XRBIA NORTH HINJEWADI DEVELOPERS PRIVATE LIMITED

ANNEXURE C

LIST OF OTHER CREDITOR (Other Than Financial Creditores and Class of Creditors)

CIRP Date:- 02-01-2025 **Date of Claim:- 30-01-2025**

Amount in INR

Sl. No	Name of Creditor	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
		Date of receipt	Amount claimed	Amount of claim admitted	Nature of claim	Amount covered by security interest	Amount covered by guarantee	Whether related party?					
1	Asset Reconstruction Company (India) Limited	08-08-2024	12,79,92,52,271.00	12,79,92,52,271.00	Secured Creditor	12,79,92,52,271.00	Nil	No					Nil
Total			**12,79,92,52,271.00**	**12,79,92,52,271.00**		**12,79,92,52,271.00**			**-**	**-**	**-**	**-**	

Note 1:- Asset Reconstruction Company India Limited (Assignee of L&T Finance Limited) has claimed the entire Exposure to Xrbia group as a Financial creditor. However, after verification the same is admitted as Other Creditor-Secured.

ASSETS MORTAGAGE/SECUTIRY INTEREST OF ARCIL

1) All those pieces and parcels of lands tolaladmeasurang 164,270 sq mtr, and being situated at Village: Madap, Taluka: Khalapur, District_Raigad, within the jurisdiction o{ the Sub_ Registrar Karjat, Taluka Panchayat Samiti Khalapur, Zilla Parishad: Raigad, within the local limits of Grampanchayat Madap that alongwith the entire present and future unsold units and structure thereon and including all associated rights, litles and interests thereon in the project 'Eiffel Khopoli Woods" excluding area allotted to 'Casilla Brick Eagle' in the Proiect. (Owned/Developed by XRBIA Developers Limiled).

2. "XRBIA Vangani- located at Khadyachapada at Taluka Karlat, District Raigad on land admeasuring 1,76,360 sq. mtrs. excluding area allotted to 'Casilla Brick Eagle' in the project i.e. 147 flats admeasuring 27,938 sq. fl. of carpet area and receivables from the sold area (Owned/developed by XRBIA Developers Limited).

3. All lhat piece and parcel of land totally admeasuring 592.2 (14.63 Acers); ,reehold land totally admeasuring 48.79 acre ('1949.6 Ares); freehold land totally admeasuring 30.71 acre (1243 Ares); and land parcel{s) iotally admeasuring approx. 100.92 Acres (4084 Ares), being situated at Village Borivali 6 Naldhe, Taluka Karjat, District Raigad, M6harashtra, lndia (Owned/Developed by Kariat Golf Club Private Limited).

4. All those pieces and parcels of lands total admeasuring 4,27,350 sq. mtrs. and being situated in Village Tadwadi, Taluka Kariat, District Raigad, Maharashtra, lndia along with any present and future constructions thereupon pertaining to the real estate proiect "Disney Adventura" owned by Eiffel Lifespaces Privale Limited.

5. All that piece and parcel of the non-agricultural land besring Survey Nos.6l2, 6/3, 911, 912. 1O/2N1,1014N2,1016, 12/1N1,12/64, 12/5,10/9, and located at mouje Warai Tarfe Waredi, within the Registration, Sub-District Taluka Karjat, Dist. Raigad Karjat alongwith the entire present and future unsold units and structure thereon and including all associated right; titles and interests in the Proiect "XRBIA Warai'(Owned/Developed by XRBIA Warai Developers Private Limited)

6. All that piece and parcel of land bearing Survey (GAT) Nos. 36,37, 39,40,42(panl6nd 339, admeasuring sum total of 49,210 sq. mtrs- And situated at Village Ambi, Taluka Maval, District Pune, Maharashtm, lndia alongwilh the entire present and future unsold units and structure therefrom and including all associated rights, titles and interests in the project "XRBIA Ambi" (Owned/Developed by XRBIA Ambience Realty LLP).

7. All that piece and parcel of the 48 unsold Units admeasuring of 28315Sq.ft. Saleable Area, in the Proiect XRBIA Hiniewadi Road AND Receivables from sold or agreed to be sold 22 units admeasuring of 13,695 Sq. ft. Saleable area ln the Project XRBIA Hinjewadi Road (Owned/Developed by XRBIA North Hinjewadi Developers Private Limited)

8. All thet piece and parcel oI the 23 unsold Units admeasuring of 13,791 Sq ft Saleable Area, in Proiect XRBIA Hiniewadi AND Receivables from sold or agreed to be sold 12 units admeasuring of 6343 Sq ft Saleable area in the Project XBBIA Hinjewadi (Owned/Developed by XRBIA Hinjewadi Developers Private Limited)

9. All that piece and parcel oI property being Unit No.003 €dmeasuring 804 sq. ft along with 2 car park of 240 sq. ft. situated on ground lloor in building known as Terminal I bearing CTS No.2092A, 1 to 3 of Ville Parle (East), Mumbai, Maharashtra (Owned/Developed by XRBIA Developers Limited)

10. All lhe contiguous land parcel(s) admeasuring 77.47 acres (3.098.60 Ares) and situated at Village Avsare and Warai (Waredi), Taluka Karjal, District Faigad Maharashtra (Owned/Developed by Aarini Homes Private Limiled, Eden Builders Private Limited and Rahul Nahar).

Personal Guarantees Provided by 1) Rahul Nahar 2) Vishal Nahar