

**Annexure 1**

Name of the corporate debtor: Navigator Developers Private Limited; Date of commencement of liquidation: 12-09-2023; List of stakeholders as on: 27-11-2023

**List of secured financial creditors**

Sl. 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 rejected	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	Whether security interest relinquished? (Yes/No)	Details of Security Interest	Amount covered by guarantee	% share in total amount of claims admitted					
1	Piramal Capital Housing & Finance Limited	11-10-2023	87,62,85,284	87,62,85,284	Secured	87,62,85,284	Yes	Refer Annexure A	87,62,85,284	72.43	0.00	0.00	0.00	0.00	0.00
2	City Union Bank	12-10-2023	33,35,38,096	33,35,38,096	Secured	33,35,38,096	Yes	Refer Annexure A	33,35,38,096	27.57	0.00	0.00	0.00	0.00	0.00
<b>Total</b>			<b>1,20,98,23,380</b>	<b>1,20,98,23,380</b>		<b>1,20,98,23,380</b>			<b>1,20,98,23,380</b>	<b>100.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

## ANNEXURE A

### DETAILS OF SECURITY INTEREST

#### 1. Piramal Capital & Housing Finance Limited

The Corporate Debtor along with other Borrowers jointly executed a Loan Agreement dated 26.09.2014 in favour of the Financial Creditor and thereafter the Corporate Debtor along with the Borrowers jointly deposited the original title deeds of immovable properties owned by them with an intention to create equitable mortgage and executed a Memorandum of Deposit of Title Deed dated 29.09.2014, registered as document number 4342 of 2014 in the Office of Sub-Registrar at Pudukottai and thereby confirming the creation of equitable mortgage of the property admeasuring 670.75 acres. The security interest that has been provided by the Corporate Debtor is as follows:

All that piece and parcel below mentioned - dry land situated at Vadakku Karasseri village, Tuticorin Taluk Situated with Sub-Registrar District of Pudukottai and Registration district of Tuticorin:

<b>Sr. No.</b>	<b>Village</b>	<b>Survey No.</b>	<b>Extent</b>
1.	Vadakku Karasseri Village, Tuticorin, Tamil Nadu	308/3D	0.70
		310/1	0.27
		318/1A	0.10
		318/18	0.27
		318/2A	0.69
		318/28	0.09
		309/2	0.90
		298	3.32
		755/1	1.22
		756/1	1.70
<b>TOTAL</b>			<b>9.26</b>

## 2. City Union Bank

All that piece and parcel below mentioned - land situated at Vadakku Karasseri village with Sub-Registrar District of Murappanadu and Registration district of Palayamkottai:

Sr. No.	Village	Survey No.	Extent
1	Vadakku Karasseri Village, Palayamkottai, Tamil Nadu	755/2	1.9
2		756/2	1.21
3	Vadakku Karasseri Village, Palayamkottai, Tamil Nadu	197/1	1.61
4		215/2	0.37
5		229	1.63
6		757	0.53
7		760/1	1.98
8		760/2	1.93
9		184/1C	1.04
10		184/1G	0.4
11		185/2	1.75
12		750/2	1.15
13		245/1A	0.87
14		213/2	1.79
15		219/1	1.49
16		219/2B	0.12
17		728/1A	1.28
18		248/1	1.91
19		440/1	1.83
20		441/3	0.42
21		454/1A	0.82
22		455/2C	0.58
23	562/2	0.9	

<b>Sr. No.</b>	<b>Village</b>	<b>Survey No.</b>	<b>Extent</b>
24		564/2	1.69
25		738/2	2.79
26		792/2	1.06
27		758/1B	1.73
28		758/4	0.15
29		728/2	0.77
30		732/2	2.1
<b>TOTAL</b>			<b>37.8</b>

**Note: -**

The Liquidator may modify the list of stakeholders, when he comes across additional information warranting such modification, in the manner directed by the Adjudicating Authority.