

XR BIA WARAI DEVELOPERS PRIVATE LIMITED

ANNEXURE F

LIST OF OTHER CREDITORS (OTHER THAN FINANCIAL CREDITORS AND OPERATIONAL CREDITORS)

Date of CIRP:- 28-06-2024

Date of Creditors List:- 30-11-2025

Sr. No.	Name of the Home buyer		Amount claimed (Rs)	Amount admitted (Rs)	Nature of Claim	Amount Covered by Security Interest	Amount Covered by Guarantee	Whether Related Party	% Voting Share in CoC	Amount of Contingent Claim	Amount of any mutual dues, that may be setoff	Amount in INR		Remark	Unit No
												Amount of claim not admitted	Amount of claim under verification		
1	MAJID SHAIKH	25-04-2025	1,59,730	1,54,730	Cancellation of Unit	Nil	Nil	No	-	-	-	-	-	Verified	K3-201(Cancel)
2	GEETA RAMANIKI	12-06-2025	51000	51000	Cancellation of Unit	Nil	Nil	No	-	-	-	-	-	Verified	K2-212(Cancel)
3	Asset Reconstruction Company (India) Limited	08-08-2024	7,51,04,73,570	38,97,72,347	Other Secured Creditor as per NCLT order dated 10-09-2025							6,00,42,74,844		The amount claimed by ARCIL in respect of facilities extended to XDL and secured by mortgage over the assets of the Corporate Debtor has not been admitted, as the same claim has already been admitted in the CIRP of XDL. Accordingly, the said amount is not admissible in the present CIRP to avoid duplication of claims. Further, out of the facilities extended to XALPP, one facility has already been admitted under the claim of another Secured Financial Creditor on account of the Corporate Guarantee extended by the Corporate Debtor and, therefore, has not been admitted separately. The claims pertaining to the remaining facilities secured by mortgage over the assets of the Corporate Debtor have been admitted. Accordingly, only the claims pertaining to ELPL and XAPL, secured by mortgage over the assets of the Corporate Debtor, have been admitted pursuant to the order of the Hon'ble NCLT.	NA
TOTAL			7,51,06,84,300	38,99,78,077		38,97,72,347	Nil	No	-	-	-	-	-		

Note: The LoC has been updated solely to reflect the assignment of a portion of the admitted debt of ARCIL (Secured FC) to CFM AR Pvt. Ltd. pursuant to the claim submitted by CFM AR Pvt. Ltd. on 25.05.2026.

The LoC continues to be maintained as on 30.11.2025. The RP is yet to place before the CoC the claims received after 30.11.2025 for recommendation of condonation of delay. Upon receipt of the CoC's recommendation and necessary orders of the AA, the LoC shall be updated accordingly.