

**XR BIA WARAI DEVELOPERS PRIVATE LIMITED
ANNEXURE C**

**LIST OF UNSECURED FINANCIAL CREDITORS (OTHER THAN FINANCIAL CREDITORS BELONGING TO ANY CLASS OF CREDITORS)
CIRP Date:- 28-06-2024 Date of Claim List:- 30-11-2025**

Amount in INR

Sl. No	Name of Creditor	Details of claim received		Details of claim admitted						Amount of any mutual dues, that may	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 guarant	Wheth er related	% of voting share in				
1	Golden Year Real Estate Private Limited	12-19-2024	48,89,21,866.00	47,87,84,804.00	Financial Debt	-	Nil	No	7.46%	Nil	1,01,37,062.00	-	-
2	Eiffel Shelters Private Limited	12-20-2024	3,02,62,71,789.00	-	Financial Debt	-	Nil		0.00%	Nil	-	3,02,62,71,789.00	-
Total			3,51,51,93,655.00	47,87,84,804.00		-			7.46%		1,01,37,062.00	3,02,62,71,789.00	

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.