

Notes related to the claims verification process for Homebuyers of Lavasa Corporation Limited

In case of homebuyers who have received possession and have submitted claims on account of service/ maintenance related issues, such claims have been classified as operational debts as this is a claim in relation to provision of services and therefore falling within the definition of operational debt in terms of Section 5(21) of the Code.

The RP team has reached out to such claimants to file Form B for such cases. The RP team has verified the supporting documents submitted for claims towards repairs and rectification, inter alia to ascertain if the claim for such repairs and rectification falls within the defect liability period as per the relevant agreement to lease. Further, where the repairs are claimed within the defect liability period, we have sought technical assistance to validate the quotations and invoices and assess the amount of repairs for such claimants. We have asked for clarifications and additional documents from the claimants where the documents already submitted are insufficient to substantiate the claim amount.

Further, for those homebuyers who received possession later than the committed possession date who have claimed interest for delayed possession, the interest is being considered at a uniform rate of 12% in accordance with the agreement to lease entered into with LCL. This interest payable has been calculated for the period as specified in the agreement to lease entered into with LCL.

List of Operational Creditors (Homebuyers to whom possession is given) on the basis of Claims received by RP till February 24, 2021

S. No.	Name of Operational creditor as given in claim Form	Property ID	Amount of Claim (INR)	Verified Amount (INR)
1	Hubertus Louis Marie Van De Ven	DASBHTPK4D0032	11,74,213	1,60,980
2	Sarang Prakash Vaidya Seema Sarang Vaidya	DASBVSNP1U0087	24,76,751	20,76,751
3	KRS Jamwal Nisha Jamwal	DASBSSPK8D0060	16,80,894	1,20,000
4	Asha A Advani Nikhil Ashwini Advani	DASBHSNP4D0008	3,42,254	59,244
5	Ram Lala Singh Rahul Singh	DASZWSSK1U0084	8,71,288	1,46,800
6	Atul Dagadu Vispute	DASBSSNP2D0014	14,86,600	1,30,000
7	Amiy Rungta Yogesh Rungta	DASAPC01030302	7,00,000	4,00,000
8	Sagar R Munot Tushar Gundecha	DASBTSNP2D0089	44,14,266	36,92,059
9	Jayashri M Munot Manju S Munot Varsha N Munot Suvarna S Munot	DASBVSNP2D0030	36,22,731	31,19,313
10	Vinay Kulkarni Rashmi Kulkarni Riddhi Kulkarni	DASAPF03020404	3,07,701	1,85,000
11	Raina Raj Hadden	DASAPC01030402	10,00,000	6,15,000
12	Irene Sreedharan	DASBHISK3U0190	18,81,060	36,750
13	Sunil Gautham Aarthi Gautham	DASBHISK8D0225	6,00,000	6,00,000
14	Bidhu Shekhar	DASBHTPK3U0101	2,44,501	2,44,501
15	Hareish Gopilal Makhija	DASALV04020508	5,00,000	40,000
16	Anisha Samir Kothari Amar Kothari	DASBHISK1U0184	3,85,56,839	75,80,262
17	Saurabh Mehrotra	DASBTCNP3U0022	10,13,600	0
18	Anoop Premanand Pai Dhungat	DASBWSSK2D0059	37,51,430	37,01,142
19	Kshudiram Indulkar	DASAP101010401	32,75,729	0
20	Vishal Patil	DASAPC01030202	5,00,000	5,00,000
21	Dhiraj Joppat	DASZTSNP3U0034	15,00,000	50,000
22	Hariharan Raman	DASBHISK3U0110	2,16,100	1,07,000
23	John D'Souza	DASAPD010S0308	2,50,000	2,50,000
24	Kantilal Tosar Mrudula Tosar	DASBSSNP2D0024	25,69,396	14,89,397
25	Mrs. Rashmi Akali	DASAPC01030401	10,00,000	0
26	Purushotam Hinduja Janvika Hinduja	DASBSSNP2D0010	66,50,349	26,52,484
27	Harshad A Lahoti Ruchi H Lahoti	DASACV09010102	1,00,00,000	0

28	Sudesh Lamba Amarjeet Lamba	DASAPE04020403	27,48,799	16,61,483
29	Sumeet Mahendra Walia	DASBPSSK5U0005	2,39,375	2,39,375
30	Alan Fernandes Charmine Fernandes	DASALV040S0401	7,31,869	7,31,869
31	Jainiti Singh HUF Vedaniti Prasad Singh	DASAPE01010205	24,45,300	0
32	Mr. Prashant Sahu Ms. Prathma Sahu	DASAPI02030401	25,00,000	10,00,000
33	Prashant M Samant	DASACV081H0202	31,72,000	0
34	Jagjit Singh Suri	DASAPD01020406	7,01,126	0
35	Milind Mahajan Aarti M Mahajan Ninad M Mahajan	DASBHISK8D0085	2,77,47,936	63,55,429
36	Girish Ganpatrao Latne	DASALV040S0206	99,200	0
37	Murtaza Abbas Nasikwala Husian Abbas Nasikwala	DASALV05020103	14,69,888	12,28,034
38	Neelesh V Vernekar	DASBHSNP3U0133	1,00,10,000	0
39	Hazel Hotels & Resorts Pvt Ltd	DASBHCNP4D0010	13,65,93,121	0
40	Sanjot Basappa Kurane	DASACV110S0106	17,36,000	0
41	Rajan Wadhawan	DASBHSNP3U0149	1,74,96,000	37,63,447
42	Rajiv M Mehta	DASAPG01030002	36,00,000	0
43	Gulshan Kumar H Papneja Rital Gulshan Papneja	DASALV04020308	45,88,800	0
44	Radhika Malhotra Rawat	DASACV07010201	27,07,250	0
45	Dhananjoy Das Vidya Das	DASZTSNP3U0100	1,44,18,689	28,71,748
46	Ashok B Jaisingh	DASBSSNP2D0048	5,50,000	0
47	Arunkumar Murarka Renu Arunkumar Murarka	DASAPE04020102	42,97,800	0
48	Mohan Kumar Gadige	DASALV03020203	19,73,184	19,64,258
49	Sudhir Adettiwar	DASBHSNP3U0107	1,71,45,764	0
50	Umesh Nambiar	DASALV040S0110	40,00,000	0
51	Venkateshwar Tradelink Pvt. Ltd.	DASAPE04020303	2,80,228	0
52	Sharda Infraprojects Ltd	DASBVCPK4D0009	1,24,44,229	1,24,44,229
53	Srawan Killa & Nikhil Killa	DASAPE05030301	57,82,650	0
54	Priyadarshani A. Doshi	DASAPC01030303	51,56,228	0
55	Shalini Rajiv Sheth	DASBVSNP1U0070	53,40,378	65,815
56	Shirley Swarup Swapn Swarup	DASBHISK3U0120	2,71,80,553	56,92,873
57	Seema Mahendra Munot Raunak Abhay Munot	DASBVSNP2D0038	24,61,844	12,60,273
58	Sujata Kishor Munot	DASBVSNP2D0040	24,61,844	12,60,273
59	Neeta Vineet Goyal	DASBTSNP2D0047	2,01,75,750	0
60	Marushka Saumil Shah	DASBLCSK8D0017	9,67,860	0
61	Rukmini Dahanukar	DASAPD01030304	12,34,870	0
62	Krishnan Rajgopal Aruna Rajagopal	DASALV02020501	59,50,000	10,00,000
63	Lalita Gaikwad	DASALV01020206	65,47,666	0
64	Banishree Das Subrat Mishra	DASAPE03010204	7,60,000	1,70,702
65	Naveen Wahi Ritika Wahi	DASACV11010301	36,16,992	8,12,175

66	Chandan Bhatia	DASAPC01030406	1,35,000	0
67	Mohindra Pal Singh Kohli	DASAPI02030402	72,15,700	0
68	Onkar Chadha Usha Chadha	DASAPE04020402	27,48,799	16,61,483
69	Sharda Infraprojects Ltd	DASAPH02010401	16,91,057	16,91,057
70	Shamshul Huda	DASAPI01010101	30,62,120	0
71	Sunil Bhikchand Bora	DASAPI02020404	76,89,377	0
72	Dorothy Mendens	DASAPH01030405	92,61,080	0
73	Karam Vir Rehani	DASZLCSK8D0009	2,50,000	0
74	Vikas Agarwal	DASZWSSK3U0050	2,50,000	0
75	Anil Verma Madhu Verma	DASZTSNP3U0032	2,50,000	0
76	Lalita Mehndiratta Vijay Kumar Mehndiratta	DASZTSNP3U0096	68,76,648	0
77	Preeti Bhatia Avneet Singh Bhatia	DASBHCNP4D0024	14,40,418	3,80,244
78	Jeeti Bhatia Satinder Singh Bhatia	DASBHCNP4D0026	12,68,249	3,80,799
79	Sangeeta Purushottam Andrey Purushottam	DASBFCK2D0002	23,200	0
80	Satish Ramachandra Thatte Vandana Krishna Datye	DASBHSNP3U0119	19,93,720	0
81	Ramdas Kachare Mrinali Ohol	DASBASPK8D0007	1,27,45,757	37,90,757
82	Hemant R Jain	DASBHSNP4D0088	9,09,892	8,34,242
83	Deepak Pande, Jyoti Pande	DASALV030S0507	11,67,328	8,60,349
84	Anand Ganesh Kher Arati Anand Kher	DASAPD01010410	1,10,920	0
85	Anuradha Chaturvedi Amitabh Chaturvedi	DASALV030S0301	34,94,326	8,51,391
86	Mr. Prakash Mohanlal Sharma Mr. Piyush Prakash Sharma	DASACV110S0204	5,89,476	5,89,476
87	Dr Neha Apurva Kothari Apurva Kothari	DASAPH01030004	1,64,96,316	48,18,143
88	Hardik Prakash Gandhi Ankita Hardik Gandhi	DASBWSSK2D0103	44,63,686	28,09,488
89	Pramod Chaugule Sandhya Chaugule	DASBTSNP3U0070	38,66,875	0
90	Ankit Gupta	DASBHLSK1U0040	3,44,63,049	0
91	Keyur Ghelani	DASAPH03030101	63,02,966	0
92	Sangeeta Raju Keerthipaty	DASZTSNP3U0104	2,40,647	0
93	Shailesh Jivalal Jogani	DASBPFK1U0060	20,60,879	20,60,879
94	Anita S. Netravali Shashi G. Netravali Shalaka A. Marfatia	DASAPE01030202	22,19,066	14,87,580
	TOTAL		58,52,05,446	9,26,94,553