

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	Weather 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	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 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	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	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	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 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 ; Interst- 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 ; Interst- 3,62,94,62,423.86; Money Received - 2,49,07,38,189.93 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	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	Weath er relate d party?	% of voting share in COC	
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 Interst- 12,05,979 litigation Expenses - 10,000 Total Claim - 21,41,127	Principal - 9,25,148 Interst- 12,05,979 litigation Expenses - 10,000 Total Claim - 21,41,127	Financia l 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; Interst- 21,71,829; Total Claim - 32,48,476	Principal - 10,76,647; Interst- 21,71,829; Total Claim - 32,48,476	Financia l 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 Interst- 2,97,500 litigation Expenses - 5,000 Total Claim -8,32,730	Principal - 5,30,230 Interst- 2,97,500 litigation Expenses - 5,000 Total Claim -8,32,730	Financia l 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 Interst- 23,29,640 Total Claim - 34,89,580	Principal - 11,59,940 Interst- 23,29,640 Total Claim - 34,89,580	Financia l 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.

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	-	Operational Creditors	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	Operational Creditors	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 Enterprises	8A Shyampukur Street, Kolkata- 700004 Email- mtss.dutts@gmail.com	26-09-2025	23,44,776.16	23,44,776.16	Operational Creditors	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	Operational Creditors	NO	NO	NO	-	
	TOTAL			24,01,78,26,494.16	79,92,049.16					-	

E> List of operational creditors (Employees)

Sl. No.	Name of Creditor	Contact	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 guarantee	Weather related party?	% of voting share in COC, if applicable	
1	Amitabha Bagchi	HB 10/3, Salta Lake, Sector 3, Kolkata, West Bengal- 700106 E-mail: amitabhabagchi25@gmail.com Contact no: 9903657544	25-10-2025	86,50,000.00	-	operational creditors (Employees)	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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