

Joy Homecreation Limited

Date of Commencement of CIRP: 1st February, 2023 List of Creditors as on 29th March, 2023

List of Unsecured Financial Creditors belonging to any Class of Creditors

S No	Name of Creditor	Date of Claim Received	Total Claim Amount	Total Admitted Amount	Nature of Claim	Amount Covered by Guarantee	Whether Related Party?	Percentage of Voting Share in CoC	Amount of Contingent Claim	Amount of any Mutual Dues, that may be set-off	Amount of Claim not Admitted	Amount of Claim Under Verification	Remarks, if any
1	Sunita P. Sanganeria	21-03-2022	1,60,00,000	70,53,278	Unsecured	-	NO	0.67	-	-	89,46,722	-	-
2	Pista Mishrimal Jain & Amitkumar Mishrimal Jain	20-03-2023	89,10,000	84,65,334	Unsecured	-	NO	0.80	-	-	4,44,666	-	-
3	Rajesh M Shah Rasik N Mehta Hemanshu Ramesh Mehta	22-03-2023	10,50,000	11,73,466	Unsecured	-	NO	0.11	-	-	(1,23,466)	-	-
4	Manoharlal Singhanian	25-03-2023	1,61,25,000	1,48,92,671	Unsecured	-	NO	1.42	-	-	12,32,329	-	-
5	Dev S. Gupta	21-03-2023	1,54,00,000	1,70,95,485	Unsecured	-	NO	1.63	-	-	(16,95,485)	-	-
6	Dharambir Singh Johar	21-03-2023	48,97,702	50,85,536	Unsecured	-	NO	0.48	-	-	(1,87,834)	-	-
7	Dharambir Singh Johar	21-03-2023	46,11,802	47,08,695	Unsecured	-	NO	0.45	-	-	(96,893)	-	-
8	Rajesh T shah, Bhavna R Shah	22-03-2023	1,33,64,860	1,44,95,502	Unsecured	-	NO	1.38	-	-	(11,30,642)	-	-
9	Nirmala Lokesh Jain, Lokesh D Jain	21-03-2023	68,98,167	66,17,702	Unsecured	-	NO	0.63	-	-	2,80,465	-	-
10	Sunilkumar Devilalji Jain	21-03-2023	75,69,180	70,91,288	Unsecured	-	NO	0.67	-	-	4,77,892	-	-
11	Late Rajesh Subramanian Achari and saluja rajiv Achari	21-03-2023	40,41,054	45,42,549	Unsecured	-	NO	0.43	-	-	(5,01,495)	-	-
12	Yogesh Jayantilalji Jain and Vinita Y baldota	22-03-2023	1,38,01,250	1,57,76,945	Unsecured	-	NO	1.50	-	-	(19,75,695)	-	-
13	Sanjay Vastimal Jain, Indira Sanjay Jain	22-03-2023	1,92,44,670	2,00,06,821	Unsecured	-	NO	1.90	-	-	(7,62,151)	-	-
14	Narsaiah Byndla	22-03-2023	1,19,06,983	1,67,37,759	Unsecured	-	NO	1.59	-	-	(48,30,776)	-	-
15	Ashish B. Jain, Tina A Jain, Vimla B Jain	22-03-2023	1,20,66,562	1,33,29,678	Unsecured	-	NO	1.27	-	-	(12,63,116)	-	-
16	Suman Sureshchandra Kothari	22-03-2023	43,11,536	37,00,137	Unsecured	-	NO	0.35	-	-	6,11,399	-	-
17	Sureshchandra Devlalji Kothari	22-03-2023	43,11,536	34,68,849	Unsecured	-	NO	0.33	-	-	8,42,687	-	-
18	Narsaiah L. Byndla	22-03-2023	1,04,00,100	1,12,09,373	Unsecured	-	NO	1.07	-	-	(8,09,273)	-	-
19	Dhiraj Jagshi Shah	17-03-2023	1,29,23,432	1,43,29,589	Unsecured	-	NO	1.36	-	-	(14,06,157)	-	-

20	Anil Shantilal Chaplot	22-03-2023	58,74,958	56,01,172	Unsecured	-	NO	0.53	-	-	2,73,786	-	-
21	Chetana Anil Chaplot	22-03-2023	54,97,112	51,92,296	Unsecured	-	NO	0.49	-	-	3,04,816	-	-
22	Pramodkumar B. Sangneria	21-03-2023	1,60,00,000	88,85,218	Unsecured	-	NO	0.84	-	-	71,14,782	-	-
23	Kirit Gupta & Shambu Dayal Gupta	22-03-2023	1,60,00,000	1,67,80,236	Unsecured	-	NO	1.60	-	-	(7,80,236)	-	-
24	Archana Vijay Narkhede & Vijay S Narkhede	20-03-2023	60,40,215	56,96,772	Unsecured	-	NO	0.54	-	-	3,43,443	-	-
25	Shubha Girish Mishra	22-03-2023	1,80,00,000	1,64,00,972	Unsecured	-	NO	1.56	-	-	15,99,028	-	-
26	Sanjay N. Dutta	21-03-2023	2,17,00,150	1,82,43,712	Unsecured	-	NO	1.73	-	-	34,56,438	-	-
27	Lalit Sharma & Shalini Sharma	19-03-2023	1,60,00,000	1,26,96,697	Unsecured	-	NO	1.21	-	-	33,03,303	-	-
28	Jayendra G. Sadaye	28-03-2023	1,42,02,000	1,29,14,607	Unsecured	-	NO	1.23	-	-	12,87,393	-	-
29	Hiren Girdharilal Lakhani, falguni hiren lakhani, madhubala girdharilal lakahani	22-03-2022	97,00,000	1,06,01,015	Unsecured	-	NO	1.01	-	-	(9,01,015)	-	-
30	Ajit R. Kini & Smita A. Kini	22-03-2023	1,21,92,160	1,05,03,327	Unsecured	-	NO	1.00	-	-	16,88,833	-	-
Total			32,90,40,429	31,32,96,683				29.79			1,57,43,746		

Notes:

As per Regulation 16A(7) of CIRP Regulations, 2016, the voting share of a creditor in a class shall be in proportion to the financial debt which includes an interest at the rate of eight per cent per annum unless a different rate has been agreed to between the parties.

Accordingly, in the present case, as per para 4.1 of the builder Buyer Agreement (BBA), if the Promoters fail to abide by the time schedule for completing the building and handing over the apartment to the Allottee, the promoters agree to pay the Allottee, if the Allottee does not intend to withdraw from the project, interest as specified in the RERA Rules, on all the amounts paid by the Allottee, for every month of delay, till the handing over of the possession.

1

Therefore, as per the Rule 18 of the Maharashtra Real Estate (Regulation and Development) (Registration of real estate projects, Registration of real estate agents, rates of interest and disclosures on website) Rules, 2017, the rate of interest payable by the promoters to the allottees or by the allottees to the promoters, as the case may be, shall be the State Bank of India highest Marginal Cost of Lending Rate plus two percent. And as per the schedule published by State Bank of India for MCLR as on Insolvency Commencement Date (ICD), the rate of interest for one year is 8.5% per annum. Consequently, the Rate of Interest to be charged for delayed possession is 10.5 percent per annum.

Claims have been accepted only to the extent of payments made to the Corporate Debtor and reflecting in the records thereof. Further, any amount pertaining to any statutory payments such as GST; stamp duty; registration charges or any other amount shall not be admissible.

2