

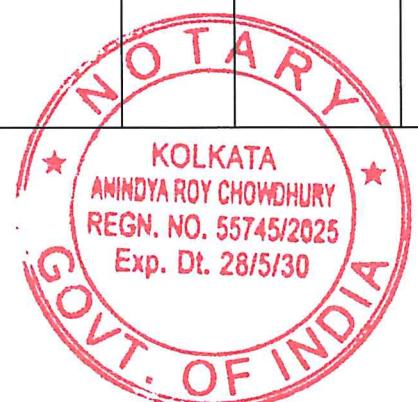
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Annexure-3

Name of the Corporate Debtor: Bengal Shelter Housing Development Limited.; Date of Commencement of CIRP: 29.08.2025; List of Creditors as on: 29.01.2026

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

Sl No.	Name of Creditor	Date of Claim received		Details of Claims 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
		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)	12/09/2025	8,242,558,389.00	8,242,558,389.00	Financial Debt	-	-	No	47.88%	-	-	-	-	Through registered Assignment Agreement dated 06.03.2014 execute 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 execute 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 very 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	1,196,860,724.00	1,196,860,724.00	Financial Debt	-	-	No	6.95%	-	-	-	-	Through registered Assignment Agreement dated 21.08.2014 execute 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 very 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	1,294,854,962.00	1,294,854,962.00	Financial Debt	-	-	No	7.52%	-	-	-	-	Through registered Assignment Agreement dated 30.03.2015 execute 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 very on further receipt of any additional information/ data.



29 JAN 2026

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4	Invent Assets Securitisation & Reconstruction Pvt. Ltd. (acting in its capacity as trustee of Invent/1314/S7 Trust)	12/09/2025	4,989,248,507.00	4,989,248,507.00	Financial Debt	-	-	No	28.98%	-	-	-	-	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	1,413,820,082.93	1,413,820,082.93	Financial Debt	-	-	No	8.21%	-	-	-	-	<p>1. Land and Building (book mall) situated at No. 226, Bidhan Sarani, 8. 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 acre 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: 21.05.2023 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		17,137,342,664.93	17,137,342,664.93		-	-		99.54%					

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