

## Annexure 9

Name of the corporate debtor: Consolidated Lavasa Corporation Limited

Date of commencement of CIRP: 30th August 2018

List of Creditors as on 21st July 2025

List of other creditors (Other than financial creditors and operational 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				
1	EXPAT PROPERTIES (INDIA) LIMITED	-	70,88,53,132	-	other claim	-	-	No	-	-	70,88,53,132	-
2	AVINASH MORE	-	2,22,27,009	42,52,470	other claim	-	-	No	-	-	1,79,74,539	-
3	ASHIANA HOUSING LIMITED	-	50,00,000	-	other claim	-	-	No	-	-	50,00,000	-
4	TUKARAM PANDURANG UBHE (Note 2)	-	10,00,00,000	-	other claim	-	-	No	10,00,00,000	-	-	-
5	BABURAO MARGALE (Note 2)	-	4,50,00,000	-	other claim	-	-	No	4,50,00,000	-	-	-
6	KONDIBA UGHAD (Note 2)	-	10,00,00,000	-	other claim	-	-	No	10,00,00,000	-	-	-
7	SUBHASH GOVIND DESHPANDE (Note 3)	-	1,55,26,000	-	other claim	-	-	No	-	-	1,55,26,000	-
8	SAHYADRI CITY MANAGEMENT LIMITED	-	17,89,991	17,89,991	other claim	-	-	Yes	-	-	-	-
9	MY CITY TECHNOLOGY LIMITED	-	12,78,46,000	12,78,46,000	other claim	-	-	Yes	-	-	-	-
10	AXIS TRUSTEE SERVICES*	-	74,59,856	51,12,310	other claim	-	-	-	-	-	23,47,546	-
11	M/S. RENUKA BUS SERVICES*	-	5,19,336	5,19,336	other claim	-	-	-	-	-	-	-
12	KARAM VIR REHANI*	-	2,50,000	2,50,000	other claim	-	-	-	-	-	-	-
13	VIKAS AGARWAL*	-	2,50,000	2,50,000	other claim	-	-	-	-	-	-	-
14	MKVDC*	-	18,22,61,36,300	2,12,854	other claim	-	-	-	-	-	18,22,59,23,446	-
15	BIZCONINDIA FACILITIES PRIVATE LIMITED*	-	99,999	99,999	other claim	-	-	Yes	-	-	-	-
<b>Total</b>			<b>19,36,09,57,623</b>	<b>14,03,32,960</b>	-	-	-	-	<b>24,50,00,000</b>	-	<b>16,97,56,24,663</b>	-

## Note

## 1. Details of claim filed between inter corporate debtors (related parties):

- LCL owes INR 1,70,24,31,430 to WPSL for performance security deposit. further please note an avoidance application (Sec. 66) has been filed by WPSL for underlying transaction amounting to INR 3,03,43,00,000/- of which INR 1,70,24,31,430/- is outstanding.
- LCL owes INR 18,29,32 crore to WAML for performance security deposit and WAML owes INR 285.55 crore to LCL for intercorporate deposit and other dues. Hence, the net amount payable by LCL to WAML is INR 1543.77 crore.
- Some transactions between Warasgaon Assets Maintenance Limited and Lavasa Corporation Limited have been reported pursuant to a transaction review audit conducted in terms of the relevant provisions of the Insolvency and Bankruptcy Code, 2016. Accordingly, the amount of claims pertaining to such transactions (amounting to INR 18,293,197,153) shall be subject to the outcome of the application filed by the resolution professional in the National Company Law Tribunal reporting such transactions and seeking necessary directions.
- LCL has filed claim INR 5.75 crores against DCCL for group cost reimbursement and other expenses. The same has not been admitted on the basis of verification.

2. Three claims amounting to INR 24.50 Crore have been received from villagers, which are under legal dispute. The final treatment of these claims shall depend on the outcome of litigation.

3. Claim filed by Subhash Govind Deshpande for an amount of INR 15,526,000 could not be verified due to non-provided of complete supporting documents by the creditor. The claim amount of INR 1,55,26,000 which includes - stamp duty (INR 1,26,000) for 1 plot of approximately 400 square meters for which the corporate debtor (LCL) has given possession to the creditor and the current market value (INR 1,54,00,000) of the unregistered sale deed of non-agricultural land.

\* In terms of regulation 13 of the CIRP Regulations, "if any claims are received after the period specified under sub-regulation (1) of regulation 12 of the CIRP Regulations and up to seven days before the date of meeting of creditors for voting on the resolution plan or the initiation of liquidation, as the case may be, the interim resolution professional or resolution professional, as the case may be, shall verify all such claims and categorise them as acceptable or non-acceptable for collation". Further, where the said claims are categorized as acceptable and are collated by the resolution professional, then such claims, in terms of regulation 13(C)(b) of the CIRP regulations, 2016 are put up to "(i) the committee in its next meeting for its recommendation for inclusion in the list of creditors and its treatment in the resolution plan, if any; and (ii) submit such claims before the Adjudicating Authority for condonation of delay and adjudication wherever applicable.