

Schedule A								
Revised List of Secured Financial creditors 06.05.2025								
								(Amount in ₹)
Sl. No	Name of creditor	Details of claim received			Details of claim admitted			Pending for Verification
		Amount claimed - Principal	Amount claimed - Interest	Total Claim received	Amount admitted - Principal	Amount admitted - Interest	Total Claim admitted	
1	LIC Housing Finance Ltd	6,32,17,279.88	3,30,56,768.95	9,62,74,048.83	6,32,17,279.88	3,30,56,768.95	9,62,74,048.83	-
2	Indian Overseas Bank	2,05,09,653.36	-	2,05,09,653.36	2,05,09,653.36	-	2,05,09,653.36	-
	Total	8,37,26,933.24	3,30,56,768.95	11,67,83,702.19	8,37,26,933.24	3,30,56,768.95	11,67,83,702.19	-

1 Security Interest of LIC Housing Finance Pvt Ltd

M/s. Lokaa Developers Pt Ltd has availed a loan amount of Rs.40 Crores for the construction of the project M-One situated at 200 Feet Road (200 Feet Inner Ring Road), Ponniammanmedu, Madhavaram, Chennai. on 21.06.2024.

As a security of the loan, the piece and parcel of Land situated at 200 Feet Road (200 Feet Inner Ring Road), Ponniammanmedu, Madhavaram, Chennai, comprised in S.Nos.1353/2A and 1353/2B and as per Patta T.S.Nos.6 and 7, Ward D, Block No.53 situated in Madhavaram Village, Madhavaram Taluk (earlier Ambattur Taluk), Thiruvallur District, measuring a total extent of 191476 Sq.ft. (8498.80 Sq.Mts.)with superstructure lo be erected thereon known as "M-ONE", consisting of 149 Apartments measuring a total built-up area of 2,59,735 Sq.ft was mortgaged vide MODT No.54/2017 at Madhavaram SRO. As on the date of submission of claim, it was confirmed by LIC Housing Finance Limited that they have issued NOC to 134 Flats and as such the existing security available with LIC Housing Finance Limited is 15 Flats.

The Second Loan of Rs.1.94 Crores was sanctioned and disbursed under the ECLG Scheme on 13.01.2021. As a security, MODT was executed vide No. 3959/2021 at Madhavaram SRO.

2 Security Interest of Indian Overseas Bank

This claim was incurred on account of the loan disbursed by Indian Overseas Bank (IOB) to Lokaa Housing Pvt Ltd, for which a Corporate Guarantee and Collateral Security - Equitable mortgage of property situated bearing Flat No-C, on the First floor in the building known as Jaya Ganapathy, Plot No- 14, Kannappa Nagar, Door No- 14, 2nd Main Road Extension, Thiruvanniyur, Chennai-600041 comprised in T S No 123/0 (Old No- 93/3 part, 93/2 part as per patta), Block No- 0035, in Old S. No- 93/3, Thiruvanmiyur Village formerly Mylapore- Triplicane Taluk, Presently Velachery Taluk, Chennai District within the registration district of Chennai South Joint- I Within Zone 13 Division No-182, bill No- 03402-000 of greater Chennai Corporation. Having super built-up area of about 1150 Sq. ft. together with UDS of Land measuring 1/4th share out of land measuring 1 ground and 1093 sq.ft. i.e., 873.25 sq.ft owned by M/s Lokaa Developer Pvt Ltd.