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: 07/08/2026

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	9,40,66,82,366	9,40,60,96,304	Secured Loan given to CD	9,40,66,82,366	9,23,91,13,794	No	99.93%	-	-	5,86,062	-	-
2	HDFC Bank Ltd	23-07-2025	18,14,151	16,15,380	Secured Loan given to CD	16,15,380	-	No	0.02%	-	-	1,98,771	-	-
	TOTAL		**9,40,84,96,517**	**9,40,77,11,684**		**9,40,82,97,746**	**9,23,91,13,794**		**99.95%**	**-**	**-**	**7,84,833.00**	**-**	**-**

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)	1,52,43,74,501
450 Crore (PCHFL) (GSTAAD Hotels Pvt Ltd) **	61,28,43,199
50 Crore (PCHFL) (GSTAAD Hotels Pvt Ltd) **	78,88,42,456
450 Crore (PEL) (GSTAAD Hotels Pvt Ltd) **	6,27,21,55,913
Unpaid TDS	3,49,60,990
Expenses incurred	59,36,735
Total	**9,23,91,13,794**

** 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
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
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. 16,75,68,572 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