

Name of the Corporate Debtor: Neo Capricorn Plaza Private Limited. (CIN U55102MH2004PTC187649)

Date of Commencement of CIRP: 09/01/2024, List of Creditors as on: 23/01/2024

(Filing under clause (ca) of sub-regulation (2) of regulation 13 the IBBI (Insolvency Resolution Process for Corporate Persons) Regulations, 2016.

SI.No.	Category of Creditor	Summary of Claims Received		Summary of Claims Admitted		Amount of Contingent Claims	Amount of Claim Not Admitted	Amount of Claims under Verification	Details in Annexure
		No. of Claims	Amount	No. of Claims	Amount of claims admitted				
1	Secured financial creditors belonging to any class of creditors	-	-	-	-	-	-	-	-
2	Unsecured financial creditors belonging to any class of creditors	-	-	-	-	-	-	-	-
3	Secured financial creditors (other than financial creditors belonging to any class of creditors)	1	7,23,58,86,457	1	7,23,58,86,457	-	-	-	3
4	Unsecured financial creditors (other than financial creditors belonging to any class of creditors)	6	3,69,93,70,641	-	-	-	-	3,69,93,70,641	4
5	Operational creditors (Workmen)	-	-	-	-	-	-	-	-
6	Operational creditors (Employees)	-	-	-	-	-	-	-	-
7	Operational creditors (Government Dues)	1	8,87,588	1	8,87,588	-	-	-	7
8	Operational creditors (other than Workmen and Employees and Government Dues)	1	59,000	1	59,000	-	-	-	8
9	Other creditors, if any, (other than financial creditors and operational creditors)	-	-	-	-	-	-	-	-
Total		9	10,93,62,03,687	3	7,23,68,33,045	-	-	3,69,93,70,641	

Jayesh Natvarlal Sanghrajka
Interim Resolution Professional
IBBI/IPA-001/IP-P00216/2017-2018/10416
Neo Capricorn Plaza Private Limited

Annexure - 3

Name of the Corporate Debtor: Neo Capricorn Plaza Private Limited. (CIN U55102MH2004PTC187649)

Date of Commencement of CIRP: 09/01/2024, List of Creditors as on: 23/01/2024

Secured financial creditors (other than financial creditors belonging to any class of creditors) -

Sl.No.	Name of Creditor/ Home Buyer	Date of claim Received	Amount of claims received	Amount of claims admitted	Nature of Claim	Amount covered by Security Interest	Amount covered by Guarantee	Whether related party?	% Share in Total Amount of Claims Admitted	Amount of Contingent Claims	Amount of Claim Not Admitted	Amount of Claims under Verification
1	Omkaara Assets Reconstruction Private Limited	23-01-2024	7,23,58,86,457	7,23,58,86,457	Secured Loan	7,23,58,86,457	7,18,66,65,544	NO	100.00	-	-	-
	TOTAL		7,23,58,86,457.49	7,23,58,86,457.49					100.00	-	-	-

Notes:**Security Interest:**

The details of the security interest has been extracted from Sanction Letter dated 26-12-2017, Loan Agreement, Claim Form and such other supporting documents provided by the claimant

The Corporate Debtor has under the loan facility agreements has given an exclusive charge of the following as per the different facilities which is bifurcated as below;

A. Entire Facility of Rs. 600 Crores is covered by the following security interest:

Facility	Total Outstanding as (Rs.)
100 Crore (PEL)	1,31,71,80,428.24
450 Crore (PCHFL) (GSTAAD Hotels Pvt Ltd)**	48,06,97,165.70
50 Crore (PCHFL) (GSTAAD Hotels Pvt Ltd)**	62,14,04,863.94
450 Crore (PEL) (GSTAAD Hotels Pvt Ltd)**	4,72,65,49,817.97
Total	7,14,58,32,275.85

** The claim of GSTAAD Hotels Pvt Ltd has been also included basis the Loan Document, the cross-collateralisation and the Demand Promissory Note dated 26.12.2017.

- First and exclusive charge by way of an equitable mortgage over CP Land and Crown Plaza Hotel under a memorandum of deposit of title deeds ("Crown Plaza MODT")
- First charge by way of an equitable mortgage over JW Land and JW Marriott Hotel under a memorandum of deposit of title deeds ("JWM MODT"). It is clarified herein that a charge has been created in favour of Global Hospitality Licensing S.A R.L. and such charge over the JW Land and JW Marriott Hotel in favour of Global Hospitality Licensing S.A R.L. will be modified to be a second charge pursuant to creation of a first charge in favour of the Lender;
- First charge by way of hypothecation over the Receivables and the Escrow Accounts to be created under a deed(s) of hypothecation. It is clarified herein that a charge has been created over the GHPL Receivables in favour of Global Hospitality Licensing S.A R.L. and such charge in favour of Global Hospitality Licensing S.A R.L. will be modified to be a second charge pursuant to creation of a first charge in favour of the Lender;
- First and exclusive charge by way of pledge over the Pledged Shares under a share pledge agreement dated 01.02.2018.
- Demand promissory note dated 26.12.2017 executed by the Borrowers as per the Loan Agreement dated 30.12.2020 for the benefit of the Lender
- Personal guarantee extended by Mr.Deepak Raheja, Mrs.Anita Raheja, Mr.Aditya Raheja & Mr.Shiv Raheja as per deed of guarantee dated 26.12.2017
- Corporate guarantee by Advantage Raheja Hotels Pvt.Ltd as per deed of guarantee dated 26.12.2017

B. ECLGS Facility of Rs. 19.50 Crores is covered by the following security interest:

- Second ranking charge by way of an equitable mortgage over CP Land and Crown Plaza Hotel under a memorandum of deposit of title deeds ("Crown Plaza MODT/MODT").
- Second ranking charge by way of hypothecation over the Receivables and the Escrow Accounts to be created under a deed(s) of hypothecation ("Deed of Hypothecation").
- Second ranking charge by way of pledge over the Pledged Shares under a share pledge agreement ("Share Pledge Agreement")
- Demand promissory note ("DPN") dated 30.12.2020

General Notes:

- We have verified claims submitted by the claimants on the basis of documents and information provided by the claimants only.
- Claims from certain financial creditors have presently not been admitted due to lack of adequate information and / or supporting documentation.
As per communication with each of the respective financial creditors, these amounts may be admitted at a later date subject to additional information being provided by the respective financial creditors.
- Claims that are admitted may be subjected to further substantiation / modification depending on further developments and the basis of additional evidence, information, or clarifications.
- Claims under verification have not been taken into consideration to ascertain the voting percentage of the financial creditors.
- The security interest reflected above in favour of the financial creditors is subject to further review.
- The security interest reflected above is subject to further substantiation/ modification on the basis of additional evidence or clarification.
- All the aforesaid claims shall be subject to the findings of the report of the forensic/transaction auditor

Annexure - 4												
Name of the Corporate Debtor: Neo Capricorn Plaza Private Limited. (CIN U55102MH2004PTC187649)												
Date of Commencement of CIRP: 09/01/2024, List of Creditors as on: 23/01/2024												
Unsecured financial creditors (other than financial creditors belonging to any class of creditors)												
Sl.No.	Name of Creditor	Date of claim Received	Amount of claims received	Amount of claims admitted	Nature of Claim	Amount covered by Security Interest	Amount covered by Guarantee	Whether related party?	% Share in Total Amount of Claims Admitted	Amount of Contingent Claims	Amount of Claim Not Admitted	Amount of Claims under Verification
1	Anita D. Raheja	23-01-2024	60,28,422	-	Unsecured Loan	-	-	Yes	-	-	-	60,28,422
2	Deepak B. Raheja	23-01-2024	1,94,69,78,157	-	Unsecured Loan	-	-	Yes	-	-	-	1,94,69,78,157
3	Advantage Raheja Hotels Private Limited	23-01-2024	31,82,82,328	-	Unsecured Loan	-	-	Yes	-	-	-	31,82,82,328
4	Kanyakumari Builders Private Limited	23-01-2024	27,73,026	-	Unsecured Loan	-	-	Yes	-	-	-	27,73,026
5	Pebblebay Developers Private Limited	23-01-2024	1,25,89,71,297	-	Unsecured Loan	-	-	Yes	-	-	-	1,25,89,71,297
6	Congo Developers and traders Private Limited	23-01-2024	16,63,37,411	-	Unsecured Loan	-	-	Yes	-	-	-	16,63,37,411
	TOTAL		3,69,93,70,641	-		-	-		-	-	-	3,69,93,70,641

General Notes:

- 1 We have verified claims submitted by the claimants on the basis of documents and information provided by the claimants only.
- 2 Claims from certain financial creditors have presently not been admitted due to lack of adequate information and / or supporting documentation. As per communication with each of the respective financial creditors, these amounts may be admitted at a later date subject to additional information being provided by the respective financial creditors.
- 3 Claims that are admitted may be subjected to further substantiation / modification depending on further developments and the basis of additional evidence, information, or clarifications.
- 4 Claims under verification have not been taken into consideration to ascertain the voting percentage of the financial creditors.

Annexure - 7

Name of the Corporate Debtor: Neo Capricorn Plaza Private Limited. (CIN U55102MH2004PTC187649)

Date of Commencement of CIRP: 09/01/2024, List of Creditors as on: 23/01/2024

Operational creditors (Government Dues)

Sl.No.	Name of the Creditor	Government	Details of Claim Received		Details of Claim Admitted					Amount of Contingent Claims	Amount of Claim Not Admitted	Amount of Claims under Verification	
			Date of claim Received	Amount of claims received	Amount of claims admitted	Nature of Claim	Amount covered by Security Interest	Amount covered by Guarantee	Whether related party?				% Share in Total Amount of Claims Admitted, if applicable
1	E.S.I. Corporation sub Regional Office		23-01-2024	8,87,588.00	8,87,588.00	Government Claim	-	-	NO	-	-	-	-
	TOTAL			8,87,588.00	8,87,588.00	-	-	-		-	-	-	-

General Notes:

1 Claims that are admitted may be subjected to further substantiation / modification depending on further developments and the basis of additional evidence, information or clarifications.

Annexure - 8

Name of the Corporate Debtor: Neo Capricorn Plaza Private Limited. (CIN U55102MH2004PTC187649)

Date of Commencement of CIRP: 09/01/2024, List of Creditors as on: 23/01/2024

Operational creditors (other than Workmen and Employees and Government Dues)												
Sl.No	Name of the Creditor	Date of claim Received	Amount of claims received	Amount of claims admitted	Nature of Claim	Amount covered by Security Interest	Amount covered by Guarantee	Whether related party?	% Share in Total Amount of Claims Admitted	Amount of Contingent Claims	Amount of Claim Not Admitted	Amount of Claims under Verification
1	IDBI Trusteeship Services Limited	22-01-2024	59,000.00	59,000.00	Trustee Services	-	-	NO	-	-	-	-
	TOTAL		59,000.00	59,000.00						-	-	-

General Notes:

- 1 Claims from certain operational creditors have presently not been admitted due to lack of adequate information and / or supporting documentation and are still under verification. As per communication with each of the respective operational creditors, these amounts may be admitted at a later date subject to additional information being provided by the respective operational creditors.
- 2 Claims that are admitted may be subjected to further substantiation / modification depending on further developments and the basis of additional evidence, information or clarifications.