

XRBIA DEVELOPERS LIMITED
ANNEXURE C

List of Unsecured financial creditors (other than financial creditors belonging to any class of creditors)

ICD:- 06-08-2024

Date of Claim:- 30-11-2025

Amount in INR

Sr No	Name of Creditor	Details of claim received		Details of claim admitted						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?	% of voting share in CoC				
1	Assets Care & Reconstruction Enterprise Ltd	11-10-2024	25,20,94,747.00	25,20,94,747.00	Financial Debt	-	Yes	No	1.36	Nil	-	-	-
2	Golden Years Properties Private Limited	19-12-2024	48,89,21,866.00	48,89,21,866.00	Financial Debt	-	No	No	2.63	Nil	-	-	-
3	Eiffel Shelter Private Limited	20-12-2024	3,04,27,29,142.00	-	Financial Debt	-	No	NA	0.00	Nil	-	3,04,27,29,142.00	
Total			3,78,37,45,755.00	74,10,16,613.00		-			3.99	-	-	3,04,27,29,142.00	-

Note:

1. Claim of Assets Care & Reconstructions Enterprise Limited Admitted on the basis of Corporate Guarantee provided by Xrbia Developers Limited
2. Claim of Golden Years Real Estate Private Limited is Secured through receivables of Eiffel Olympia i.e. Located at Village Mungawade. However, No Such Charge were found on MCA Website

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.