

XRBBIA WARAI DEVELOPERS PRIVATE LIMITED

ANNEXURE B

LIST OF SECURED FINANCIAL CREDITORS (OTHER THAN FINANCIAL CREDITORS BELONGING TO ANY CLASS OF CREDITORS)

CIRP Date:- 28-06-2024

Date of Claim List:- 25-05-2026

Sl. 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	Asset Reconstruction Company (India) Limited	08-08-2024	9,65,07,75,008.52	2,75,08,20,717.51	Financial Debt	9,65,07,75,008.52	Nil	No	46.33%	Nil	6,51,01,81,944.01	-	-
2	CFM ARC Private Limited	25-05-2026	30,31,53,515.31	29,19,01,450.00	Financial Debt	30,31,53,515.31	Nil	No	4.92%	Nil	1,12,52,065.31	-	-
Total			9,95,39,28,523.83	3,04,27,22,167.51		9,95,39,28,523.83			51.24%		6,52,14,34,009.32	-	

Mortgaged Properties

1) All those pieces and parcels of lands total admeasuring 164,270 sq mtr, and being situated at Village: Madap, Taluka: Khalapur, District Raigad, within the jurisdiction of 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, titles and interests thereon in the project 'Eiffel Khopoli Woods' excluding area allotted to 'Casilla Brick Eagle' in the Project. (Owned/Developed by XRBBIA Developers Limited).

2. "XRBBIA 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 XRBBIA Developers Limited).

3. All that piece and parcel of land totally admeasuring 592.2 (14.63 Acres); freehold land totally admeasuring 48.79 acre ('1949.6 Acres); freehold land totally admeasuring 30.71 acre (1243 Acres); and land parcel(s) totally admeasuring approx. 100.92 Acres (4084 Acres), being situated at Village Borivali 6 Naldhe, Taluka Karjat, District Raigad, Maharashtra, India (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, India along with any present and future constructions thereupon pertaining to the real estate project "Disney Adventura" owned by Eiffel Lifespaces Private Limited.

5. All that piece and parcel of the non-agricultural land bearing Survey Nos.612, 6/3, 911, 912. 10/2N1,1014N2,1016, 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 Project "XRBBIA Warai"(Owned/Developed by XRBBIA Warai Developers Private Limited)

6. All that piece and parcel of land bearing Survey (GAT) Nos. 36,37, 39,40,42/pan6nd 339, admeasuring sum total of 49,210 sq. mtrs- And situated at Village Ambi, Taluka Maval, District Pune, Maharashtra, India alongwith the entire present and future unsold units and structure therefrom and including all associated rights, titles and interests in the project "XRBBIA Ambi" (Owned/Developed by XRBBIA Ambience Realty LLP).

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

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

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

Note: The LoC has been updated solely to reflect (i) the assignment of a portion of the admitted debt of ARCIL (Secured FC) to CFM AR Pvt. Ltd., and (ii) the re-adjudication of the claim of Golden Years Properties Pvt. Ltd. (Unsecured FC) in compliance with the Hon'ble NCLT's order dated 18.06.2026 (uploaded on 23.06.2026), pursuant to which the claim stands not admitted, and consequently, the claimant ceases to be a member of the CoC.

The LoC otherwise 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 the necessary orders of the AA, the LoC shall be updated accordingly.