

Annexure 3

Name of the corporate debtor: Consolidated Lavasa Corporation Limited

Date of commencement of CIRP : 30 th August 2018

List of Creditors as on 21st July 2025

List of Secured Financial Creditors (other than financial creditors belonging to any class of creditors)

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	Amount covered by guarantee	whether related party	% voting share in CoC , if applicable					
1	Union Bank of India (including claims of Corporation Bank which is now amalgamated with Union Bank of India)	14-09-2018	7,22,09,30,740	7,22,09,30,740	Financial Claim	7,22,09,30,740	2,13,48,69,884	No	12.54%	-	-	-	-	* Verified amount includes Corporate Guarantee towards Warasagon Asset Maintenance Ltd (WAML) of INR 4,09,59,11,142. The financial creditors of WAML are also financial creditors of LCL on account of overlapping claims arising from invocation of corporate guarantees issued by LCL in respect of the financial debt owed by WAML to the relevant financial creditors. To avoid double counting and given that the financial debt is in respect of the same underlying loan, as was discussed in the first meeting of the Consolidated LCL CoC held on March 03, 2020, the claims with respect to such financial creditors specifically pertaining to the overlapping financial debt has been calculated as on the insolvency commencement date of LCL.
2	Phoenix Asset Reconstruction Company Pvt. Ltd.	14-09-2018	6,56,26,68,048	6,56,26,68,048	Financial Claim	6,56,26,68,048	89,38,91,927	No	11.40%	-	-	-	-	*Verified amount includes Corporate Guarantee towards Warasagon Asset Maintenance Ltd (WAML) of INR 2,62,59,64,343. The financial creditors of WAML are also financial creditors of LCL on account of overlapping claims arising from invocation of corporate guarantees issued by LCL in respect of the financial debt owed by WAML to the relevant financial creditors. To avoid double counting and given that the financial debt is in respect of the same underlying loan, as was discussed in the first meeting of the Consolidated LCL CoC held on March 03, 2020, the claims with respect to such financial creditors specifically pertaining to the overlapping financial debt has been calculated as on the insolvency commencement date of LCL.  *Verified amount includes Corporate Guarantee towards Warasagon Power supply Ltd (WPSL) 3,04,28,11,778 The financial creditors of WPSL are also financial creditors of LCL on account of overlapping claims arising from invocation of corporate guarantees issued by LCL in respect of the financial debt owed by WPSL to the relevant financial creditors. To avoid double counting and given that the financial debt is in respect of the same underlying loan, as was discussed in the first meeting of the Consolidated LCL CoC held on March 03, 2020, the claims with respect to such financial creditors specifically pertaining to the overlapping financial debt has been calculated as on the insolvency commencement date of LCL.
3	Asset Reconstruction Company of India Ltd (ARCIL)	14-09-2018	6,06,94,78,245	6,06,94,78,245	Financial Claim	6,06,94,78,245	-	No	10.54%	-	-	-	-	-
4	Bank of India	14-09-2018	6,34,09,73,743	5,66,93,86,050	Financial Claim	5,66,93,86,050	5,16,91,27,535	No	9.85%	-	-	67,15,87,693	-	-
5	Axis Bank Limited	14-09-2018	12,66,81,00,000	5,11,22,00,000	Financial Claim	5,11,22,00,000	2,58,88,32,786	No	8.88%	-	-	7,55,59,00,000	-	*Verified amount includes Corporate Guarantee towards Warasagon Asset Maintenance Ltd (WAML) of INR 1,52,18,98,502. The financial creditors of WAML are also financial creditors of LCL on account of overlapping claims arising from invocation of corporate guarantees issued by LCL in respect of the financial debt owed by WAML to the relevant financial creditors. To avoid double counting and given that the financial debt is in respect of the same underlying loan, as was discussed in the first meeting of the Consolidated LCL CoC held on March 03, 2020, the claims with respect to such financial creditors specifically pertaining to the overlapping financial debt has been calculated as on the insolvency commencement date of LCL.  *Verified amount includes Bank Guarantee issued to Lavasa Corporation Limited as sublimit of the term loan amounting to INR 2,98,27,746.00 (LCL limits were earmarked to the extent of INR 3 crores) was later carve-out and transferred in name of Daeve Convention Center Limited ("DCCL"). This claim has previously been verified and admitted as a financial debt in LCL by the RP in the standalone CIRP of LCL. To avoid double counting and given that the financial debt is in respect of the same underlying loan, as was discussed in the first meeting of the Consolidated LCL CoC held on March 03, 2020, the claims with respect to such financial creditors specifically pertaining to the overlapping financial debt has been calculated as on the insolvency commencement date of LCL.  *Verified amount includes5 INR 39,12,73,451 pertaining to Land Parcel mortgage by LCL towards (i) Term Loan facility availed by Lavasa Hotels of INR 2,52,24,875 (ii) NCD availed by DCCL of INR 36,60,48,676.
6	Central Bank of India	12-09-2018	5,07,38,36,653	5,07,38,36,653	Financial Claim	5,07,38,36,653	1,36,00,73,044	No	8.81%	-	-	-	-	*Verified amount includes Corporate Guarantee towards Warasagon Asset Maintenance Ltd (WAML) of INR 2,14,51,72,329 The financial creditors of WAML are also financial creditors of LCL on account of overlapping claims arising from invocation of corporate guarantees issued by LCL in respect of the financial debt owed by WAML to the relevant financial creditors. To avoid double counting and given that the financial debt is in respect of the same underlying loan, as was discussed in the first meeting of the Consolidated LCL CoC held on March 03, 2020, the claims with respect to such financial creditors specifically pertaining to the overlapping financial debt has been calculated as on the insolvency commencement date of LCL.  *Verified amount includes Corporate Guarantee towards Daeve Retail Limited ("DRL") of INR 20,85,18,236. The financial creditors of DRL are also financial creditors of LCL on account of overlapping claims arising from invocation of corporate guarantees issued by LCL in respect of the financial debt owed by DRL to the relevant financial creditors. To avoid double counting and given that the financial debt is in respect of the same underlying loan, as was discussed in the first meeting of the Consolidated LCL CoC held on March 03, 2020, the claims with respect to such financial creditors specifically pertaining to the overlapping financial debt has been calculated as on the insolvency commencement date of LCL.
7	Punjab National Bank (including claims of Oriental Bank of Commerce which is now amalgamated with Union Bank of India)	12-09-2018	4,98,03,14,152	4,98,02,27,182	Financial Claim	4,98,02,27,182	2,98,91,53,475	No	8.65%	-	-	86,970	-	
8	Asset Care Reconstruction Enterprise Ltd. (ACRE)	14-09-2018	3,96,32,17,165	3,76,00,98,212	Financial Claim	3,76,00,98,212	2,07,80,33,735	No	6.53%	-	-	20,31,18,953	-	*Verified amount includes INR 18,01,61,800 pertaining to Land parcels mortgaged by LCL for Term Loan facility availed by HREL. *Pursuant to intimation vide email from ACRE dated November 15, 2018 and Assignment agreement entered between The Jammu & Kashmir Bank Ltd and ACRE dated October 29,2018 the amount of INR 188.62 crores claimed by J&K under form C dated December 31, 2018 stands transferred to ACRE
9	Indian Bank (erstwhile Allahabad Bank, which is now amalgamated with Allahabad Bank)	12-09-2018	3,15,29,97,678	3,15,29,97,678	Financial Claim	3,15,29,97,678	-	No	5.48%	-	-	-	-	*Verified amount includes Corporate Guarantee towards Warasagon Asset Maintenance Ltd (WAML) of INR 3,15,29,97,677.93
10	State Bank of India	14-09-2018	1,96,24,60,245	1,95,20,83,778	Financial Claim	1,95,20,83,778	1,31,19,45,214	No	3.39%	-	-	1,03,76,467	-	
11	Edelweiss Asset Reconstruction Company Ltd	14-09-2018	1,48,70,28,119	1,48,70,28,119	Financial Claim	1,48,70,28,119	92,79,27,173	No	2.58%	-	-	-	-	*Verified amount includes Corporate Guarantee towards Warasagon Asset Maintenance Ltd (WAML) of INR 55,91,00,946.30. The financial creditors of WAML are also financial creditors of LCL on account of overlapping claims arising from invocation of corporate guarantees issued by LCL in respect of the financial debt owed by WAML to the relevant financial creditors. To avoid double counting and given that the financial debt is in respect of the same underlying loan, as was discussed in the first meeting of the Consolidated LCL CoC held on March 03, 2020, the claims with respect to such financial creditors specifically pertaining to the overlapping financial debt has been calculated as on the insolvency commencement date of LCL.
12	Bank of Baroda	14-09-2018	1,04,78,91,433	1,04,78,63,433	Financial Claim	1,04,78,63,433	61,05,64,872	No	1.82%	-	-	28,000	-	
13	Karnataka Bank Ltd	12-09-2018	67,47,17,042	67,44,64,448	Financial Claim	67,44,64,448	19,43,19,267	No	1.17%	-	-	2,52,594	-	*Verified amount includes Corporate Guarantee towards Warasagon Asset Maintenance Ltd (WAML) of INR 42,67,18,439.71. The financial creditors of WAML are also financial creditors of LCL on account of overlapping claims arising from invocation of corporate guarantees issued by LCL in respect of the financial debt owed by WAML to the relevant financial creditors. To avoid double counting and given that the financial debt is in respect of the same underlying loan, as was discussed in the first meeting of the Consolidated LCL CoC held on March 03, 2020, the claims with respect to such financial creditors specifically pertaining to the overlapping financial debt has been calculated as on the insolvency commencement date of LCL.
Total			61,20,46,13,264	52,76,32,62,586		52,76,32,62,586	20,25,87,36,931		91.66%			8,44,13,50,678	-	

Note: vide an order dated February 26, 2020, Hon'ble NCLT directed the consolidation of the corporate insolvency resolution process ("CIRP") of Lavasa Corporation Limited ("LCL") and its 100% subsidiary Companies viz. Warasagon Assets Maintenance Limited ("WAML") and Daeve Convention Center Limited ("DCCL"), all of which were already undergoing insolvency resolution process. Further, Mr. Shailesh Verma has been appointed as the resolution professional ("Resolution Professional" or "RP"). Further, vide orders dated May 13, 2021, published on May 22, 2021, the Hon'ble NCLT directed the consolidation of CIRP of 2 additional subsidiaries, Daeve Retail Limited ("DRL") and Warasagon Power Supply Limited ("WPSL") with the aforementioned ongoing Consolidated CIRP of LCL, WAML and DCCL ("LCL Consolidated CIRP"). Pursuant to the consolidation orders, Mr. Shailesh Verma is the RP of the LCL Consolidated CIRP.

Note: On 18th Feb/25 SSG Investment Holding India I Limited and India Opportunities II Pte. Limited withdrew their claim and shared NOC to that effect. Their admitted claim was INR 192.29 Cr and INR 68.89 Cr.