

Annexure 3

Name of Corporate Debtor : Viceroy Bangalore Hotels Private Limited

Date of Commencement of CIRP : 05 August 2022

(Version 3: Pursuant to claims received and updated as on 11 November 2022)

List of Secured Financial Creditor (Other than the financial creditor belonging to any class of creditor)

Amount in INR

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?	% of voting Share in COC if applicable					
1	Edelweiss Asset Reconstruction Company Limited	30 Aug 2022	2,952,701,833	2,952,701,833	Term Loan - EARC Trust SC 236	2,952,701,833	Note 1	No	73.68%	-	-	-	-	NA
			1,909,097,759	1,909,097,759	Term Loan - EARC Trust SC 253	1,909,097,759	Note 1			-	-	-	-	NA
			1,262,470,512	1,262,470,512	Term Loan - EARC Trust SC 246	1,262,470,512	Note 1			-	-	-	-	NA
			2,090,818,967	2,090,818,967	Term Loan - EARC Trust SC 249	2,090,818,967	Note 1			-	-	-	-	NA
2	Vistra ITCL (India) Limited	01 Sep 2022	2,818,980,487	2,818,980,487	1200 Non- Convertible Debentures	2,818,980,487	2,818,980,487	No	25.28%	-	-	-	-	NA
3	Vistra ITCL (India) Limited	02 Sep 2022	115,236,158	115,236,158	1500 Non- Convertible Debentures	115,236,158	-	No	1.03%	-	-	-	-	NA
Total			11,149,305,716	11,149,305,716					100.00%	-	-	-	-	

Note 1: Guarantee details are currently under verification

Security Interest

Name of Corporate Debtor : Viceroy Bangalore Hotels Private Limited

Date of Commencement of CIRP : 05 August 2022

List of Financial Creditors

(Version 3: Pursuant to claims received and updated as on 11 November 2022)

Amount in INR

SI No.	Name of creditor	Nature of claim	Amount claimed	Amount of claim admitted	Description of Security	Ranking of charge
1	Edelweiss Asset Reconstruction Company Limited	Term Loan - EARC Trust SC 236	2,952,701,833	2,952,701,833	1.Entire fixed assets, present and future of the proposed Hotel including mortgage over leasehold rights over project land measuring 78,093 sft along with building constructed consisting of 3 basement levels and G+21 floors and terrace, entire fixed assets present and future of the proposed hotel and as more specifically described herewith: a.Schedule I property - All that piece and parcel of land to an extent of 72886.80 sq ft bearing no.10 later numbered as 17, 17/1, 17/2 & 17/3 Now New Municipal No-17, Madhav Nagar, Race Course Loop Lane, Corporation Ward No-77, Bangalore situate within the Sub-Registration district of Gandhi Nagar, Bangalore (Urban) b.Schedule II property - All that piece and parcel of land with buildings and bearing old municipal no.10, revised as 17 & 17/1 and presently numbered as 17, Madhav Nagar Extension, Race Course Loop Lane, Corporation Ward No-77, Bangalore total measuring 5206.20 sp.ft	Third ranking charge
		Term Loan - EARC Trust SC 253	1,909,097,759	1,909,097,759		
		Term Loan - EARC Trust SC 246	1,262,470,512	1,262,470,512		
		Term Loan - EARC Trust SC 249	2,090,818,967	2,090,818,967		
2	Visra ITCL (India) Limited	1200 Non- Convertible Debentures	2,818,980,487	2,818,980,487	2.Current assets of the company including all receivables present and future from the project including security deposits, lease rentals & debit/ credit card receipts from the proposed hotel.	Second ranking charge
3	Visra ITCL (India) Limited	1500 Non- Convertible Debentures	115,236,158	115,236,158		First ranking charge
Total			11,149,305,716	11,149,305,716		