

XR BIA DEVELOPERS LIMITED
ANNEXURE G
List of Other Creditors (other than financial creditors and operational creditors)

Date of CIRP:- 06-08-2024

Date of Creditors List:- 30-11-2025

Sr. No.	Name of the Home bu	Date of Receipt of the Form CA	Date of the Form CA	Amount claimed (Rs.)	Amount admitted (Rs.)		Amount of claim not admitted	Amount of claim under verification	Remark, if any
				Total	Total	Nature of Claim			
1	Jijnasubala Kailash Sw	23-12-2024	23-12-2024	47,212.00	47,212.00	Other Creditors	-	-	Cancellation of Flat
2	Malan Shivaji Katekar	11-04-2025	11-04-2025	3,59,726.30	3,44,645.60	Other Creditors	-	-	Cancellation of Flat
3	Suchitra Tiwari	10-04-2025	10-04-2025	3,17,384.00	-	Other Creditors	-	3,17,384	Cancellation of Flat
4	Dilip Kank	15-04-2025	15-04-2025	-	-	Other Creditors	-	-	Cancellation of Flat
5	Inamdar Abdul Rahim	29.04.2025	29.04.2025	3,00,000.00	3,00,000.00	Other Creditors	-	-	Cancellation of Flat
6	Nilam R Girkar	09-06-2025	09-06-2025	2,65,694.00	2,65,694.00	Other Creditors	-	-	Cancellation of Flat
7	Mansi Mangesh Shinde	23-05-2025	23-05-2025	2,14,714.00	2,14,714.00	Other Creditors	-	-	Cancellation of Flat

8	Shailendra Kumar Tiwa	20-05-2025	20-05-2025	12,42,988.00	8,17,196.88	Other Creditors	-	-	Cancellation of Flat
9	Runa Phool Kumar Sin	21-07-2025	21-07-2025	3,08,499.00	3,08,449.00	Other Creditors	-	-	Cancellation of Flat
10	Sheetal Dagdu Kadam	21-07-2025	21-07-2025	1,45,000.00	1,45,000.00	Other Creditors	-	-	Cancellation of Flat
	TOTAL			32,01,217.30	24,42,911.48		0	3,17,384	

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.