

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: 26/04/2024									
(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)	7	3,70,14,10,641	7	1,04,36,15,873	-	-	2,65,77,94,768	4
5	Operational creditors (Workmen)	-	-	-	-	-	-	-	-
6	Operational creditors (Employees)	13	9,76,112	11	3,40,887	-	6,35,225	-	6
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)	38	2,06,05,765	25	1,00,64,134	-	17,08,212	88,33,419	8
9	Other creditors, if any, (other than financial creditors and operational creditors)	-	-	-	-	-	-	-	-
	<b>Total</b>	<b>60</b>	<b>10,95,97,66,564</b>	<b>45</b>	<b>8,29,07,94,940</b>	<b>-</b>	<b>23,43,437</b>	<b>2,66,66,28,187</b>	

**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: 26/04/2024

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	Omkara 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	99.97	-	-	-
<b>TOTAL</b>			<b>7,23,58,86,457</b>	<b>7,23,58,86,457</b>					<b>99.97</b>	<b>-</b>	<b>-</b>	<b>-</b>

**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
<b>Total</b>	<b>7,14,58,32,275.85</b>

\*\* 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:**

- 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: 26/04/2024

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	30,00,000.00	Unsecured Loan	-	-	Yes	-	-	-	30,28,422
2	Deepak B. Raheja	23-01-2024	1,94,69,78,157	60,83,83,523.00	Unsecured Loan	-	-	Yes	-	-	-	1,33,85,94,634
3	Advantage Raheja Hotels Private Limited	23-01-2024	31,82,82,328	1,83,28,000.00	Unsecured Loan	-	-	Yes	-	-	-	29,99,54,328
4	Kanyakumari Builders Private Limited	23-01-2024	27,73,026	10,01,850.00	Unsecured Loan	-	-	Yes	-	-	-	17,71,176
5	Pebblebay Developers Private Limited	23-01-2024	1,25,89,71,297	33,93,80,000.00	Unsecured Loan	-	-	Yes	-	-	-	91,95,91,297
6	Congo Developers and traders Private Limited	23-01-2024	16,63,37,411	7,14,82,500.00	Unsecured Loan	-	-	Yes	-	-	-	9,48,54,911
7	SEP Energy Private Limited	15-02-2024	20,40,000	20,40,000.00	Unsecured Loan	-	-	No	0.0282	-	-	-
	<b>TOTAL</b>		<b>3,70,14,10,641</b>	<b>1,04,36,15,873.00</b>		<b>-</b>			<b>0.0282</b>	<b>-</b>	<b>-</b>	<b>2,65,77,94,768</b>

**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.

## Annexure - 6

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: 26/04/2024

## Operational creditors (Employees)

Sl.N o.	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	Tarun Kumar Singh	23-03-2024	4,72,598	-	F&F	NO	-	-	-	4,72,598.00	-
2	Gaurav Sharma	04-04-2024	1,19,275	1,19,275	F&F	NO	-	-	-	-	-
3	Sayali Sunil Ingale	09-04-2024	12,474	12,474	F&F	NO	-	-	-	-	-
4	Mohammed Sarfaraj	09-04-2024	64,087	-	Pending Bonus	NO	-	-	-	64,087.00	-
5	Sheetal Kapure	09-04-2024	16,782	16,782	F&F	NO	-	-	-	-	-
6	Sukanta Pramanik	08-04-2024	14,451	14,451	Pending Bonus	NO	-	-	-	-	-
7	Rahul Subhash Shelke	07-04-2024	40,000	10,539	F&F	NO	-	-	-	29,461.00	-
8	Ankita Thakur	09-04-2024	27,610	27,610	F&F	NO	-	-	-	-	-
9	SUKHENDU SAHOO	15-04-2024	10,048	10,048	F&F	NO	-	-	-	-	-
10	MANJUR ALAM	15-04-2024	42,220	42,220	F&F	NO	-	-	-	-	-
11	Hemlata Mishra	09-04-2024	1,20,000	50,921	Pending Bonus & F&F	NO	-	-	-	69,079.00	-
12	Suryam Ranjan	10-04-2024	15,145	15,145	F&F	NO	-	-	-	-	-
13	Anand Prakash	23-04-2024	21,422	21,422	F&F	NO	-	-	-	-	-
	<b>TOTAL</b>		<b>9,76,112</b>	<b>3,40,887</b>		-	-	-	-	<b>6,35,225.00</b>	-

**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: 09/01/2024, List of Creditors as on: 26/04/2024

## 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	8,87,588	ESIC Dues	-	-	NO	-	-	-	-
<b>TOTAL</b>				<b>8,87,588</b>	<b>8,87,588</b>	-	-	-	-	-	-	-	-

**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: 26/04/2024

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	54,000	Trustee Services	-	-	NO	-	-	-	5,000.00
2	National Securities Depository LTD	12-02-2024	1,78,433	1,78,433	Securities Depository	-	-	NO	-	-	-	-
3	Royal Dairy	23-02-2024	1,97,271	1,97,271	Supplier of Goods & Services	-	-	NO	-	-	-	-
4	EFF N' BEE Hospitality Pvt Ltd	11-03-2024	15,61,457	15,61,457	Supplier of Goods & Services	-	-	NO	-	-	-	-
5	NUMB3R IMPACT AGENCY LLP	14-03-2024	1,60,000	1,60,000	Supplier of Goods & Services	-	-	NO	-	-	-	-
6	SEP Energy Private Limited	15-02-2024	35,75,511	10,44,553	Supply of goods and services	-	-	NO	-	-	-	25,30,958.00
7	Bio Veda Action Reseach Company	06-03-2024	72,007	72,007	supply of goods and services	-	-	NO	-	-	-	-
8	Bio Veda Farmacy Pvt Ltd	06-03-2024	4,67,194	4,67,194	supply of goods and services	-	-	NO	-	-	-	-
9	M/S Nexus Multi Services Corporation	28-03-2024	30,49,803	26,94,737	Supply of goods and services	-	-	NO	-	-	3,55,066.00	-
10	Time Otc Chem	01-04-2024	66,570	-	Supply of goods and services	-	-	NO	-	-	-	66,570.00
11	Kimirica hunter International LLP	05-04-2024	9,74,930	9,73,999	Supply of goods and services	-	-	NO	-	-	931.00	-
12	Global business Conference	21-03-2024	7,128	-	Supply of goods and services	-	-	NO	-	-	7,128.00	-
13	Shailesh Screens	08-04-2024	1,39,822	-	Supply of goods and services	-	-	NO	-	-	-	1,39,822.00
14	Office Destination	05-04-2024	1,60,553	-	Supply of goods and services	-	-	NO	-	-	1,32,383.72	28,169.00
15	Kays Corporation A Partnership Firm	05-04-2024	1,18,787	1,18,787	Supply of goods and services	-	-	NO	-	-	-	-
16	Ashay Infotech	05-04-2024	45,332	-	Supply of goods and services	-	-	NO	-	-	29,134.00	16,198.00
17	M/S Kwalty Traders Tea Leaf Private Limited	06-04-2024	3,54,087	3,54,087	Supply of goods and services	-	-	NO	-	-	-	-
18	Comfort agencies	06-04-2024	3,48,911	3,48,911	Supply of goods and services	-	-	NO	-	-	-	-

19	Final Destination	05-04-2024	2,07,767	1,02,570	Supply of goods and services	-	-	NO	-	-	1,02,910.00	2,287.00
20	Siddhivinayak Milk suppliers	05-04-2024	43,800	43,800	Supply of goods and services	-	-	NO	-	-	-	-
21	R J Guest World	06-04-2024	7,38,242	-	Supply of goods and services	-	-	NO	-	-	7,38,242.00	-
22	Green India Enterprise	08-04-2024	20,91,129	-	Supply of goods and services	-	-	NO	-	-	-	20,91,129.00
23	Sark & Associates LLP	08-04-2024	61,307	-	Supply of goods and services	-	-	NO	-	-	61,307.00	-
24	Arrest A Pest	08-04-2024	2,36,000	2,36,000	Supply of goods and services	-	-	NO	-	-	-	-
25	SB Enterprise	08-04-2024	73,835	-	Supply of goods and services	-	-	NO	-	-	-	73,835.00
26	Arihant Executive	08-04-2024	28,88,921	-	Supply of goods and services	-	-	NO	-	-	-	28,88,921.00
27	Logicon Facility Management Pvt. Ltd.	08-04-2024	7,27,898	2,61,725	Supply of goods and services	-	-	NO	-	-	-	4,66,172.96
28	Agastya Enterprises	08-04-2024	60,753	60,753	Supply of goods and services	-	-	NO	-	-	-	-
29	Auraa Trading Company	08-04-2024	2,66,943	2,64,843	Supply of goods and services	-	-	NO	-	-	-	2,100.04
30	M/S Swami Enterprise	08-04-2024	2,81,110	-	Supply of goods and services	-	-	NO	-	-	2,81,110.00	-
31	Anushka Food And Water Testing Laboratories	08-04-2024	1,58,321	-	Supply of goods and services	-	-	NO	-	-	-	1,58,321.00
32	Frootle India	08-04-2024	2,33,694	2,33,694	Supply of goods and services	-	-	NO	-	-	-	-
33	New Jayshree Electricals & Gen Stores	08-04-2024	2,02,436	-	Supply of goods and services	-	-	NO	-	-	-	2,02,436.00
34	Sri Balaaji Foods	12-04-2024	1,47,212	1,47,212	Supply of goods and services	-	-	NO	-	-	-	-
35	Phoenix Marketing	15-04-2024	82,694	82,694	Supply of goods and services	-	-	NO	-	-	-	-
36	ID Car drivers Pvt Ltd	16-04-2024	30,239	29,775	Supply of goods and services	-	-	NO	-	-	-	464.00
37	Sethwala foods Ltd	22-04-2024	64,905	64,905	Supply of goods and services	-	-	NO	-	-	-	-
38	TA Hospitality	22-04-2024	4,71,764	3,10,728	Supply of goods and services	-	-	NO	-	-	-	1,61,036.00
	<b>TOTAL</b>		<b>2,06,05,765</b>	<b>1,00,64,134</b>							<b>17,08,211.72</b>	<b>88,33,419.00</b>

**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.