

**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: 11-10-2025

**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 claim not admitted | Amount of claim under verification | Remarks, if any                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|---------|----------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|-----------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|-----------------|-------------------------------------|-----------------------------|------------------------|--------------------------|------------------------------|------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|         | Name of Creditor                                                                                                     | Contact Details                                                                                                                                                                                                                                               | 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 in COC |                              |                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 1       | Invent Assets Securitisation & Reconstruction Pvt. Ltd. (acting in its capacity as trustee of Invent/1314/S8 Trust)  | Bakhtawar, Suite 'B', Ground floor, Backbay Reclamation Scheme block III, 229, Nariman Point, Mumbai - 400021 Mail: invent@inventarc.com; priyanka.ranka@inventarc.com; swati.gopalani@inventarc.com; neha.dandekar@inventarc.com; neha.kunwar@inventarc.com; | 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                     | 48.01                    | 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).<br><br>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                                  | 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                     | 7.54                     | 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                                  | 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 | Union Bank of India Asset Recovery Branch 55/58, Yamuna Bhavan, 1st floor, Ezra Street, Kolkata - 700001<br>Regd. Office - Union Bank Bhavan, 239, Vidhan Bhavan Marg, Nariman Point, Mumbai, PIN - 400021<br>Email-<br>ubin0554731@unionbankofindia.bank /<br>debabrata@unionbankofindia.bank | 10-09-2025 | Principal - 27,50,95,849 ; Interst- 3,62,94,62,423.86;<br>Money Received - 2,49,07,38,189.93<br>Total Claim - 1,41,38,20,082.93 | Principal - 27,50,95,849 ; Interst- 3,62,94,62,423.86;<br>Money Received - 2,49,07,38,189.93<br>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 | <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 |    | 99.82 | - | - |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |