

REVISED LIST OF CREDITORS

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: 11-11-2025

A> 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						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 gaurantee	Whether related party?	% of voting share in COC	
1	Invent Assets Securitisatio n & Reconstruction Pvt. Ltd. (acting in its capacity as trustee of Invent/1314/ S8 Trust)		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	Finacial Debt	2,44,30,24,000.00	2,37,87,00,000.00	NO	48.01	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). 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 very on further receipt of any additional information/ data.
2	Invent Assets Securitisatio n & Reconstruction Pvt. Ltd. (acting in its capacity as trustee of invent/1415/ P8 Trust)	Bakhtawar, Suite 'B', Ground floor, Backbay Reclamation Scheme block III, 229, Nariman Point, Mumbai - 400021 Mail: invent@inventarc.com; priyanka.ranka@inventar	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	Finacial Debt	2,90,38,50,000.00	15,00,00,000.00	NO	6.97	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 very on further receipt of any additional information/ data.
3	Invent Assets Securitisatio n & Reconstruction Pvt. Ltd. (acting in its capacity as trustee of Invent/1415/ S20 Trust)	c.com; swati.gopalani@inventarc.com; neha.dandekar@inventarc.com; neha.kunwar@inventarc.com;	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	Finacial Debt	2,90,38,50,000.00	12,00,00,000	NO	7.54	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 very on further receipt of any additional information/ data.
4	Invent Assets Securitisatio n & 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	Finacial Debt	2,90,38,50,000.00	58,00,00,000	NO	29.06	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 very 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 Regd. Office - Union Bank Bhavan, 239, Vidhan Bhavan Marg, Nariman Point, Mumbai, PIN - 400021 Email- ubin0554731@unionbankofindia.bank / debabrata@unionbankofindia.bank	10-09-2025	Principal - 27,50,95,849 ; Interest- 3,62,94,62,423.86; Money Received - 2,49,07,38,189.93 Total Claim - 1,41,38,20,082.93	Principal - 27,50,95,849 ; Interest- 3,62,94,62,423.86; Money Received - 2,49,07,38,189.93 Total Claim - 1,41,38,20,082.93	Financial Debt	67,35,00,000 (as per valuation as on 26.8.2023)	1,41,38,20,082.93	NO	8.23	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. 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. 3. Corporate Guarantee issued by the CD.
	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	

B> List of secured financial creditors belonging to any class of creditors (HOME BUYERS)

Sl. No.	Name of Creditor	Contact Details	Details of claim received		Details of claim admitted					Remarks, if any	
			Date of Receipt	Amount claimed	Amount of claim admitted	Nature of claim	Amount covered by security interest	Amount covered by gaurantee	Weather related party?		
1	Goutam Biswas	A-8/218, Post Office- KALYANI, Police Station - Kalyani District: Nadia,PIN- 741235, Ph: 9433885360 Mail: goutamkly@yahoo.co.in	12-09-2025	Principal - 9,25,148 Interest- 12,05,979 Litigation Expenses - 10,000 Total Claim - 21,41,127	Principal - 9,25,148 Interest- 12,05,979 Litigation Expenses - 10,000 Total Claim - 21,41,127	Financial creditor, Home Buyer	NO	NO	NO	0.01	Allotment of Apartment no.-NDB/002/1 of Bagesree HIG Block-5 at 4th Floor, at "Neel Diganta" Housing Project, Area-1217 Sq.ft.
2	Santanu Goswami and Nandita Goswami	4, Paramhansa Sarani, P.O. Italgacha, Kolkata - 700079 Ph: 9836151150 Mail: gosai83@yahoo.co.in	12-09-2025	Principal - 10,76,647; Interest- 21,71,829; Total Claim - 32,48,476	Principal - 10,76,647; Interest- 21,71,829; Total Claim - 32,48,476	Financial creditor, Home Buyer	NO	NO	NO	0.02	Allotment of Apartment no.-ND/B/2/4E of Bagesree HIG Block-2 at 4th Floor, at "Neel Diganta" Project, Area-1351 Sq.ft.
3	Bithika Mohanta and Suhas Mohanta	69/1, Middle Road, Anandapuri, Barrackpore, P.O. - NC Pukur, North 24 Parganas, PIN- 700122 Ph: 9038559991 mail: suhas.mohanta@gmail.com	12-09-2025	Principal - 5,30,230 Interest- 2,97,500 Litigation Expenses - 5,000 Total Claim -8,32,730	Principal - 5,30,230 Interest- 2,97,500 Litigation Expenses - 5,000 Total Claim -8,32,730	Financial creditor, Home Buyer	NO	NO	NO	-	Allotment of Apartment no.-7E, 7th Floor Concerned building at Barasat, at Project "Neel Diganta Sohini-II" (UMIG), Block - 3
4	Sushil Kumar Ray	158/1 Kali Charan Ghosh Road Manjari Apartment Flat No. A2, 2nd Floor Kolkata - 700050. Email- chandrima.ritu@gmail.com	12-09-2025	Principal - 11,59,940 Interest- 23,29,640 Total Claim - 34,89,580	Principal - 11,59,940 Interest- 23,29,640 Total Claim - 34,89,580	Financial creditor, Home Buyer	NO	NO	NO	0.02	Allotment of Apartment no.-ND/B/4/8A of Bagesree HIG Block-4 at 8th Floor, at "Neel Diganta" Project, Area-1196 Sq.ft.

5	Shweta Das	Tirath Guru Apartment, 3rd Floor, Flat 3A, 227(A), Block-A, Bangur Avenue, Kolkata-700055. Email - ranjito401@gmail.com	23-09-2025	Principal - 7,74,912 Interst- 2,80,603.54 Total Claim - 10,55,515.54	Principal - 7,74,912 Interst- 2,80,603.54 Total Claim - 10,55,515.54	Financial creditor, Home Buyer	NO	NO	NO	0.01	Allotment of Apartment no.-ND/S-II/4/6H of Sohini-II [UMIG] Block - 4 at 6th floor at "Neel Diganta" Project, Area-820 Sq.ft.
6	Smita Singh & Srinivash Singh	WA2 Sanjeeda Tower Bungalow Estate, Newtown Rajarhat, Kolkata - 700156 Email- srinivash.singh@gmail.com	06-10-2025	Total Claim - 1,03,40,592	Total Claim - 1,03,40,592	Financial creditor, Home Buyer	NO	NO	NO	0.06	Allotment of Apartment no.- TKL/T-2/8A(type-a) of Labanya Tower 2 at 8th floor at " TEEN KANYA" Project, Area-1675 Sq.ft.
7	Tapas Kumar Das & Sarmistha Sarkar	Kalyangram, Palta, PO- Bengal Enamel, District - North 24 Parganas Email-	07-10-2025	Total Claim - 11,79,679	Total Claim - 11,79,679	Financial creditor, Home Buyer	NO	NO	NO	0.01	Allotment of Apartment no.-ND/S-II/4/5A (Type A) of Sohini-II [UMIG] Block - 4 at 5th floor at "Neel Diganta" Project, Area-820 Sq.ft.
8	Shikha Jaiswal	123/2 APC Road, Kolkata 700006 Email- jlsaha23@yahoo.com	14-10-2025	Principal - 7,95,238 Interst- 23,35,762 Total Claim - 31,31,000	Principal - 7,95,238 Interst- 4,60,000 Total Claim - 12,55,238	Financial creditor, Home Buyer	NO	NO	NO	0.01	Allotment of Apartment no.-SK/S-I/4D (Type D) of Swarnaraga 1 [HIG] at 4th floor at "Sirsirkunja" Housing Project, Area-1280 Sq.ft.
9	Lily Chatterjee	BosePara PO- Gondalpara PS Chandannagore, Hooghly- 712137 Email- prob123@rediffmail.com	23-09-2025	Total Claim - 10,82,889	Total Claim - 10,82,889	Financial creditor, Home Buyer	NO	NO	NO	0.01	Allotment of Apartment no. ND/S-II/3/1B (Type B) Sohini-II (Upper MIG) Block-3 at 1st floor at "Neel Diganta" Housing Project, Area-820 Sq.ft.
TOTAL				2,22,87,699.54	2,22,87,699.54					0.14	

C> List of unsecured financial creditors (other than financial creditors belonging to any class of creditors)

Sl. No.	Name of Creditor	Contact Details	Details of claim received		Details of claim admitted					Remarks, if any	
			Date of Receipt	Amount claimed	Amount of claim admitted	Nature of claim	Amount covered by security interest	Amount covered by gaurantee	Weath er relate d party?		
1	Seguro Infracon Pvt Ltd.	59, Anandapalit Road, Entally Kolkata- 700014 Email seguroinfracon@gmail.com	12-09-2025	1,01,03,955.00	93,37,992.00	Unsecured Financial Creditor	NO	NO	NO	0.05	TDS not Considered by FC. Related Party Status is under verification.
	TOTAL			1,01,03,955.00	93,37,992.00			NO	NO	0.05	

D > List of operational creditors (Other than Workmen and Employees and Government Dues)

Sl. No.	Name of Credit	Details of claim received			Details of claim admitted					Remarks, if any
		Contact	Date of Receipt	Amount claimed	Amount of claim admitted	Nature of claim	Amount covered by security interest	Amount covered by gaurantee	Whether related party?	

1	Kolkata Municipal Corporation	5, SN Banerjee Road, Kolkata - 700013 Mail id kolkatalaw@gmail.com; kmcmarket2022@gmail.com	12-09-2025	23,95,34,00,000	-	Operatio nal Creditor s	NO	NO	NO	-	Claim has been kept in abeyance pending decision of the arbitration proceedings since the Claimant has filed the claim amount being the counter claim filed by them before the Hon'ble Arbitrator which is pending adjudication. Further the liability is not recognised in the books of CD.
2	G.K. Infratech	30, Ram Swarup Khetri Road, New Alipore, Kolkata- 700053 Email - gkinfratech@live.com	11-09-2025	6,04,06,803.00	39,72,358.00	Operatio nal Creditor s	NO	NO	NO	-	As per CD books. Documents like payment receipts/ Bank Statement, ledger account, certified copy of bills, etc provided. Further there is no Interest clause mentioned in the work orders and their dues is pending under arbitration proceeding. Claim amount admitted based on Outstanding considered in the books of the CD.
3	MTSS Enterprise	8A Shyampukur Street, Kolkata- 700004 Email- mtss.dutts@gmail.com	26-09-2025	23,44,776.16	23,44,776.16	Operatio nal Creditor s	NO	NO	NO	-	In terms of award dated 25-06-2025 published by the Ld. Arbitral Tribunal.
4	Shelter Infra Projects Limited		05-11-2025	16,74,915.00	16,74,915.00	Operatio nal Creditor s	NO	NO	NO	-	
	TOTAL			24,01,78,26,494.16	79,92,049.16					-	

> List of operational creditors (Employees)

Sl. No.	Name of Creditor	Details of claim received			Details of claim admitted					Remarks, if any
		Contact	Date of Receipt	Amount claimed	Amount of claim admitted	Nature of claim	Amount covered by security interest	Amount covered by gaurantee	Weath er relate d party?	
1	Amitabha Bagchi	HB 10/3, Saltla Lake, Sector 3, Kolkata, West Bengal- 700106 E-mail: amitabhabagchi25@gmail.com Contact no: 9903657544	25-10-2025	86,50,000.00	-	operatio nal creditors (Employ ees)	No	-	-	Under Verification
		Total		86,50,000.00	-					

SUB TOTAL		41,19,62,10,813.63	17,17,69,60,405.63					100.00
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