

Annexure - 6													
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 Other 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	L.K. Sudhish	24-06-2024	17,02,16,062.00	39,08,51,582.20	Land Owner and group claim	No	No	Nil	Nil	Nil	30,75,09,727.80	Nil	A Business Agreement was executed between the Land Owner & the Developer on 14.12.2020. Based on the Business Agreement, an amount of Rs. 41,94,93,972/- was payable to the Land Owners. Subsequent to the execution of Business Agreements an amount of Rs. 16966137.8/- was paid to Mr. Sudhish and Rs. 11676252/- was paid to Mrs. Poornajothi from the Lokaa Developer Pvt Ltd escrow account. Hence after deducting the payments made in pursuance to the execution of Business agreement, the claim amount for the Land Owner's Group has been admitted at Rs. 39,08,51,582.20/-.
2	S. Poornajothi	24-06-2024	26,31,19,608.00										
3	S. Keerthana	14-06-2024	13,32,20,230.00										
4	S. Jannu Shree	14-06-2024	13,18,05,410.00										
5	Vijay Kumar (HUF)	24-06-2024	9,69,00,000.00	85,00,000.00	Investment in a Project to be developed by the CD	No	No	Nil	Nil	Nil	8,84,00,000.00	Nil	The claimant has entered into an MOU for investment of Rs. 5 Crores in a Project to be developed by the Corporate Debtor jointly with 4 other parties. However, the Post-Dated Cheque of Rs. 9.69 Crores and the Payment confirmation of Rs. 5 Crores was issued by one of parties to the MOU being Lokaa Housing Pvt Ltd. Further, based on the Bank statement furnished by the claimant, only an amount of Rs. 85 Lakhs was transferred to the Corporate Debtor. Hence the claim amount is restricted to Rs. 85 Lakhs. In the absence of any interest clause in the Investor MOU, the interest portion has been rejected in entirety.

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6	Babulal Ranka	24-06-2024	1,29,00,000.00	0.00	Loan given to Director of the CD.	No	No	Nil	Nil	Nil	1,29,00,000.00	Nil	The Loan amount has been given to the Principal Borrower, Mr. P. Santosh Sharma. The claimant has mentioned that a Corporate Guarantee was issued by Lokaa Developer Pvt Ltd for the loan borrowed by Mr. Santosh Sharma. However, the Corporate Guarantee submitted by the Claimant is incomplete in many aspects and not in a proper form. It is a mere Promissory note with the words "Corporate Guarantee issued on" written at the bottom of the Promissory note. Infact the Promissory note is dated 11.10.2018 & 14.10.2018 and the Corporate Guarantee execution date is mentioned as 01.02.2021. Further, there is no Board Resolution passed by the Corporate Debtor for the Corporate Guarantee issued towards the loan borrowed by its Directors. Considering all the aforesaid factors, the claim has been rejected in entirety.
7	Sarla Ranka	24-06-2024	43,00,000.00	0.00	Loan given to Director of the CD.	No	No	Nil	Nil	Nil	43,00,000.00	Nil	The Loan amount has been given to the Principal Borrower, Mr. P. Santosh Sharma. The claimant has mentioned that a Corporate Guarantee was issued by Lokaa Developer Pvt Ltd for the loan borrowed by Mr. Santosh Sharma. However, the Corporate Guarantee submitted by the Claimant is incomplete in many aspects and not in a proper form. It is a mere Promissory note with the words "Corporate Guarantee issued on" written at the bottom of the Promissory note. Infact the Promissory note is dated 12.10.2018 and the Corporate Guarantee execution date is mentioned as 01.02.2021. Further, there is no Board Resolution passed by the Corporate Debtor for the Corporate Guarantee issued towards the loan borrowed by its Directors. Considering all the aforesaid factors, the claim has been rejected in entirety.

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8	Trust Weld	24-06-2024	43,00,000.00	0.00	Loan given to Director of the CD.	No	No	Nil	Nil	Nil	43,00,000.00	Nil	The Loan amount has been given to the Principal Borrower, Mr. P. Santosh Sharma. The claimant has mentioned that a Corporate Guarantee was issued by Lokaa Developer Pvt Ltd for the loan borrowed by Mr. Santosh Sharma. However, the Corporate Guarantee submitted by the Claimant is incomplete in many aspects and not in a proper form. It is a mere Promissory note with the words "Corporate Guarantee issued on" written at the bottom of the Promissory note. Infact the Promissory note is dated 04.05.2018 and the Corporate Guarantee execution date is mentioned as 01.02.2021. Further, there is no Board Resolution passed by the Corporate Debtor for the Corporate Guarantee issued towards the loan borrowed by its Directors. Considering all the aforesaid factors, the claim has been rejected in entirety.
9	Kalpesh Sobhagmal	24-06-2024	20,88,474.00	13,18,060.00	Claimant claims as Homebuyer. But no records in Books. Since amount received by CD, claim admitted under Other Category	No	No	Nil	Nil	Nil	7,70,414.00	Nil	The Claimant has submitted a claim in Form CA as a Home Buyer for 4 Flats in Lokaa Developer Pvt Ltd. On verification of the records of the Corporate Debtor, it appears that the claimant has paid an amount of Rs. 50 Lakhs to the Corporate Debtor. However the claimant has not been treated as Homebuyer by the CD. Also these flats claimed by the claimant are already allotted to other homebuyers. Since the amount of Rs. 50 Lakhs was received by
10	Kalpesh Sobhagmal	24-06-2024	20,88,474.00	13,18,060.00	Claimant claims as Homebuyer. But no records in Books. Since amount received by CD, claim admitted under Other Category	No	No	Nil	Nil	Nil	7,70,414.00	Nil	

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11	Kalpesh Sobhagmal	24-06-2024	20,88,474.00	13,18,060.00	Claimant claims as Homebuyer. But no records in Books. Since amount received by CD, claim admitted under Other Category	No	No	Nil	Nil	Nil	7,70,414.00	Nil	the Corporate Debtor, the claim is admitted under the Category of Other Creditors
12	Kalpesh Sobhagmal	24-06-2024	16,54,979.00	10,45,820.00	Claimant claims as Homebuyer. But no records in Books. Since amount received by CD, claim admitted under Other Category	No	No	Nil	Nil	Nil	6,09,159.00	Nil	
13	Dilip Shah	24-06-2024	10,98,976.00	6,01,938.00	Claimant claims as Homebuyer. But no records in Books. Since amount received by CD, claim admitted under Other Category	No	No	Nil	Nil	Nil	4,97,038.00	Nil	The Claimant has submitted a claim in Form CA as per Section 23(1) of the Insolvency and Bankruptcy Code, 2016.
14	Dilip Shah	24-06-2024	10,98,976.00	6,01,938.00	Claimant claims as Homebuyer. But no records in Books. Since amount received by CD, claim admitted under Other Category	No	No	Nil	Nil	Nil	4,97,038.00	Nil	

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15	Dilip Shah	24-06-2024	12,36,398.00	6,79,103.00	Claimant claims as Homebuyer. But no records in Books. Since amount received by CD, claim admitted under Other Category	No	No	Nil	Nil	Nil	5,57,295.00	Nil	a Home Buyer for 6 Flats in Lokaa Developer Pvt Ltd. On verification of the records of the Corporate Debtor, it appears that the claimant has paid an amount of Rs. 35 Lakhs to the Corporate Debtor. However the claimant has not been treated as Homebuyer by the CD. Also these flats claimed by the claimant are already allotted to other homebuyers. Since the amount of Rs. 35 Lakhs was received by the Corporate Debtor, the claim is admitted under the Category of Other Creditors
16	Dilip Shah	24-06-2024	10,98,976.00	6,01,938.00	Claimant claims as Homebuyer. But no records in Books. Since amount received by CD, claim admitted under Other Category	No	No	Nil	Nil	Nil	4,97,038.00	Nil	
17	Dilip Shah	24-06-2024	10,26,865.00	5,62,898.00	Claimant claims as Homebuyer. But no records in Books. Since amount received by CD, claim admitted under Other Category	No	No	Nil	Nil	Nil	4,63,967.00	Nil	
18	Dilip Shah	24-06-2024	8,22,364.00	4,52,185.00	Claimant claims as Homebuyer. But no records in Books. Since amount received by CD, claim admitted under Other Category	No	No	Nil	Nil	Nil	3,70,179.00	Nil	

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19	Paritosh Electricals Pvt Ltd	21-06-2024	1,45,01,438.00	0.00	Investment of Rs. 1 Crore to Lokaa Housing Pvt Ltd, a subsidiary of the CD	No	No	Nil	Nil	Nil	1,45,01,438.00	Nil	The Claimant has submitted a claim in Form CA as a Home Buyer for a Flat in Lokaa Developer Pvt Ltd. However, verification of the Books of accounts and other records of the Corporate Debtor, it appears that the claimant has provided investment of Rs. 1 Crore to Lokaa Housing Pvt Ltd against which a Flat in Lokaa Developer Pvt Ltd was provided as a Security. Further, the Promoter of the Corporate Debtor has also confirmed that the claimant is a investor of Lokaa Housing Pvt ltd and this flat is already allotted to another Home Buyer. Further, the amount was also not received by Lokaa Developer Pvt Ltd. Hence the claim of the claimant is rejected in entirety.
20	Pitchika Mohan Muralidhar	19-06-2024	2,19,30,424.00	1,78,44,060.00	Investor under Buyback agreement	No	No	Nil	Nil	Nil	40,86,364.00	Nil	Based on the Agreement dated 07.12.2018 executed between the claimant and Lokaa Developer Pvt Ltd, it appears that the Claimant had purchased the Flat not as a Homebuyer but has agreed to invest in the said project, subject to the Developer assuring him/them the guaranteed buyback in respect of the Apartment bearing No. 2109. Hence a claimant with the buy-back agreement can only be treated as an Investor and not as a Homebuyer. However, since investment was received by Lokaa Developer Pvt Ltd, the claim is amditted in the category of Other Creditors.

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21	Shankar Manoharan	29-08-2024	1,09,22,995.67	53,58,467.00	Investor under Buyback agreement	No	No	Nil	Nil	Nil	55,64,528.67	Nil	Based on the records available with the CD, it appears that the claimant is covered under the buyback scheme, wherein the Developer had assured the claimant a guaranteed buyback with some profit %. in respect of Flat 506. Hence a claimant with the buy-back agreement can only be treated as an Investor and not as a Homebuyer. However, since investment was received by Lokaa Developer Pvt Ltd, the claim is amditted in the category of Other Creditors. The amounts not received by Lokaa Developer Pvt Ltd and the corresponding interest on the same has been rejected.
22	Prashant Agarwal and Neera Gupta	07-10-2024	92,68,937.00	75,72,499.00	Investor under Buyback agreement	No	No	Nil	Nil	Nil	16,96,438.00	Nil	Based on the records available with the CD, it appears that the claimant is covered under the buyback scheme, wherein the Developer had assured the claimant a guaranteed buyback with some profit %. in respect of Flat 1111. Hence a claimant with the buy-back agreement can only be treated as an Investor and not as a Homebuyer. However, since investment was received by Lokaa Developer Pvt Ltd, the claim is amditted in the category of Other Creditors. The amounts not received by Lokaa Developer Pvt Ltd and the corresponding interest on the same has been rejected.
	Total		88,76,88,060.67	43,86,26,608.20							44,90,61,452.47		