

Annexure-3

Name of the Corporate Debtor: Navigator Creators Private Limited; Date of commencement of CIRP: 31/03/2023; List of Creditors as on: 10/08/2023

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 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 secured Interest	Amount covered by guarantee	Whether related party?	% of voting share in CoC					Amount of contingent claim
1	Piramal Capital & Housing Finance Limited (Formerly Dewan Housing Finance Corporation Limited)	17-04-2023	82,26,11,662	82,26,11,662	Secured	82,26,11,662	82,26,11,662	No	75.7	-	-	-	-	-
2	State Bank of India	19-07-2023	27,07,09,562	26,40,34,562	Secured	26,40,34,562	-	No	24.3	-	-	-	66,75,000	SBI has sold the properties of the Corporate Debtor, which were exclusively mortgaged to SBI, to M/s Asenka Developers Private Limited for a sale consideration of INR 66,75,000/- and the sale certificate was issued and registration process was completed on June 20, 2023, i.e., during the moratorium period of the Corporate Debtor, being unaware of the admission of Corporate Debtor into CIRP. Since such consideration forms part of the total claim amount, the same is kept under verification until appropriate measures are taken to address this matter.
TOTAL			1,09,33,21,224	1,08,66,46,224	-	1,08,66,46,224	82,26,11,662	-	100.0	-	-	-	66,75,000	