

Name of the Corporate Debtor: Neo Capricorn Plaza Private Limited. (CIN U55102MH2004PTC187649)									
Date of Commencement of CIRP: 08/07/2025, List of Creditors as on: 26/08/2025									
(Filing under clause (ca) of sub-regulation (2) of regulation 13 the IBBI (Insolvency Resolution Process for Corporate Persons) Regulations, 2016.									
Sl.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	9,25,45,00,711	1	9,25,39,14,649	-	5,86,062	-	3
4	Unsecured financial creditors (other than financial creditors belonging to any class of creditors)	7	3,79,81,54,070	1	47,68,878	-	-	3,79,33,85,192	4
5	Operational creditors (Workmen)	-	-	-	-	-	-	-	-
6	Operational creditors (Employees)	6	2,24,024	5	1,83,621	-	21,837	18,566	6
7	Operational creditors (Government Dues)	2	1,41,24,986	2	66,59,257	-	74,65,729	-	7
8	Operational creditors (other than Workmen and Employees and Government Dues)	42	5,36,10,638	28	4,54,32,669	-	48,75,843	33,02,126	8
9	Other creditors, if any, (other than financial creditors and operational creditors)	-	-	-	-	-	-	-	-
Total		58	13,12,06,14,428	37	9,31,09,59,074	-	1,29,49,471	3,79,67,05,884	

Jayesh Natvarlal Sanghrajka
 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: 08-07-2025, List of Creditors as on: 26-08-2025														
List of Secured Financial Creditors (other than financial creditors belonging to any class of creditors)														
Sl. No.	Name of the 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 Claims 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 ?	% of Voting share					
1	Omkara Assets Reconstruction Private Limited	22-07-2025	9,25,45,00,711	9,25,39,14,649	Secured Loan given to CD	9,25,45,00,711	9,04,75,65,340	No	99.95%	-	-	-	5,86,062	-
	TOTAL		9,25,45,00,711	9,25,39,14,649		9,25,45,00,711	9,04,75,65,340		99.95%	-	-	-	5,86,062	-

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 on 08.07.2025 (Rs.)
100 crore (PEL)	1,50,22,24,270
450 Crore (PCHFL) (GSTAAD Hotels Pvt Ltd) **	60,25,62,816
50 Crore (PCHFL) (GSTAAD Hotels Pvt Ltd) **	77,55,91,763
450 Crore (PEL) (GSTAAD Hotels Pvt Ltd) **	6,16,71,86,491
Unpaid TDS	3,49,60,990
Expenses incurred	59,36,735
Total	9,08,84,63,065

** The claim amount of Gstaad Hotels Private Limited has been also been included basis the Loan Agreement, the cross-collateralisation and the Demand Promissory Note dated 26.12.2017.

- a. 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")
- b. 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
- c. 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
- d. First and exclusive charge by way of pledge over the Pledged Shares under a share pledge agreement dated 01.02.2018.
- e. Demand promissory note dated 26.12.2017 executed by the Borrowers as per the Loan Agreement dated 26.12.2017 for the benefit of the Lender
- f. 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
- g. Corporate guarantee by Advantage Raheja Hotels Pvt.Ltd as per deed of guarantee dated 26.12.2017

B. ECLGS Facility of Rs. 19.50 Crore (Claimed Amount: Rs. 16,60,37,646 as on 08.07.2025) is covered by the following security interest:

- a. Second ranking charge by way of an equitable mortgage over CP Land andCrowne Plaza Hotel under a memorandum of deposit of title deeds ("Crowne Plaza MODT").
- b. 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").
- c. Second ranking charge by way of pledge over the Pledged Shares under a share pledge agreement ("Share Pledge Agreement")
- d. Demand promissory note ("DPN") dated 30.12.2020 executed by the Borrower for the benefit of the Lender.
- e. No guarantee has been provided under this facility.

General Notes: -

- 1 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.
- 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.
- 3 Claims under verification have not been taken into consideration to ascertain the voting percentage of the financial creditors.
- 4 The security interest reflected above is subject to further substantiation/ modification on the basis of additional evidence or clarification.
- 5 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: 08-07-2025, List of Creditors as on: 26-08-2025

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	22-07-2025	12,01,28,635	-	Dues of Related Party	-	-	Yes	-	-	-	12,01,28,635.00
2	Kanyakumari Builders Private Limited	22-07-2025	24,36,717	-	Dues of Related Party	-	-	Yes	-	-	-	24,36,717.00
3	Congo Developers And Traders Private Limited	22-07-2025	18,18,69,350	-	Dues of Related Party	-	-	Yes	-	-	-	18,18,69,350.00
4	Pebblebay Developers Private Limited	22-07-2025	1,29,42,71,820	-	Dues of Related Party	-	-	Yes	-	-	-	1,29,42,71,820.00
5	Deepak Raheja	22-07-2025	2,19,28,64,519	-	Dues of Related Party	-	-	Yes	-	-	-	2,19,28,64,519.00
6	HDFC Bank Ltd	23-07-2025	18,14,151	-	Unsecured Loan	18,14,151	-	No	-	-	-	18,14,150.84
7	SEP Energy Private Limited	25-07-2025	47,68,878	47,68,878	Unsecured Loan	-	-	No	0.05%	-	-	-
	TOTAL		3,79,81,54,070	47,68,878		18,14,151	-	-	0.05%	-	-	3,79,33,85,192

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 - 6											
Name of the Corporate Debtor: Neo Capricorn Plaza Private Limited. (CIN U55102MH2004PTC187649)											
Date of Commencement of CIRP: 08/07/2025, List of Creditors as on: 26/08/2025											
Operational creditors (Employees)											
Sl.No.	Name of the Employees	Details of Claim Received		Details of Claim Admitted				Amount of Contingent Claims	Amount of any mutual dues that may set off	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	Whether related party?	% Share in Total Amount of Claims Admitted, if applicable				
1	Manish Kumar	17-07-2025	36,450	36,450	Full & Final Settlement	No	-	-	-	-	-
2	Utkarsha N. raut	04-08-2025	22,601	22,601	Full & Final Settlement	No	-	-	-	-	-
3	Amit Kumar Jaiswal	11-07-2025	18,566	-	Full & Final Settlement	No	-	-	-	-	18,566.00
4	Mouries Dcruz	04-08-2025	53,407	53,407	Full & Final Settlement	No	-	-	-	-	-
5	Sagar Dalai	12-08-2025	8,000	8,000	Full & Final Settlement	No	-	-	-	-	-
6	Avinash Bapu Patil	20-08-2025	85,000	63,163	Full & Final Settlement	No	-	-	-	21,837.00	-
	TOTAL		2,24,024	1,83,621			-	-	-	21,837	18,566

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.
- 2 In absence of any specific terms for interest payment to the employees, amount claimed as interest on delayed payment of dues are not admitted.

Annexure - 7													
Name of the Corporate Debtor: Neo Capricorn Plaza Private Limited. (CIN U55102MH2004PTC187649)													
Date of Commencement of CIRP: 08/07/2025, List of Creditors as on: 26/08/2025													
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	Division-V, CGST & CE., Mumbai West Commissionerate		18-07-2025	1,29,30,890	54,65,161	Government Claim	-	-	NO	-	-	74,65,729	-
2	ESI Corporation Sub Regional office- Pune		01-08-2025	11,94,096	11,94,096	Government Claim	-	-	NO	-	-	-	-
TOTAL				1,41,24,986	66,59,257	-	-	-		-	-	74,65,729	-

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: 08/07/2025, List of Creditors as on: 26/08/2025												
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	Pasalkar & Sons	22-07-2025	8,29,347	7,81,544	Supply of Goods & Services	-	-	NO	-	-	47,803.50	-
2	M/s Bee Pee Enterprises Private Limited	21-07-2025	15,97,977	12,32,477	Supply of Goods & Services	-	-	NO	-	-	3,65,500.00	-
3	Jaspreet Dhillon	25-07-2025	54,000	54,000	Supply of Goods & Services	-	-	NO	-	-	-	-
4	Srujan Art Creation Pvt Ltd	26-07-2025	12,150	12,150	Supply of Goods & Services	-	-	NO	-	-	-	-
5	K.B.B Wines Private Ltd	26-07-2025	2,03,876	2,03,876	Supply of Goods & Services	-	-	NO	-	-	-	-
6	K. B Wines Private Ltd	26-07-2025	2,75,952	2,49,083	Supply of Goods & Services	-	-	NO	-	-	26,869.00	-
7	Kundu Electricals Proprietor	26-07-2025	59,740	59,740	Supply of Goods & Services	-	-	NO	-	-	-	-
8	Horizon Tours & Travels	28-07-2025	26,878	-	Supply of Goods & Services	-	-	NO	-	-	26,878.00	-
9	Harmony Solutions	28-07-2025	1,71,621	-	Supply of Goods & Services	-	-	NO	-	-	-	1,71,621
10	Anushka Food and water testing Laboratories	29-07-2025	2,30,159	1,42,349	Supply of Goods & Services	-	-	NO	-	-	-	87,810
11	Ms RJ Guest World	29-07-2025	6,04,595	-	Supply of Goods & Services	-	-	NO	-	-	-	6,04,595
12	S & R Securities Management & Services Pvt Ltd	25.07.2025	7,67,665	6,86,271	Supply of Goods & Services	-	-	NO	-	-	81,394.26	-
13	M/s Nexus Multi Services Cooperation	29.07.2025	27,95,644	27,95,644	Supply of Goods & Services	-	-	NO	-	-	-	-
14	Sind Electric and Trading Company	31-07-2025	6,80,879	6,80,879	Supply of Goods & Services	-	-	NO	-	-	-	-
15	agastya enterprises	04-08-2025	60,753	60,753	Supply of Goods & Services	-	-	NO	-	-	-	-

16	SEP Energy Private Limited	07-08-2025	37,73,395	34,84,218	Supply of Goods & Services	-	-	NO	-	-	11,020.00	2,78,157
17	Shree Enterprises	30-07-2025	12,65,302	9,65,874	Supply of Goods & Services	-	-	NO	-	-	2,99,428.00	-
18	Office Destination	05-08-2025	4,75,574	3,19,315	Supply of Goods & Services	-	-	NO	-	-	62,863.00	93,396
19	Vishal Electrical & Electronics	06-08-2025	58,127	15,989	Supply of Goods & Services	-	-	NO	-	-	11,682.00	30,456
20	PRAMUKH ENTERPSISES	05-08-2025	4,307	-	Supply of Goods & Services	-	-	NO	-	-	-	4,307
21	INTERCONTINENTAL HOTEL GROUP (INDIA) PRIVATE LTD	06-08-2025	3,44,42,501	3,02,20,596	Supply of Goods & Services	-	-	NO	-	-	38,83,128.26	3,38,777
22	Kays Corporation A partnership Firm	05-08-2025	8,01,728	8,01,728	Supply of Goods & Services	-	-	NO	-	-	-	-
23	KGN Processed Chicken	08-08-2025	5,07,110	-	Supply of Goods & Services	-	-	NO	-	-	-	5,07,110
24	Dataserver Infotech Pvt Ltd	08-08-2025	46,000	46,000	Supply of Goods & Services	-	-	NO	-	-	-	-
25	M/S. GOLD TREE NUTS PVT. LTD.	11-08-2025	3,25,518	3,25,518	Supply of Goods & Services	-	-	NO	-	-	-	-
26	Haier Appliances India Pvt Ltd	11-08-2025	1,92,200	1,92,200	Supply of Goods & Services	-	-	NO	-	-	-	-
27	Amrut Food Products	11-08-2025	46,620	46,620	Supply of Goods & Services	-	-	NO	-	-	-	-
28	Kaia Tourism Private Limited	08-08-2025	11,235	11,235	Supply of Goods & Services	-	-	NO	-	-	-	-
29	Raykar Foodhub Pvt Ltd	08-08-2025	2,04,499	1,50,822	Supply of Goods & Services	-	-	NO	-	-	53,677	-
30	AS Corp	12-08-2025	1,79,550	1,79,550	Supply of Goods & Services	-	-	NO	-	-	-	-

31	M/s Rambilas Sarda	12-08-2025	6,300	-	Supply of Goods & Services	-	-	NO	-	-	-	6,300
32	Shailesh Screens	12-08-2025	1,28,318	-	Supply of Goods & Services	-	-	NO	-	-	-	1,28,318
33	Sun Gold Corp LLP	13-08-2025	28,342	-	Supply of Goods & Services	-	-	NO	-	-	-	28,342
34	Sun Gold Corp Private Limited	13-08-2025	5,600	-	Supply of Goods & Services	-	-	NO	-	-	5,600.00	-
35	Gandharva Arts	13-08-2025	1,39,477	-	Supply of Goods & Services	-	-	NO	-	-	-	1,39,477
36	Sagar Supliers	13-08-2025	66,847	-	Supply of Goods & Services	-	-	NO	-	-	-	66,847
37	Future Enterprises	14-08-2025	7,30,102	-	Supply of Goods & Services	-	-	NO	-	-	-	7,30,102
38	Kimirica Hunter International LLP	14-08-2025	12,64,878	12,64,878	Supply of Goods & Services	-	-	NO	-	-	-	-
39	Jeevika Hospitality Services	14-08-2025	4,44,169	4,44,169	Supply of Goods & Services	-	-	NO	-	-	-	-
40	Poona Plastic	04-08-2025	19,942	-	Supply of Goods & Services	-	-	NO	-	-	-	19,942
41	Maars Creative Concepts Pvt. Ltd.	14-08-2025	5,192	5,192	Supply of Goods & Services	-	-	NO	-	-	-	-
42	TIME OTC CHEM	25-08-2025	66,570	-	Supply of Goods & Services	-	-	NO	-	-	-	66,570
TOTAL			5,36,10,638	4,54,32,669						-	48,75,843	33,02,126

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.