

XR BIA DEVELOPERS LIMITED

ANNEXURE B

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

ICD:- 06-08-2024

Date of Claim:- 30-11-2025

Sr No	Name of Creditor	Details of claim received		Details of claim admitted						Amount in INR			Remark s, 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	Amount of any mutual dues, that may be set off	Amount of claim not admitted	Amount of claim under verification	
1	Asset Reconstruction Company (India) Limited	08-10-2024	9,77,30,08,696.00	6,22,29,27,342.00	Financial Debt	9,77,30,08,696.00	Nil	No	34.43	Nil	3,55,00,81,354.00	-	-
2	CFM ARC Private Limited	25-05-2026	2,38,52,36,489.00	2,14,77,35,101.00	Financial Debt	2,38,52,36,489.00	Nil	No	11.88	Nil	23,75,01,388.00	-	-
Total			12,15,82,45,185.00	8,37,06,62,443.00		12,15,82,45,185.00			46.31	-	3,78,75,82,742.00	-	-

A. Mortgaged Properties- ARCIL

1. All those pieces and parcels of lands totaladmeasuring 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, titles and interests thereon in the project 'Eiffel Khopoli Woods" excluding area allotted to 'Casilla Brick Eagle' in the Project. (Owned/Developed by XRBIA Developers Limited).
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 Acres); .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, 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 proiect "Disney Adventura" owned by Eiffel Lifespaces Privale Limited.
5. All that piece and parcel of the non-agricultural land besring Survey Nos.612, 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 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, India alongwith 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 Hinjewadi Road AND Receivables from sold or agreed to be sold 22 units admeasuring of 13,695 Sq. ft. Saleable area In the Project XRBIA Hinjewadi Road (Owned/Developed by XRBIA North Hinjewadi Developers Private Limited)
8. All thet piece and parcel of the 23 unsold Units admeasuring of 13,791 Sq ft Saleable Area, in Proiect XRBIA Hinjewadi 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 of property being Unit No.003 Edmeasuring 804 sq. ft along with 2 car park of 240 sq. ft. situated on ground floor 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 the 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 Limited, Eden Builders Private Limited and Rahul Nahar).
Personal Guarantees Provided by 1) Rahul Nahar 2) Vishal Nahar

Note: The List of Creditors has been updated solely to reflect: (i) the assignment of a portion of the admitted debt of ARCIL (Secured Financial Creditor) to CFM AR Pvt. Ltd.; and (ii) the adjudication of the claim of Golden Years Properties Pvt. Ltd. (Unsecured Financial Creditor), after taking into consideration the findings recorded by the Hon'ble National Company Law Tribunal, Mumbai Bench-I, in its Order dated 18.06.2026 (uploaded on 23.06.2026) passed in I.A. No. 1866 of 2025 in the CIRP of Xrbia Warai Developers Private Limited. Pursuant to such adjudication, the claim of Golden Years Properties Pvt. Ltd. has not been admitted. Accordingly, Golden Years Properties Pvt. Ltd. ceases to be a member of the Committee of Creditors, and the Committee of Creditors of Xrbia Developers Limited stands reconstituted with effect from the date of adjudication of the said claim.

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.