

Name of the Corporate Debtor: M/s Neptune Ventures and Developers Private Limited; Date of Commencement of CIRP: 17.07.2023; List of Creditors as on: 01.08.2024

List of Creditors under regulation 13(2) of the IBB (Insolvency Resolution Process for Corporate Persons) Regulations, 2016

Sl. No.	Category of Creditor	Summary of Claims Received		Summary of Claims Admitted		% Share in Total Amount of Claims Admitted	Amount of admitted claim for which Guarantee is available	Amount of Claim Not Admitted (Rs.)	Amount of Claims under Verification (Rs.)	Amount of Contingent Claims (Rs.)	Claimant wise details in Annexure	Remarks, if any
		No. of Claims	Amount (Rs.)	No. of Claims	Amount (Rs.)							
1	Secured Financial creditors belonging to a class of creditors	-	-	-	-	-	-	-	-	-	1	
2	Unsecured Financial creditors belonging to a class of creditors	2	30,54,00,000.00	-	30,54,00,000.00	2.853%	-	-	-	-	2	
3	Secured Financial Creditors (other than financial creditors belonging to a class of creditors)	3	8,08,94,60,252	3	8,08,94,60,252	75.564%	-	-	-	-	3	
4	Unsecured Financial Creditors (other than financial creditors belonging to a class of creditors)	3	1,88,91,29,643	1	1,65,80,33,847	15.488%	-	-	23,10,95,796	-	4	
5	Operational Creditor (Workmen)	-	-	-	-	-	-	-	-	-	5	
6	Operational Creditors (Employees)	26	76,83,778	-	76,83,778	0.072%	-	-	-	-	6	
7	Operational Creditors (Government Dues)	3	61,42,98,302	3	61,34,94,422	5.731%	-	8,03,880	-	-	7	
8	Operational Creditors (Other than Workmen and Employees and Government Dues)	14	30,88,23,469	14	2,55,78,194	0.239%	-	27,85,30,315	25,59,291	-	8	
9	Other Creditors, if any, (Other than Financial Creditors and Operational Creditors)	-	3,48,85,158	-	57,79,125	0.054%	-	-	2,91,06,033	-	9	
Total		-	11,24,96,80,601	-	10,70,54,29,618	100.00%	-	27,93,34,195	26,27,61,120	-	-	-



Name of the Corporate Debtor: M/s Neptune Ventures and Developers Private Limited; Date of Commencement of CIRP: 17.07.2023; List of Creditors as on: 01.08.2024
Annexure-1

Summary of List of Secured Financial creditors belonging to a class of creditors w.r.t. Form CA

Sr. No.	Name of Creditor	Nature of Claim	Details of Claim received		Details of Claim admitted		Whether related party?	% Voting Share in CoC	Amount of Claim under Verification (Rs.)	Amount of Contingent Claim (Rs.)	Details of Security Interest	Details of guarantee, if any, held in relation to claim	Amount of any mutual credit, debts etc. - may be set off against the claim, if	Details of any mutual credit, debts etc. - may be set off against the claim, if	Amount of claim Inadmissible	Reason for Claim not admitted	Remarks, if any	
			Date of Receipt	Amount Claimed	Date of admission/update	Amount of claim admitted (Rs.)												
								0	0									
0																		
	Total			0		0		0	0				0	0	0			



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Annexure-2

Summary of List of Unsecured Financial Creditors belonging to a class of creditors w.r.t. Form CA

Sr. No.	Name of Creditor	Nature of Claim	Details of Claim received		Details of Claim admitted		Whether related party?	% Voting Share in CoC	Amount of Claim under Verification (Rs.)	Amount of Contingent Claim (Rs.)	Details of guarantee, if any, held in relation to claim	Amount of any mutual credit, debts etc. - may be set off against the claim, if any (Rs.)	Details of any mutual credit, debts etc. - may be set off against the claim, if any (Rs.)	Amount of claim Inadmissible	Reason for Claim not admitted	Remarks, if any	
			Date of Receipt	Amount Claimed	Date of admission/update	Amount of claim admitted (Rs.)											
1	Eka Life Limited	Commercial Buyer	29-07-2023	75,00,000	07-08-2023	75,00,000	no	0.075%									
2	Homeshell Estate Private Limited.	Home Buyer	31-07-2023	29,79,00,000	07-08-2023	29,79,00,000.00	yes		0								
2																	
Total				30,54,00,000		30,54,00,000		0.075%	0	0	0	0	0	0			



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Annexure-3

Summary of List of Secured Financial Creditors (other than financial creditors belonging to a class of creditors) w.r.t. Form C																	
Sr. No.	Name of Creditor	Nature of Claim	Details of Claim received		Details of Claim admitted		Whether related party?	% Voting Share in CoC	Amount of Claim under Verification (Rs.)	Amount of Contingent Claim (Rs.)	Details of Security Interest	Details of guarantee, if any, held in relation to claim	Amount of any mutual credit, debts etc. - may be set off against the claim, if any (Rs.)	Details of any mutual credit, debts etc. - may be set off against the claim, if any	Amount of claim inadmissible	Reason for Claim not admitted	Remarks, if any
			Date of Receipt	Amount Claimed	Date of admission/up dation	Amount of claim admitted (Rs.)											
1	HDFC BANK LIMITED	Secured Creditor (FC)	28-07-2023	3,26,74,24,320	07-08-2023	3,26,74,24,320	No	32.50%	-	0	Annexure-A	Annexure A	0	0	-	-	-
2	Edelweiss Asset Reconstruction Company Limited	Secured Creditor (FC)	31-07-2023	4,68,32,37,066	07-08-2023	4,68,32,37,066	no	46.59%			Annexure-A	Annexure A	0	0			
3	JM Financial Products Limited	Secured Creditor (FC)	26-07-2023	13,87,98,866	08-08-2023	13,87,98,866	no	1.38%			Annexure-A	Annexure A	0	0			
3	Total (A)			8,08,94,60,252		8,08,94,60,252		80.47%		0	0			0	0		

Summary of List of Unsecured Financial Creditors: List of Financial Creditors (Unsecured)																	
Sr. No.	Name of Creditor	Nature of Claim	Details of Claim		Details of Claim admitted		Whether related party?	% Voting Share in CoC	Amount of Claim under Verification (Rs.)	Amount of Contingent Claim	Details of Security Interest	Details of guarantee, if any, held in relation to	Amount of any mutual credit, debts etc. - may	Details of any mutual credit, debts etc. - may be	Amount of claim inadmissible	Reason for Claim not admitted	Remarks, if any
			Date of Receipt	Amount Claimed	Date of admission/up dation	Amount of claim admitted (Rs.)											
1	The Karur Vysya Bank Ltd	Unsecured Corporate Guarantee	28-07-2023	23,10,95,796	07-08-2023	-	no	-	23,10,95,796								Bifurcation and calculation of the amount not received
2	BEACON TRUSTEESHIP LIMITED	Unsecured Financial Creditor	28-07-2023	25,80,79,911	08-08-2023	25,80,79,911	no	2.57%	-		Annexure-A						
3	Catalyst Trusteeship Limited	Unsecured Corporate Guarantee	31-07-2023	1,39,99,53,936	07-08-2023	1,39,99,53,936	no	13.93%									
3	Total B)			1,88,91,29,643		1,65,80,33,847		16.49%	23,10,95,796								



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Annexure-5

Summary of List of Operational Creditors (Workmen) w.r.t. Form D / E

Sr. No.	Name of Authorised Representative, if any	Name of Workmen	Amount of Claim		Amount of Claim admitted		Whether related party?	% Voting Share in CoC (where applicable)	Whether under period of twenty-four months preceding the liquidation comm	Amount of Claim under Verification (Rs.)	Amount of Contingent Claim (Rs.)	Amount of any mutual credit, debts etc. - may be set off against the claim, if any (Rs.)	Details of any mutual credit, debts etc. - may be set off against the claim, if any	Amount of claim Inadmissible	Reason for Claim not admitted	Remarks, if any	
			Date of Receipt	Amount Claimed	Date of admission/updation	Amount of claim admitted (Rs.)											
Total			0		0		0	0	0	0	0	0	0	0			



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Annexure-6

Summary of List of Operational Creditors (Employees) w.r.t. Form D / E

Sr. No.	Name of Authorised Representative, if any	Name of Employee	Amount of Claim received		Amount of Claim admitted		Whether related party?	% Voting Share in CoC (where applicable)	Whether under period of twelve months preceding the liquidation commencement date	Amount of Claim under Verification	Amount of Contingent Claim (Rs.)	Amount of any mutual credit, debts etc. - may be set off against the claim, if any (Rs.)	Details of any mutual credit, debts etc. - may be set off against the claim, if any	Amount of claim inadmissible	Reason for Claim not admitted	Remarks, if any
			Date of Receipt	Amount Claimed	Date of admission/ updation	Amount of claim admitted (Rs.)										
1		Nilesh Rambhau Bhujbal	14-12-2023	2,16,800	18.01.2024	2,16,800	No							-		
2		Dinesh Hiru Ambetkar	13-12-2023	2,28,879	26.01.2024	2,28,879	No							-		
3		Lal Mohammad Abdul Majeed Shaikh	13-12-2023	1,99,784	26.01.2024	1,99,784	No							-		
4		Rajeev Kumar Pandey	13-12-2023	1,64,717	26.01.2024	1,64,717	No							-		
5		Suhas Raghunath Jadhav	12-12-2023	41,250	26.01.2024	41,250	No							-		
6		Harishchandra Gangaram Kadam	11-12-2023	1,30,845	26.01.2024	1,30,845	No							-		
7		Dilip Anaji Thakur	12-12-2023	1,51,539	18.01.2024	1,51,539	No							-		
8		Vishal Ashok Mane	12-12-2023	74,729	18.01.2024	74,729	No							-		
9		Sangamesh Hugar	12-12-2023	5,04,288	22.12.2024	5,04,288	No							-		
10		Rajendra Dattaram Pawar	08-12-2023	7,00,000	26.01.2024	7,00,000	No							-		
11		Suresh Rajaram Sakpal	06-12-2023	1,03,782	23.01.2024	1,03,782	No							-		
12		Sheetal G Rathod	14-11-2023	5,15,972	23.01.2024	5,15,972	No							-		
13		Chandramohan Palraj Subbaya	15.12.2023	2,13,399	26.01.2024	2,13,399	No							-		
14		Rasheed A.G Shaikh	03-01-2024	7,64,785	26.01.2024	7,64,785	No							-		
15		Pushpa Hitesh Thakkar	01-01-2024	1,97,037	01.02.2024	1,97,037	No							-		
16		Urvashi B Sejpal	31-12-2023	7,00,000	01.02.2024	7,00,000	No							-		
17		Santosh Ramkant Gaikwad	29-12-2023	1,12,670	01.02.2024	1,12,670	No							-		
18		Nitin Kumar Gharbudve	27-12-2023	1,53,796	18.01.2024	1,53,796	No							-		
19		Hemant Suresh Rokade	45287	93,750	26.01.2024	93,750	No							-		
20		Sanjay Keru Gurav	09.01.2024	50,481	19.07.2024	50,481	No							-		
21		Rohini Kamble	22.12.2023	3,36,084	26.01.2024	3,36,084	No							-		
22		Ganesh Jai Shinde	18.01.2024	57,692	19.07.2024	57,692	No							-		
23		Shushma Mishra	31.01.2024	62,233	19.07.2024	62,233	No							-		
24		Bharat Singh A Chauhan	29.02.2024	14,73,955	31.07.2024	14,73,955	No							-		
25		Shekhar Yugnarayan Pandey	24.03.2024	1,44,213	31.07.2024	1,44,213	No							-		
26		Satya Kumar Prajapati	14.02.2024	2,91,098	31.07.2024	2,91,098	No							-		
Total				76,83,778		76,83,778		0	0	0	0	0	0	0		



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**Annexure-7
Summary of List of Operational Creditors (Government Dues) w.r.t. Form B**

Sr. No.	Name of creditor	Nature of Claim	Amount of Claim received		Amount of Claim admitted		Contingent	inadmissible	Remarks
			Date of Receipt	Amount Claimed	Date of admission/ updation	Amount of claim admitted (Rs.)			
1	Income Tax Department- TDS	OC-Govt	18-09-2023	88,33,660	22-09-2023	88,33,660			
2	Employees's State Insurance Corporations	OC-Govt	19-10-2023	8,77,614	23-11-2023	73,734		8,03,880	Supporting Documents not provided
3	Brihanmumbai Mahanagarpalika	OC-Govt	28/07/2023	30,80,34,429.00	23/08/2023	30,80,34,429.00			
4	Income-Tax Department, Mumbai	OC-Govt	31.10.2023	29,65,52,599.00	31.07.2024	29,65,52,599.00			
3	Total			61,42,98,302		61,34,94,422	-	8,03,880	



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Annexure-8

Sr. No.	Name of creditor	Nature of Claim	Received from	Amount of Claim		Date of Receipt by IRP	Amount Claimed	Date of admission/update on	Amount of claim admitted (Rs.)	Whether related party?	% Voting Share in CoC (where applicable)	Amount of Claim under Verification (Rs.)	Amount of Contingent Claim (Rs.)	Details of Security Interest, if any	Details of retention of title arrangement in respect of goods or properties, if any.	Details of guarantee, if any, held in relation to claim	Amount of any mutual credit, debts etc. -may be set off against the claim, if any (Rs.)	Details of any mutual credit, debts etc. -may be set off against the claim, if any (Rs.)	Amount of claim Inadmissible	Reason for Claim not admitted	Remarks, if any	
				received.	admitted.																	
1	Perks Links and Services Private Limited	Operational Creditor	Perks Links and Services Private Limited	30/07/2023	75,62,954	07/08/2023	11,47,727.00	no				-							6415227		Supporting documents not substantiate the claims	
2	HDFC ERGO General Insurance Company Limited	Operational Creditor	HDFC ERGO General Insurance Company Limited	31/07/2023	20,000.00	07/08/2023	20,000.00	no				-										
3	UCON PT Structure System Pvt Ltd	Operational Creditor	UCON PT Structure System Pvt Ltd	24/07/2023	18,14,508.00	07/08/2023	8,47,311.00	no				-								9,67,197		Supporting documents not substantiate the claims
4	JNP Facility Management Pvt. Ltd.	Operational Creditor	JNP Facility Management Pvt. Ltd.	28/07/2023	14,67,500.00	07/08/2023	13,10,268.00	no				-								1,57,232		Supporting documents not substantiate the claims
5	Eastern Business District (EMD) Owner's Association	Operational Creditor	Eastern Business District (EMD) Owner's Association	31/07/2023	26,55,00,000.00	08/08/2023	-	no				-								26,55,00,000		Supporting documents not substantiate the claims
6	Voltas Limited	Operational Creditor	Voltas Limited	14/08/2023	1,45,35,205.00	22/11/2023	90,44,546.00	no				-								54,90,659		Supporting documents not substantiate the claims
7	Modi Glazing & Cladding Pvt.Ltd	Operational Creditor	Modi Glazing & Cladding Pvt.Ltd	14/10/2023	21,70,211.00	22/11/2023	21,70,211.00	no				-										
8	Radiance Facilities	Operational Creditor	Radiance Facilities	28/10/2023	11,76,896.00	22/11/2023	11,76,896.00	no				-										
9	Chattel Property Management Pvt Ltd	Operational Creditor	Chattel Property Management Pvt Ltd	28/10/2023	35,73,984.00	22/11/2023	35,73,984.00	no				-										
10	Dragon Services	Operational Creditor	Dragon Services	28/10/2023	57,82,962.65	22/11/2023	57,82,962.65	no				-										
11	Avinash Ashok Bahane	Operational Creditor	Advocate	27.01.2024	9,17,740.00		-	no				9,17,740										Supporting documents not substantiate the claims
12	Rajesh L Shukla	Operational Creditor	Advocate	24.01.2024	13,10,625.00		-					13,10,625										Supporting documents not substantiate the claims
13	Snajay B Kotak	Operational Creditor	Advocate	14.12.2023	8,35,214.00	01.08.2024	5,04,288.00					3,30,926										
14	CQRA Private Limited	Operational Creditor	Amol Joshi	17.01.2024	21,55,669.00		-					21,55,669										claim form not submitted
14	Total				30,88,23,469		2,55,78,194					25,59,291								27,85,30,315		



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Annexure-9

Summary of List of Other Creditors, if any, (Other than Financial Creditors and Operational Creditors) w.r.t. Form F

Sr. No.	Name of Creditor	Email Id	Nature of Claim	Amount of Claim received				Amount of Claim admitted		Whether related party?	% Share in Total Amount of Claims Admitted	Amount of Claim under Verification (Rs.)	Amount of Continuent Claim (Rs.)	Details of Security Interest, if any	Details of any retention of title arrangement in respect of goods or properties, if any	Details of guarantee, if any, held in relation to claim	Amount of any mutual debts etc. - may be set off against the claim, if any (Rs.)	Details of any mutual debts etc. - may be set off against the claim, if any	Amount of claim Inadmissible	Reason for Claim not admitted	Remarks, if any
				Date of Submission	Amount as per Form	Currency	Amount Converted in Rupees (Rs.)	Date of admission/update	Amount of claim admitted (Rs.)												
1	Anu Johnson and C.K Johnson'	johnson.kochappu@gmail.com		02-08-2023	1213515					no									1213515		Supporting documents to substantiate the claims are not there
2	Neptune Flying Kite	neptuneflyingkitechsl@gmail.com		31.07.2023	3,36,71,643			20-09-2023	57,79,125	no									2,78,92,518		
Total					34885158	0	0		5779125		0	0	0	0	0	0	0	0	2,91,06,033		
					34885158				5779125										29106033		

