

Annexure 3

Name of the corporate debtor: Consolidated Lavasa Corporation Limited consisting of:

1. Lavasa Corporation Limited
2. Warasgaon Assets Maintenance Limited
3. Dasve Convention Centre Limited
4. Warasgaon Power Supply Limited
5. Dasve Retail Limited

Date of commencement of CIRP - 30th August 2018 (given below for respective entities)

- 30-Aug-18
17-Dec-18
5-Feb-19
8-Feb-21
8-Feb-21

List of Creditors as 23rd May 2022

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)	9/14/2018	7,220,930,739.91	7,220,930,739.91	Financial Claim	7,220,930,739.91	2,134,869,884.46	No	12.02	-	-	-	-	<ul style="list-style-type: none"> • 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
2	Phoenix ARC Private Limited (PARC)	9/14/2018	6,562,668,048.00	6,562,668,048.00	Financial Claim	6,562,668,048.00	893,891,927.00	No	10.92	-	-	-	-	<ul style="list-style-type: none"> • 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. • Pursuant to intimation vide email from L&T Finance Limited dated April 07, 2022 and Assignment agreement entered between L&T Finance Limited and PARC dated March 29, 2022 the amount of INR 656.27 crores claimed by L&T Finance Limited under form C dated September 14, 2018 stands transferred to
3	Asset Reconstruction Company of India Ltd (ARCIL)	9/14/2018	6,069,478,245.00	6,069,478,245.00	Financial Claim	6,069,478,245.00	-	No	10.10	-	-	-	-	-
4	Bank of India	9/14/2018	6,340,973,742.76	5,669,386,050.02	Financial Claim	5,669,386,050.02	5,169,127,534.92	No	9.44	-	-	671,587,692.74	-	-

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		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					
5	Axis Bank Limited	9/14/2018	5,074,639,520.12	5,064,425,594.18	Financial Claim	5,064,425,594.18	2,588,832,785.92	No	8.43			10,213,925.94	-	<ul style="list-style-type: none"> •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 Dasve 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 includes 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 HCCL of INR 36,60,48,576

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		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					
6	Central Bank of India	9/12/2018	5,073,836,653.00	5,073,836,653.00	Financial Claim	5,073,836,653.00	1,360,073,044.00	No	8.44	-	-	-	-	<p>•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.</p> <p>•Verified amount includes Corporate Guarantee towards Dasve 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.</p>
7	Punjab National Bank (including claims of Oriental Bank of Commerce which is now amalgamated with Union Bank of India)	9/12/2018	4,980,314,152.09	4,980,227,181.83	Financial Claim	4,980,227,181.83	2,989,153,475.08	No	8.29	-	-	86,970.26	-	
8	Asset Care Reconstruction Enterprise Ltd. (ACRE)	9/14/2018	3,963,217,165.00	3,760,098,212.00	Financial Claim	3,760,098,212.00	2,078,033,735.00	No	6.26	-	-	203,118,953.00	-	<p>•Verified amount includes INR 18,01,61,800 pertaining to Land parcels mortgaged by LCL for Term Loan facility availed by HREL.</p> <p>•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 188.52 crores claimed by J&K under form C dated December 31, 2018 stands transferred to ACRE</p>
9	Indian Bank (erstwhile Allahabad Bank, which is now amalgamated with Allahabad Bank)	9/12/2018	3,152,997,677.93	3,152,997,677.93	Financial Claim	3,152,997,677.93	-	No	5.25	-	-	-	-	•Verified amount includes Corporate Guarantee towards Warasagon Asset Maintenance Ltd (WAML) of INR 3,15,29,97,677.93
10	State Bank of India	9/14/2018	1,962,460,245.25	1,952,083,778.00	Financial Claim	1,952,083,778.00	1,311,945,213.50	No	3.25	-	-	10,376,467.25	-	
11	SSG Investment Holding India Ltd	9/14/2018	1,922,892,887.38	1,922,892,887.38	Financial Claim	1,922,892,887.38	961,446,443.69	No	3.20	-	-	-	-	
12	Edelweiss Asset Reconstruction Company Ltd	9/14/2018	1,487,028,119.42	1,487,028,119.42	Financial Claim	1,487,028,119.42	927,927,173.12	No	2.47	-	-	-	-	•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.
13	Bank of Baroda	9/14/2018	1,047,891,433.00	1,047,863,433.00	Financial Claim	1,047,863,433.00	610,564,871.50	No	1.74	-	-	28,000.00	-	
14	India Opportunities II Pte Ltd	9/14/2018	688,935,912.83	688,935,912.83	Financial Claim	688,935,912.83	688,935,912.83	No	1.15	-	-	-	-	

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15	Karnataka Bank Ltd	9/12/2018	674,717,042.29	674,464,447.81	Financial Claim	674,464,447.81	194,319,286.68	No	1.12	-	-	252,594.48	-	•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
		Total	56,222,981,583.98	55,327,316,980.31		55,327,316,980.31	21,909,121,287.69		92.08			895,664,603.68	-	

Note:

- We have taken handover of the claim documents in Lavasa Corporation Limited, Warasgaon Assets Maintenance Limited & Dasve Convention Centre Limited from the erstwhile IRP/RP(s) and their teams and have relied on the claims admitted and/or rejected by the erstwhile IRP/ RP(s) in their period as Interim Resolution Professional / Resolution Professional.
- 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. Warasgaon Assets Maintenance Limited ("WAML") and Dasve 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, Dasve Retail Limited ("DRL") and Warasgaon 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.

Entities involved in Consolidated Lavasa CIRP - Lavasa Corporation Limited (LCL), Warasgaon Assets Maintenance Limited (WAML), Dasve Convention Centre Limited (DCCL), Warasgaon Power Supply Limited (WPSL), Dasve Retail Limited (DRL)