

Annexure-3

Name Of The Corporate Debtor: Saket Infra Developers Private Limited Under CIRP

Date of commencement of CIRP: 17-02-2026

Updated List of creditors as on: 18-08-2026

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 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
	Name of Creditor	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	Shriram Asset Reconstruction Private Limited	03-03-2026	11,34,21,211.12	11,33,48,597.02	Financial Debt	11,33,48,597.02	11,33,48,597.02	NO	51.95	-	-	72,614.10	-	Aditya Birla Capital Limited (ABCL) has assigned their debt to Shriram ARC vide Assignment deed dated 26.09.2025. However, based on service level agreement ABCL is to act as an agent in this account and shall be doing all the regular activities relating to this account. (Note - 1 below)
2	State Bank of India (SARB South Bengal)	27-02-2026	1,56,46,369.00	1,47,93,124.00	Financial Debt	1,47,93,124.00	1,47,93,124.00	NO	6.78	-	-	8,53,245.00	-	(Note - 2 below)
TOTAL			12,90,67,580.12	12,81,41,721.02		12,81,41,721.02	12,81,41,721.02		58.73	-	-	9,25,859.10	-	

Note-1- LOAN FROM SRIRAM ARC IS SECURED BY WAY OF

(a) Personal Guarantees of :

1. Mr. Saharsh Khaitan
2. Mr. Shashi Kant Khaitan
3. Mr. Saket Khaitan
4. Mrs. Kiran Khaitan
5. Mr Saurabh Khaitan

(b) Mortgage of Properties held by 3rd party as below

1. Rear portion of 2nd Floor (North Side), Entire 3rd & 4th Floor of commercial property "Saket Pearl", 8 Monilal Saha Lane, P.S. Taltala, Ward No. 52, Kolkata – 700013, owned by Natraj Retails Pvt. Ltd. (2nd & 3rd Floor) and Exclusive Tradecomm Pvt. Ltd. (4th Floor).
2. Premises No. 25, Surendra Lal Pyne Lane, Block-II, P.S. Muchipara, Ward No. 40, under KMC Kolkata – 700012, owned by Saket Promoters Ltd.
3. Extension of charge on Flat No. G1 & G2, Ground Floor, Block-6, Saraswati Building, Phase-1, Saket Nagar, Premises No.127, B.T. Road, Baranagar, Kolkata – 700108, owned by Inika Residency Pvt. Ltd.

Note-2-LOAN FROM SBI IS SECURED BY WAY OF

(a) Personal Guarantees of :

1. Mr. Saket Khaitan
2. Mrs. Kiran Khaitan
3. Mr. Saurabh Khetan
4. Mr. Abhishek Tibrewal
5. Mr. Arvind Mishra

(b) Corporate Guarantee of

1. Saket Promoters Limited

(c) Security held

Primary Security: First pari-passu charge with ICICI Bank and Axis Bank on stock of raw materials, WIP, finished goods, stores spares, book debts and other current assets (present & future) of the company by way of hypothecation.