

## Annexure 3

Name of Corporate Debtor : Viceroy Bangalore Hotels Private Limited

Date of Commencement of CIRP : 05 August 2022

(Version 9: updated as on 18 May 2023)

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

Amount in INR

| SI 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                       | 2,952,701,833               | No                     | 73.68%                                 | -                          | -   | -                            | -                                  | NA              |
|              |  |                           | 1,909,097,759         | 1,909,097,759             | Term Loan - EARC Trust SC 253    | 1,909,097,759                       | 1,909,097,759               |                        |  | -                          | -   | -                            | NA                                 |                 |
|              |  |                           | 1,262,470,512         | 1,262,470,512             | Term Loan - EARC Trust SC 246    | 1,262,470,512                       | 1,262,470,512               |                        |  | -                          | -   | -                            | NA                                 |                 |
|              |  |                           | 2,090,818,967         | 2,090,818,967             | Term Loan - EARC Trust SC 249    | 2,090,818,967                       | 2,090,818,967               |                        |  | -                          | -   | -                            | 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              |
| <b>Total</b> |  |                           | <b>11,149,305,716</b> | <b>11,149,305,716</b>     |                                  |                                     |                             |                        | <b>100.00%</b>                         | <b>-</b>                   | <b>-</b>                                      | <b>-</b>                     | <b>-</b>                           |                 |

## Security Interest

Name of Corporate Debtor : Viceroy Bangalore Hotels Private Limited

Date of Commencement of CIRP : 05 August 2022

List of Financial Creditors  
(Version 9: updated as on 18 May 2023)

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:<br>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)<br>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  |
| <b>Total</b> |  |                                  | <b>11,149,305,716</b> | <b>11,149,305,716</b>    |  |                       |