

Annexure - 2													
Name of the Corporate Debtor: Lokaa Developer Pvt Ltd						Date of commencement of CIRP: 07/06/2024					List of creditors as on: 06/05/2025		
List of Unsecured financial creditors (Financial creditors belonging to any class of creditors)													
(Amount in ₹)													
Sl. No	Name of creditor	Details of claim received		Details of claim admitted					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
		Date of receipt	Amount claimed	Amount of claim admitted	Nature of claim	Amount covered by Security Interest	Whether related party?	% of voting share in CoC					
1	P. Sekaran		1,89,23,030.00	1,87,66,329.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.72	Nil	Nil	1,56,701.00	Nil	Receipt No. 0070 dated 8th may, 2017 is for an amount of Rs. 1,02,38,200/-. Whereas the same has been incorrectly mentioned as Rs. 1,03,38,200/-. Hence the inadvertant inclusion of Rs. 1 Lakh in the Principal amount has been rejected and the corresponding interest for that Rs. 1 Lakh has also been rejected.
2	Padmapriya Sunil Kumar		1,03,99,755.00	1,03,99,755.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.40	Nil	Nil	-	Nil	
3	S. John Peter & Thamian Claramary		1,05,04,284.00	1,05,04,284.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.40	Nil	Nil	-	Nil	
4	Suresh Gajendran & Kalai Selvi Suresh		1,38,88,814.00	1,38,88,814.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.53	Nil	Nil	-	Nil	
5	K. Rajashree & Satheeshkumar		1,27,32,524.00	1,27,32,524.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.49	Nil	Nil	-	Nil	
6	V. Jansi Rani		67,20,358.00	67,20,358.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.26	Nil	Nil	-	Nil	
7	P. Kanagaraj		1,08,90,354.00	1,08,90,354.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.42	Nil	Nil	-	Nil	
8	M. Devika		1,02,78,751.00	1,02,78,751.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.39	Nil	Nil	-	Nil	
9	Mohamed Aadil Arshi		1,98,24,222.00	1,98,24,222.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.76	Nil	Nil	-	Nil	
10	Syed SuriJ Shanavaz & Nazia Sultana		1,97,31,952.00	1,97,31,952.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.76	Nil	Nil	-	Nil	

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11	Michael Jackson & Merrill Austin		1,76,71,941.00	1,76,71,941.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.68	Nil	Nil	-	Nil	
12	Thanigasalam Narashimman Chettiyar		1,09,80,310.00	1,09,80,310.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.42	Nil	Nil	-	Nil	
13	Pushpalatha Kotte		1,14,06,996.00	1,14,06,996.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.44	Nil	Nil	-	Nil	
14	M Sethu Rajesh & Thelma Rajesh		1,05,65,262.00	1,05,65,262.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.41	Nil	Nil	-	Nil	
15	Raghunandanvishwanathan V & Sridivya B		95,06,626.00	95,06,626.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.37	Nil	Nil	-	Nil	
16	T. Subratha & L.D. Thilak		1,46,78,993.00	1,46,78,993.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.56	Nil	Nil	-	Nil	
17	T. Henry Josephine		1,04,07,795.00	1,04,07,795.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.40	Nil	Nil	-	Nil	
18	Kaizar Saifuddin & Nisrin Kaizar		1,26,30,027.00	1,26,30,027.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.49	Nil	Nil	-	Nil	
19	Rajendra Kumar Kandelwal & Shilpi Kandelwal		1,10,92,833.00	1,10,92,833.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.43	Nil	Nil	-	Nil	
20	Siafee Fidahussain & Murtuza S Gheewala		1,36,99,751.00	1,36,99,751.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.53	Nil	Nil	-	Nil	
21	V. Ravichandran		76,56,186.00	76,56,186.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.29	Nil	Nil	-	Nil	
22	Arul Augustin Joseph & Cynthia Carol Augustin		1,10,71,507.00	1,10,71,507.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.43	Nil	Nil	-	Nil	

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23	S. Deepthi Swaroobini		1,47,63,191.00	1,47,63,191.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.57	Nil	Nil	-	Nil	
24	K. Subramanian		70,68,438.00	70,68,438.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.27	Nil	Nil	-	Nil	
25	Munira Yusuf Kitabi		91,56,193.00	91,56,193.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.35	Nil	Nil	-	Nil	
26	Royal BMS		1,38,85,022.00	1,38,85,022.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.53	Nil	Nil	-	Nil	
27	V Rajalakshmi		1,22,66,365.00	1,22,66,365.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.47	Nil	Nil	-	Nil	
28	T. J. Dayalan & Rama		1,41,64,734.00	1,41,64,734.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.54	Nil	Nil	-	Nil	
29	Arun Kumar Khandelwal		1,12,61,217.00	1,12,61,217.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.43	Nil	Nil	-	Nil	
30	Deependra K Mittal		1,16,80,952.00	1,16,80,952.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.45	Nil	Nil	-	Nil	
31	V.P. Bharani & B. Sumathy		1,40,36,498.00	1,40,36,498.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.54	Nil	Nil	-	Nil	
32	E. Suresh Raj		1,34,95,805.00	1,34,95,805.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.52	Nil	Nil	-	Nil	
33	Ricardo Benjamin Brass		1,34,54,546.00	1,34,54,546.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.52	Nil	Nil	-	Nil	
34	J. Senthil Kumar & A. Bakkiyalakshmi		1,37,84,933.00	1,37,84,933.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.53	Nil	Nil	-	Nil	

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35	S. Nithyakumari		49,44,389.00	49,44,389.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.19	Nil	Nil	-	Nil	
36	S. Marimuthu		92,46,160.00	92,46,160.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.36	Nil	Nil	-	Nil	
37	T. Vijaya & T. Thiyaga Rajan		77,40,203.00	77,40,203.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.30	Nil	Nil	-	Nil	
38	S. Nowshath & S.M. Shafiunnisa Begum		87,72,889.00	87,72,889.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.34	Nil	Nil	-	Nil	
39	G. Rajkumar & V. Shanmugapriya		2,07,93,799.00	2,07,93,799.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.80	Nil	Nil	-	Nil	
40	Y.B. Vaishnavi		1,19,21,837.00	1,19,21,837.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.46	Nil	Nil	-	Nil	
41	Y.R.Balaji		1,27,76,756.00	1,27,76,756.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.49	Nil	Nil	-	Nil	
42	Bruno Godwin Visvas & Mary Gracelin Vijitha Xaier		89,57,441.00	89,57,441.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.34	Nil	Nil	-	Nil	
43	R. Srikumar and A. Devakumari		1,52,72,294.00	1,52,72,294.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.59	Nil	Nil	-	Nil	
44	P. Manikandan		1,09,33,007.00	1,09,33,007.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.42	Nil	Nil	-	Nil	
45	V. Balakumar & B. Latha		1,03,99,277.00	1,03,99,277.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.40	Nil	Nil	-	Nil	

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46	V.K.C Shanthakumar		1,95,15,501.00	1,66,82,824.93	Homebuyer for Flat in Lokaa M One Project	No	No	0.64	Nil	Nil	28,32,676.07	Nil	It is stated that cash payment of Rs. 20,39,947/-. There is no proof in support of the same. Hence the same has been rejected and the corresponding interest portion on the cash payment has also been rejected	
47	VC Sreenivasalu & Rangavenamma Veluri		2,20,95,649.00	2,06,53,470.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.79	Nil	Nil	14,42,179.00	Nil	Amount in receipt no. 751 was wrongly mentioned as 10,54,156/- instead of Rs. 78,845/-. Hence the Principal difference of Rs. 9,75,311/- has been rejected and the corresponding interest portion on the rejected principal portion is also rejected.	
48	Vijay Mulchand Ramrakhyani & Deepa Vijay Ramrakhyani (expired)		1,04,01,492.00	1,04,01,492.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.40	Nil	Nil	-	Nil		
49	Saroj R Mehta		1,09,01,114.00	1,09,01,114.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.42	Nil	Nil	-	Nil		
50	L. Edward Joseph & E. Leena Brigith		1,11,54,206.00	1,11,54,206.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.43	Nil	Nil	-	Nil		
51	M. Mahendrakumar		1,03,69,545.00	1,03,69,545.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.40	Nil	Nil	-	Nil		
52	R. Ethiraj & E. Rajeshwari		90,63,700.00	90,63,700.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.35	Nil	Nil	-	Nil		
53	Thiagarajan S		1,47,30,667.00	1,47,30,667.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.57	Nil	Nil	-	Nil		
54	S. Selvabalaji & Meena Selvabalaji		98,22,629.00	98,22,629.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.38	Nil	Nil	-	Nil		

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55	R. Shankar & T. Geethalakshmi		62,36,476.00	62,36,476.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.24	Nil	Nil	-	Nil	
56	Ongole Kiran Kumar		99,55,895.00	99,55,895.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.38	Nil	Nil	-	Nil	
57	S. Subramani & S. Sumathi		2,93,62,906.00	2,93,62,906.00	Homebuyer for Flat in Lokaa M One Project	No	No	1.13	Nil	Nil	-	Nil	
58	Rakesh K		1,14,41,808.00	1,14,41,808.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.44	Nil	Nil	-	Nil	
59	Satya Sundar Sahu & Alaka Sahu		1,19,05,444.00	1,07,10,881.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.41	Nil	Nil	11,94,563.00	Nil	Discount of Rs. 10,25,878/- received from the Corporate Debtor has not been admitted. Amount paid by the Home Buyer alone has been admitted as a claim. Discount received will be adjusted from the Flat cost at the time of ascertaining the balance payable. Hence discount amount and the corresponding interest on discount amount is rejected.
60	M. Veerappan		1,32,88,869.00	1,32,88,869.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.51	Nil	Nil	-	Nil	
61	M. Veerappan		1,32,88,868.00	1,32,88,868.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.51	Nil	Nil	-	Nil	
62	T.K Sanjeev Kumar & K.A.Sharmila		2,35,23,923.00	2,35,23,923.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.90	Nil	Nil	-	Nil	
63	J. Premanand & Evelyn Jebamani		1,13,67,239.00	1,13,67,239.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.44	Nil	Nil	-	Nil	
64	L. Nagenthiran Rao & N. Surekha Bai		61,03,545.00	61,03,545.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.23	Nil	Nil	-	Nil	

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65	Binny Thomas and Susan Thomas		1,35,86,212.00	1,35,86,212.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.52	Nil	Nil	-	Nil	
66	Daxa Naresh Makwana & Naresh Batuklal Makwana		61,95,128.00	61,93,674.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.24	Nil	Nil	1,454.00	Nil	Payment made on 3rd October 2018 was inadvertently mentioned as Rs. 2,39,699/- instead of Rs. 2,38,699/-. Hence the Principapl difference of Rs. 1000/- and the corresponding interest of Rs. 454/- on the same has been rejected
67	B. Venkatesh & S. Ananya Suresh		1,33,95,233.00	1,33,95,233.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.51	Nil	Nil	-	Nil	
68	M. Sathish Kumar		1,00,89,894.00	1,00,89,894.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.39	Nil	Nil	-	Nil	
69	Syed Kaleemulla & Arifa Khan		97,21,656.00	97,21,656.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.37	Nil	Nil	-	Nil	
70	Swarupa Panda & Debasish Panigrahi		1,40,48,503.00	1,32,81,861.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.51	Nil	Nil	7,66,642.00	Nil	Subvention interest not paid by Corporate Debtor cannot be admitted separately as a claim since the overall interest calculation already includes the same. Special Discount of Rs. 10,64,277/- received from the Corporate Debtor has not been admitted. Amount paid by the Home Buyer alone has been admitted as a claim. Rebate received will be adjusted from the Flat cost at the time of ascertaining the balance payable.
71	S. Ganapathy Ram		99,84,685.00	99,84,685.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.38	Nil	Nil	-	Nil	
72	Sajin Sunny & I.I. Sunny & Gracy Sunny		75,17,041.00	75,17,041.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.29	Nil	Nil	-	Nil	

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73	S. Kalaiselvi & K.S. Pyinthamizh Vendan		1,22,36,825.00	1,22,36,825.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.47	Nil	Nil	-	Nil	
74	A. Omar Sheriff		63,36,756.00	63,36,756.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.24	Nil	Nil	-	Nil	
75	Dinesh Kumar & Selvam		55,58,041.00	55,58,041.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.21	Nil	Nil	-	Nil	
76	Aashikh A Parekh & Vasudha Agrawal		1,87,96,658.00	1,63,33,073.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.63	Nil	Nil	24,63,585.00	Nil	No proof of payment submitted for Rs. 24,63,585/- principal amount. In the absence of any records in substantiation of the amount claimed, this amount has been rejected.
77	T.S. Gokul & V.A. Suraja		1,45,67,127.00	1,45,67,127.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.56	Nil	Nil	-	Nil	
78	C. Anil Kumar & Sreeja Devi		81,54,591.00	81,54,591.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.31	Nil	Nil	-	Nil	
79	R. Anitha & M.A. Suresh Babu		1,57,95,995.00	1,57,95,995.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.61	Nil	Nil	-	Nil	Rebate of Rs. 14,31,200/- received from the Corporate Debtor has not been admitted. Amount paid by the Home Buyer alone has been admitted as a claim. Rebate received will be adjusted from the Flat cost at the time of ascertaining the balance payable.
80	S. Sridhar Suresh Kumar & M. Sebastina		1,47,87,188.00	1,47,87,188.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.57	Nil	Nil	-	Nil	
81	M. Anbazhangan & R. Suganya		1,17,95,179.00	1,17,95,179.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.45	Nil	Nil	-	Nil	
82	K. Ravi		2,07,72,209.00	2,07,72,209.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.80	Nil	Nil	-	Nil	

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83	Yoganandan Swaminathan Rajan		1,60,37,072.00	1,60,37,072.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.62	Nil	Nil	-	Nil	
84	A. Tamizhselvi & S. Anandan		12,23,826.00	12,23,826.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.05	Nil	Nil	-	Nil	
85	D. Vijayakumar		1,17,09,105.00	1,17,09,105.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.45	Nil	Nil	-	Nil	
86	C A Suresh Kumar		1,69,54,434.00	1,69,54,434.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.65	Nil	Nil	-	Nil	
87	T. S. Jamuna		1,57,75,902.00	1,57,75,902.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.61	Nil	Nil	-	Nil	
88	James Dinesh Raj		1,73,82,533.00	1,73,82,533.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.67	Nil	Nil	-	Nil	Special Discount of Rs. 9,29,500/- received from the Corporate Debtor has not been admitted. Amount paid by the Home Buyer alone has been admitted as a claim. Rebate received will be adjusted from the Flat cost at the time of ascertaining the balance payable.
89	Devsu Narayan Patel		1,17,45,100.00	1,20,42,766.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.46	Nil	Nil	-	Nil	The payment made on 02-05-2018 is inadvertantly shown as Rs. 4,00,000/- instead of Rs. 6,00,000/-. Thus the claim was short by Rs. 2,00,000/-. Hence the amount of Rs. 2,00,000/- has been added to the Principal amount and accordingly, the additional interest on Rs. 2,00,000/- amounting to Rs. 97,666/- was also admitted as interest.
90	Sudha Devishetty		52,46,152.00	52,46,152.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.20	Nil	Nil	-	Nil	

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91	P.M. Kather Masthan Sheriff		59,70,647.00	59,70,647.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.23	Nil	Nil	-	Nil	
92	Y. Thahir Rahuman & T. Faisa Parveen		1,11,18,249.00	1,11,18,249.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.43	Nil	Nil	-	Nil	
93	Amudha Adhithan		1,12,47,747.00	1,12,47,747.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.43	Nil	Nil	-	Nil	
94	D. Rajasekaran		51,54,697.55	51,54,697.55	Homebuyer for Flat in Lokaa M One Project	No	No	0.20	Nil	Nil	-	Nil	
95	Y. Hashim & Dilshad Banu		1,01,46,574.00	1,01,46,574.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.39	Nil	Nil	-	Nil	
96	V. Shyaam Kumar & G. Karthiga		1,86,43,337.00	1,83,49,666.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.70	Nil	Nil	2,93,671.00	Nil	Special Discount of Rs. 2,50,000/- received from the Corporate Debtor has not been admitted. Amount paid by the Home Buyer alone has been admitted as a claim. Discount received will be adjusted from the Flat cost at the time of ascertaining the balance payable. Hence discount amount and the corresponding interest on discount amount is rejected.
97	Suganya K & Sugumar G		1,22,69,557.00	1,22,69,557.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.47	Nil	Nil	-	Nil	
98	P. Gnanabal Gnana Jenet & J. Jerome		1,36,10,639.00	1,36,10,639.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.52	Nil	Nil	-	Nil	

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(Amount in ₹)													
Sl. No	Name of creditor	Details of claim received		Details of claim admitted					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
		Date of receipt	Amount claimed	Amount of claim admitted	Nature of claim	Amount covered by Security Interest	Whether related party?	% of voting share in CoC					
99	Lalit Dugar & Mamta Dugar		1,34,36,802.00	1,34,69,508.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.52	Nil	Nil	-	Nil	Receipt No. 2100 was inadvertantly mentioned as Rs. 1,00,000/- instead of Rs. 1,27,267/-. Hence the Principal amount was increased by Rs. 27,267/- and the interest on the increased principal was also calculated accordingly and admitted. Hence the claim admitted is more than the claim submitted
100	P. Annapoorna		1,16,44,014.00	1,16,44,014.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.45	Nil	Nil	-	Nil	
101	Hemachandran & H. Pavithra		81,06,758.00	81,06,758.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.31	Nil	Nil	-	Nil	
102	R. Murugan		2,12,94,256.00	2,12,94,256.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.82	Nil	Nil	-	Nil	
103	M.S. Ranjith Mehta		1,32,53,575.00	1,32,53,575.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.51	Nil	Nil	-	Nil	
104	C. Sreekumar		93,85,580.00	93,85,580.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.36	Nil	Nil	-	Nil	
105	R. Shalini Preeth		1,23,92,009.00	1,23,92,009.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.48	Nil	Nil	-	Nil	
106	M. Ramesh Kumar		2,35,30,887.00	2,35,30,887.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.90	Nil	Nil	-	Nil	
107	Fatsun Technology Pvt Ltd		1,89,71,811.00	1,89,71,811.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.73	Nil	Nil	-	Nil	
108	P. Elangovan		1,23,82,247.00	1,23,82,247.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.48	Nil	Nil	-	Nil	

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		Date of receipt	Amount claimed	Amount of claim admitted	Nature of claim	Amount covered by Security Interest	Whether related party?	% of voting share in CoC					
109	R. Ramanujam		96,06,985.00	96,06,985.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.37	Nil	Nil	-	Nil	Discount of Rs. 2,00,000/- received from the Corporate Debtor has not been admitted. Amount paid by the Home Buyer alone has been admitted as a claim. Discount received will be adjusted from the Flat cost at the time of ascertaining the balance payable.
110	Chittoor Dasarathy Padmanabhan & P. Pushpavathi		1,22,41,330.00	1,22,41,330.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.47	Nil	Nil	-	Nil	
111	Vimalkumar Angalakurthy		1,60,31,232.00	1,60,31,232.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.62	Nil	Nil	-	Nil	
112	Bipin Kumar Karn		1,18,17,962.00	1,18,17,962.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.45	Nil	Nil	-	Nil	
113	Suresh Babu Sugathan Malapurath		1,05,46,173.00	1,05,46,173.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.41	Nil	Nil	-	Nil	
114	M. Gajalakshmi		1,40,46,553.00	1,40,46,553.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.54	Nil	Nil	-	Nil	
115	Devs Narayan Patel		73,80,772.00	73,80,772.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.28	Nil	Nil	-	Nil	
116	Thorati Suresh Kumar & Thorati Siva Rama Bhavani		87,12,922.00	87,12,922.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.33	Nil	Nil	-	Nil	
117	S. Kishore & S. Lavanya		1,22,13,575.00	1,22,13,575.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.47	Nil	Nil	-	Nil	
118	B. Vijayalakshmi		1,12,05,258.00	1,12,05,258.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.43	Nil	Nil	-	Nil	
119	Suresh Babu G		1,13,79,624.44	1,13,79,624.44	Homebuyer for Flat in Lokaa M One Project	No	No	0.44	Nil	Nil	-	Nil	

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		Date of receipt	Amount claimed	Amount of claim admitted	Nature of claim	Amount covered by Security Interest	Whether related party?	% of voting share in CoC					
120	St. George Educational Trust		10,58,807.00	10,58,807.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.04	Nil	Nil	-	Nil	
121	U. Prasanna Venkatesh		1,33,45,180.00	1,33,45,180.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.51	Nil	Nil	-	Nil	
122	Pitchika Mohan Muralidhar		1,89,83,847.00	1,84,03,847.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.71	Nil	Nil	5,80,000.00	Nil	Subvention interest paid by Developer deducted from the interest amount
123	K. Kottiswaran & R Sharmila		1,12,44,626.00	1,02,85,034.69	Homebuyer for Flat in Lokaa M One Project	No	No	0.40	Nil	Nil	9,59,591.31	Nil	Subvention interest included in the claim amount deducted and the corresponding interest claimed on subvention interest is also rejected
124	T.N. Rajamohan		68,45,983.00	68,45,983.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.26	Nil	Nil	-	Nil	
125	Mohammed Nadhir Bafakyh & Sandhya Venugopal		1,14,84,599.00	90,43,230.72	Homebuyer for Flat in Lokaa M One Project	No	No	0.35	Nil	Nil	24,41,368.28	Nil	Claim of Rs. 2 Lakhs not support by any proof is rejected. Subvention interest included in the claim amount deducted and the corresponding interest claimed on subvention interest is also rejected
126	J.E.Raja & R. Devi		72,55,732.00	72,55,732.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.28	Nil	Nil	-	Nil	
127	P.S Venkadesh & Swathi Kunjur Rao		60,62,234.00	58,38,192.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.22	Nil	Nil	2,24,042.00	Nil	Registration Charges of Rs. 1,60,030/- paid to Government has been reduced from the claim amount and the interest on the corresponding amount to the tune of Rs. 64,012/- is also rejected
128	S. Sathish Kumar		1,39,01,781.00	1,39,01,781.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.53	Nil	Nil	-	Nil	
129	S.L. Soyeb		2,07,76,607.00	2,03,39,307.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.78	Nil	Nil	4,37,300.00	Nil	Subvention interest paid by Developer deducted from the interest amount

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		Date of receipt	Amount claimed	Amount of claim admitted	Nature of claim	Amount covered by Security Interest	Whether related party?	% of voting share in CoC					
130	K. Chidambaranathan		1,66,45,944.00	1,54,54,142.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.59	Nil	Nil	11,91,802.00	Nil	The amount of Rs. 14,58,987/- not supported by any receipts/any other proof stands rejected
131	A G Rajan & S I Tamilselvi		1,65,63,439.00	1,67,00,318.16	Homebuyer for Flat in Lokaa M One Project	No	No	0.64	Nil	Nil	-	Nil	
132	N. Rajasekaran		77,92,370.00	1,02,70,314.57	Homebuyer for Flat in Lokaa M One Project	No	No	0.39	Nil	Nil	-	Nil	Bssed on the amounts received by the Corporate Debtor, the claim was admitted. The absence of any proof/receipts for Rs. 6,62,914/-, the same was rejected. Interest not provided by the Homebuyer was calculated and admitted
133	S. Rose Merina		79,68,688.00	79,68,688.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.31	Nil	Nil	-	Nil	
134	B. Selvaraj		73,57,677.00	73,57,677.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.28	Nil	Nil	-	Nil	
135	S. Rose Merina		1,38,60,316.00	1,38,60,316.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.53	Nil	Nil	-	Nil	
136	B. Selvaraj		1,00,57,257.00	72,50,076.71	Homebuyer for Flat in Lokaa M One Project	No	No	0.28	Nil	Nil	28,07,180.29	Nil	In the absence of any proof of payment for Rs. 24,36,917/-, the same has been rejected and the correspodning interest on the same has also been registered.
137	Yogita Abhishek and Abhishek Deepak Shah		1,09,06,513.00	1,09,06,513.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.42	Nil	Nil	-	Nil	
138	Sultan Sickentharr		1,00,95,520.00	1,00,95,520.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.39	Nil	Nil	-	Nil	

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		Date of receipt	Amount claimed	Amount of claim admitted	Nature of claim	Amount covered by Security Interest	Whether related party?	% of voting share in CoC					
139	Sultan Sickenthathar		1,55,66,595.00	1,53,08,506.41	Homebuyer for Flat in Lokaa M One Project	No	No	0.59	Nil	Nil	2,58,088.59	Nil	Registration Charges of Rs. 1,90,000/- paid to Government has been reduced from the claim amount and the interest on the corresponding amount to the tune of Rs. 68,088.59/- is also rejected
140	Sultan Sickenthathar		1,71,42,950.00	0.00	Homebuyer for Flat in Lokaa M One Project	No	No				1,71,42,950.00		The Claim is not supported by any proof such as allotment letter, construction agreement or sale agreement. Further no amounts have been received by the Corporate Debtor and there are no receipts also in support of any payment. There are no amounts nor the claimant's details as against this Flat in the books of accounts. Hence in the absence of any proofs, the claim has been rejected in entirety.
141	M. A. Britto		1,04,34,024.05	1,04,34,024.05	Homebuyer for Flat in Lokaa M One Project	No	No	0.40	Nil	Nil	-	Nil	This claim was received late after (after issuance of RFRP). Hence the same is subject to changes/confirmation based on the outcome of the condonation of delay application to be filed with NCLT.
142	Monika Ramdoss		1,47,11,312.00	1,47,11,312.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.57	Nil	Nil	-	Nil	
143	Renuka Devi Upputuru		1,40,32,545.00	1,40,32,545.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.54	Nil	Nil	-	Nil	
144	Rajesh Nahar & Pooja		1,51,00,245.00	1,51,00,245.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.58	Nil	Nil	-	Nil	
145	N. Subbiah & Balasubramaniam		47,72,009.00	47,72,009.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.18	Nil	Nil	-	Nil	

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		Date of receipt	Amount claimed	Amount of claim admitted	Nature of claim	Amount covered by Security Interest	Whether related party?	% of voting share in CoC					
146	J.D. Anuvarshini		1,03,90,810.00	61,98,334.25	Homebuyer for Flat in Lokaa M One Project	No	No	0.24	Nil	Nil	41,92,475.75	Nil	In the absence of any proof of payment for Rs. 40,70,810/-, the amount of Rs. 40,70,810/- has been rejected. The Interest amount has been correctly computed.
147	Parul Shah		56,30,503.00	56,30,503.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.22	Nil	Nil	-	Nil	
148	Ganesh Baskaran		63,08,120.00	63,08,120.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.24	Nil	Nil	-	Nil	
149	D. Dhakshnamoorthy & S. Akila		82,72,049.00	82,72,049.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.32	Nil	Nil	-	Nil	
150	R. Senthil Kumar		65,51,457.00	65,51,457.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.25	Nil	Nil	-	Nil	
151	K. Baladandapani & B. Vijayakumari		1,18,87,496.00	1,18,87,496.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.46	Nil	Nil	-	Nil	
152	Humair Akhter & Shaik Mohammed		66,94,701.00	61,00,676.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.23	Nil	Nil	5,94,025.00	Nil	An amount of Rs. 5,22,715/- was claimed twice by the claimant. The same was rejected and the corresponding interest on the duplicate payment was also rejected.
153	S.A. Abbas & B. Nazeema		88,14,817.00	88,14,817.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.34	Nil	Nil	-	Nil	
154	M.K.Sarath Babu & R. Sangeetha		76,61,785.00	76,61,785.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.29	Nil	Nil	-	Nil	
155	CS Yogeshwari & K. Sathish Kumar		19,56,789.00	19,56,789.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.08	Nil	Nil	-	Nil	
156	Anshuman Singh Bishen		83,09,890.00	83,09,890.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.32	Nil	Nil	-	Nil	

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157	J. Saravanan		1,18,58,381.00	1,18,58,381.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.46	Nil	Nil	-	Nil	
158	A. Dhamodharan & R. Sangeetha		50,99,723.00	50,99,723.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.20	Nil	Nil	-	Nil	
159	J. Clement		64,98,857.00	64,98,857.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.25	Nil	Nil	-	Nil	
160	G. M. Angeline Prabha		62,40,830.00	62,40,830.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.24	Nil	Nil	-	Nil	
161	K. Srinivasalu Reddy and K Vani		1,32,52,861.00	1,32,52,861.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.51	Nil	Nil	-	Nil	
162	V. Sasikala & R Veerakumar		86,05,570.00	86,05,570.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.33	Nil	Nil	-	Nil	
163	Kalyanaraman Santhanam		58,57,781.00	58,57,781.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.23	Nil	Nil	-	Nil	
164	Zachariah Thomas & Jeena Zachariah		1,32,76,921.00	1,32,76,921.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.51	Nil	Nil	-	Nil	
165	Sheik Wisel		65,06,713.00	65,06,713.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.25	Nil	Nil	-	Nil	
166	Subramanian Kannan		1,00,18,751.00	1,00,18,751.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.38	Nil	Nil	-	Nil	
167	S. Mukesh		1,62,47,532.00	1,62,47,532.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.62	Nil	Nil	-	Nil	
168	Mohammed Faridhur Rahman		1,04,54,924.00	1,04,54,924.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.40	Nil	Nil	-	Nil	

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169	Mohammed Junaid Ghatala		1,31,34,368.00	1,31,34,368.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.50	Nil	Nil	-	Nil	
170	Rahul Thomas and Krishnapriya Rajasekaran		1,06,38,247.00	1,06,38,247.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.41	Nil	Nil	-	Nil	
171	P. Ananda Rani & Michael Pramod Yangad		1,20,58,671.00	1,20,58,671.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.46	Nil	Nil	-	Nil	
172	G. Sangeetha & P S Parthasarathy		65,78,109.00	65,78,109.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.25	Nil	Nil	-	Nil	
173	G. Mani & M. Usharani		1,01,96,351.00	1,01,96,351.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.39	Nil	Nil	-	Nil	
174	Yamarthy Ravikanth Jayaraj		1,23,64,866.00	1,23,64,866.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.48	Nil	Nil	-	Nil	
175	T. Saranya & Madhav Harsha Ayyagari		1,41,91,780.00	1,41,91,780.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.55	Nil	Nil	-	Nil	
176	K. Seema Rathi & Rajesh Rathi		1,40,05,368.00	1,40,05,368.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.54	Nil	Nil	-	Nil	
177	Srikumar S & Deepika S		77,96,987.00	77,96,987.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.30	Nil	Nil	-	Nil	
178	Nipa N Kansara & Nitin Kansara J		55,45,207.00	55,45,207.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.21	Nil	Nil	-	Nil	
179	R. Sivapragasan		92,49,122.00	92,49,122.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.36	Nil	Nil	-	Nil	
180	V. Selvaraj & S. Madhavan		55,42,922.00	55,42,922.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.21	Nil	Nil	-	Nil	

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181	T. Kousalya & R. Pari		70,19,430.00	70,19,430.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.27	Nil	Nil	-	Nil	
182	K.S. Manoj Kumar & S. Esther		1,30,12,774.14	1,30,12,774.14	Homebuyer for Flat in Lokaa M One Project	No	No	0.50	Nil	Nil	-	Nil	
183	N. Padmanaban		95,56,918.00	95,56,918.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.37	Nil	Nil	-	Nil	
184	B. Padmapriya & L. Ponraj		21,92,591.00	21,92,591.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.08	Nil	Nil	-	Nil	
185	Sreekumar. MP & Anusha V		91,48,238.00	91,48,238.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.35	Nil	Nil	-	Nil	
186	Senthil Kumar H K		69,61,386.00	69,61,386.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.27	Nil	Nil	-	Nil	
187	N. Karthick Sharma		52,63,822.00	52,63,822.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.20	Nil	Nil	-	Nil	
188	Achuth Kumar Machavolu & Nittala Geethanjali		1,05,94,124.00	1,05,94,124.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.41	Nil	Nil	-	Nil	
189	Ravi Kant Gupta		87,10,679.00	87,10,679.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.33	Nil	Nil	-	Nil	
190	Abhishek Kumar Singh		86,42,249.00	86,42,249.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.33	Nil	Nil	-	Nil	
191	D. Jai Balaji		2,24,61,863.00	2,19,10,579.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.84	Nil	Nil	5,51,284.00	Nil	The amount of Rs. 4,36,786/- paid towards Registration has been rejected since the same was paid to Government and the corresponding interest of Rs. 1,14,498/- on the Registration Charges also stands rejected.

Annexure - 2													
Name of the Corporate Debtor: Lokaa Developer Pvt Ltd						Date of commencement of CIRP: 07/06/2024					List of creditors as on: 06/05/2025		
List of Unsecured financial creditors (Financial creditors belonging to any class of creditors)													
(Amount in ₹)													
Sl. No	Name of creditor	Details of claim received		Details of claim admitted					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
		Date of receipt	Amount claimed	Amount of claim admitted	Nature of claim	Amount covered by Security Interest	Whether related party?	% of voting share in CoC					
192	K. Shanmugam		87,76,080.00	87,76,080.00	Homebuyer for Flat in Lokaa M One Project	No	No	0.34	Nil	Nil	-	Nil	
193	Navneet Kumar Ranka & Babulal Ranka & Sons HUF, Represented by its Karta Babulal Ranka		82,60,000.00	82,60,000.00	Homebuyer seeking refund on cancellation of Flat	No	No	0.32	Nil	Nil	-	Nil	Home Buyer has sought for cancellation and has obtained a Refund Order from TN RERA
194	Narottam Kumar Gaur		1,08,51,000.00	8,51,000.00	Homebuyer seeking refund on cancellation of Flat	No	No	0.03	Nil	Nil	1,00,00,000.00	Nil	The claimant mentioned that he has paid an amount of Rs. 8.51 lakhs from his own account and Rs. 1 Crore by way of loan from Sundaram Home Finance Limited. However, as seen from the records of the Corporate Debtor, the flat was cancelled and the loan amount owed to Sundaram Home Finance Limited was also settled by the CD. Hence the balance amount of Rs. 8.51 Lakhs paid by the claimant from his own sources is liable to be returned and hence admitted for that amount.
195	G. Krishna & G.K. Bhanupriya		1,05,97,720.00	1,81,10,788.65	Homebuyer seeking refund on cancellation of Flat	No	No	0.70	Nil	Nil	1,47,720.00	Nil	Claimant has approached RERA seeking an Order of cancellation of flat and refund of the amount paid. RERA Order provides for the payment of interest @ 10.75% p.a from the date of payment. Hence the same interest rate has been adopted.

Annexure - 2													
Name of the Corporate Debtor: Lokaa Developer Pvt Ltd						Date of commencement of CIRP: 07/06/2024					List of creditors as on: 06/05/2025		
List of Unsecured financial creditors (Financial creditors belonging to any class of creditors)													
(Amount in ₹)													
Sl. No	Name of creditor	Details of claim received		Details of claim admitted					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
		Date of receipt	Amount claimed	Amount of claim admitted	Nature of claim	Amount covered by Security Interest	Whether related party?	% of voting share in CoC					
196	Lakshmi Kanthan Loganathan		1,15,38,341.00	1,29,68,871.15	Homebuyer seeking refund on cancellation of Flat	No	No	0.50	Nil	Nil	-	Nil	Claimant has approached RERA seeking an Order of cancellation of flat and refund of the amount paid. RERA Order provides for the payment of interest @ 10.70% p.a from the date of payment. Hence the same interest rate and the amount specified in RERA has been adopted. Since it is a refund Order passed after registration of the UDS, the registration charges are also included in the claim admitted (This claim was reclassified to refund head based on the notice of the RERA Order)
197	Harish Shah		27,39,935.00	29,54,535.34	Homebuyer - Double Sales - Flat already sold to another homebuyer	No	No	0.11	Nil	Nil	-	Nil	Duplicate claim for Flat 2001. The Flat no 2001 claimed by this claimant is already registered in the name of another Homebuyer. Hence this claim has been treated as Duplicate claim for Flat 2001
198	Lakshmi Raghavan		1,40,00,000.00	2,32,26,958.90	Homebuyer - Double Sales - Flat already sold to another homebuyer	No	No	0.89	Nil	Nil	-	Nil	Duplicate claim for Flat 702 & 703. The Flat no 702 & 703 claimed by this claimant is already allocated in the name of 2 other Homebuyers. Hence this claim has been treated as Duplicate claim for Flat 702 & 703.
199	Bhavani Shankar & Gunavanthi		1,03,98,184.00	1,17,67,554.95	Homebuyer - Double Sales - Flat already sold to another homebuyer	No	No	0.45	Nil	Nil	-	Nil	Duplicate claim for Flat 805. The Flat no 805 claimed by this claimant is already registered in the name of another Homebuyer. Hence this claim has been treated as Duplicate claim for Flat 805
	Total		2,27,01,13,904.17	2,24,22,82,050.61				86.16			5,06,79,298.29		