" under Section 3(6) of the IBC. The same has not been accepted by the Resolution Professional on lack of documentation.</p>
Total				1	-	-	-	-	-	-	-	-	1	-	