

Annexure 1

Name of the corporate debtor: Navigator Developers Private Limited; Date of commencement of liquidation: 12-09-2023; List of stakeholders as on: 06-09-2024

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	61.57	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	23.44	0.00	0.00	0.00	0.00	
3	Phoenix ARC Private Limited acting in its capacity as Trustee of Phoenix Trust FY 22-16	03-07-2024	21,35,67,317	21,33,74,978	Secured	21,33,74,978	Yes	Refer Annexure A	21,33,74,978	14.99	0.00	0.00	1,92,339	0.00	
Total			1,42,33,90,697	1,42,31,98,358		1,42,31,98,358			1,42,31,98,358	100.00	0.00	0.00	1,92,339	0.00	

ANNEXURE A

DETAILS OF SECURITY INTEREST

1. Piramal Capital & Housing Finance Limited

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:

Sr. No.	Village	Survey No.	Extent
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
TOTAL			9.26

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,	755/2	1.9
2	Palayamkottai, Tamil Nadu	756/2	1.21
3	Vadakku Karasseri Village,	197/1	1.61

Sr. No.	Village	Survey No.	Extent	
4	Palayamkottai, Tamil Nadu	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	
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	
TOTAL			37.8	

3. Phoenix ARC Private Limited Trustee of Phoenix Trust FY 22-16

All that piece and parcel below mentioned - dry land situated at Vadakukarcheri Village, Sri Vaikundam Taluk Situated with Sub-Registrar District of Murappanadu and Registration district of Tuticorin:

Sr. No.	Village	Survey No.	Extent
1	Vadakukarcheri Village, Tuticorin, Tamil Nadu	733/1A	1.4
		733/1B	0.09
		737/1A1	1.38
		737/1A2	0.3
		737/1B	0.86
		737/6	0.28
		647/2	0.49
		654/1	1.68
		655/1A	0.28
		665/2B3	0.88
		665/3B	0.83
		331/1	0.13
		331/2	0.44
		332/4	0.09
332/5	2.69		
TOTAL			11.82

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.