

## Annexure-3

Name Of The Corporate Debtor: Bengal Shelter Housing Development Limited under CIRP

Date of commencement of CIRP: 29-08-2025

Revised List of creditors as on: 11-11-2025

List of secured financial creditors (other than financial creditors belonging to any class of creditors)

Sl. No.	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
	Name of Creditor	Date of Receipt	Amount claimed	Amount of claim admitted	Nature of claim	Amount covered by security interest	Amount covered by gaurantee	Weather related party?	% of voting share in COC					
1	Invent Assets Securitisation & Reconstruction Pvt. Ltd. (acting in its capacity as trustee of Invent/1314/S8 Trust)	12-09-2025	Principal - 2,00,46,51,000 Interest- 6,42,74,70,168 Money Received - 18,95,62,779 Total Claim - 8,24,25,58,389	Principal - 2,00,46,51,000 Interest- 6,42,74,70,168 Money Received - 18,95,62,779 Total Claim - 8,24,25,58,389	Financial Debt	2,44,30,24,000.00	2,37,87,00,000.00	NO	48.02	0	0	0	0	Through registered Assignment Agreement dated 06.03.2014 executed between State Bank of India and Invent Assets Securitisation & Reconstruction Private trustee of Limited (acting in its capacity as trustee of Invent/1314/S8 Trust).  Through Supplementary Deed of Assignment dated 11.08.2014 executed between State Bank of India and Invent Assets Securitisation & Reconstruction Private Limited (acting in its capacity as trustee of Invent/1314/S8 Trust). The value of Security, Nature of claim may vary on further receipt of any additional information/ data.
2	Invent Assets Securitisation & Reconstruction Pvt. Ltd. (acting in its capacity as trustee of Invent/1415/P8 Trust)	12-09-2025	Principal - 20,40,41,000 Interest- 9,92,819,724 Total Claim - 1,19,68,60,724	Principal - 20,40,41,000 Interest- 9,92,819,724 Total Claim - 1,19,68,60,724	Financial Debt	2,90,38,50,000.00	15,00,00,000.00	NO	6.97	0	0	0	0	Through registered Assignment Agreement dated 21.08.2014 executed between State Bank of India (Earlier State Bank of Bikaner & Jaipur) and Invent Assets Securitisation & Reconstruction Private Limited (acting in its capacity as trustee of Invent/1415/P8 Trust). The value of Security, Nature of claim may vary on further receipt of any additional information/ data.
3	Invent Assets Securitisation & Reconstruction Pvt. Ltd. (acting in its capacity as trustee of Invent/1415/S20 Trust)	12-09-2025	Principal - 22,38,00,000 Interest- 1,07,10,54,962 Total Claim -1,29,48,54,962	Principal - 22,38,00,000 Interest- 1,07,10,54,962 Total Claim -1,29,48,54,962	Financial Debt	2,90,38,50,000.00	12,00,00,000	NO	7.53	0	0	0	0	Through registered Assignment Agreement dated 30.03.2015 executed between State Bank of India (Earlier State Bank of Travancore) and Invent Assets Securitisation & Reconstruction Private Limited (acting in its capacity as trustee of Invent/1415/S20 Trust). The value of Security, Nature of claim may vary on further receipt of any additional information/ data.
4	Invent Assets Securitisation & Reconstruction Pvt. Ltd. (acting in its capacity as trustee of Invent/1314/S7 Trust)	12-09-2025	Principal - 74,27,00,000 Interest- 4,24,65,48,507 Total Claim - 4,98,92,48,507	Principal - 74,27,00,000 Interest- 4,24,65,48,507 Total Claim - 4,98,92,48,507	Financial Debt	2,90,38,50,000.00	58,00,00,000	NO	29.06	0	0	0	0	Through registered Assignment Agreement dated 06.03.2014 executed between State Bank of India and Invent Assets Securitisation & Reconstruction Private Limited (acting in its capacity as trustee of Invent/1314/S7 Trust). The value of Security, Nature of claim may vary on further receipt of any additional information/ data.

5	Union Bank of India	10-09-2025	Principal - 27,50,95,849 ; Interst- 3,62,94,62,423.86; Money Received - 2,49,07,38,189.93 Total Claim - 1,41,38,20,082.93	Principal - 27,50,95,849 ; Interst- 3,62,94,62,423.86; Money Received - 2,49,07,38,189.93 Total Claim - 1,41,38,20,082.93	Finacial Debt	67,35,00,000 (as per valuation as on 26.8.2023)	1,41,38,20,082.93	NO	8.23	0	0	0	0	<p>1. Land and Building (book mall) situated at No. 226, Bidhan Sarani, 83 College street, 75, Madan Mohan Burman Street, Kolkata - 700007 on pari-passu basis valued at Rs.58.70 crores as per valuation Dated: 25.09.2023 from M/s- Novara Consultancy and Rs.62.00 crores from Subarata Ray as per valuation Dated: 26.08.2023.</p> <p>2. EMG of land measuring 8.29 acres situated near Santiniketan / Bolpur, West Bengal owned by Bengal Shelter Housing Development Limited on pari passu basis valued at Rs.6.77 crores as per valuation report Dated: 21.05.2024 from M/s- Novara Consultancy and Rs.7.20 crores from M/s- R M Engineers as per valuation.</p> <p>3. Corporate Guarantee issued by the CD.</p>
	TOTAL		17,13,73,42,664.93	17,13,73,42,664.93		11,15,45,74,000.00	4,64,25,20,082.93		99.81	-	-	-	-	