

XRBI DEVELOPERS LIMITED

ANNEXURE F

List of Operational Creditor (other than Workmen and Employees and Government Dues)

ICD:- 06-08-2024

Date of Creditors List:- 30-11-2025

Amount in INR

SI. No	Name of Creditor	Details of claim received		Details of claim admitted				Amount of contingent claim	Amount of any mutual dues, that may be	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	Whether related party?	% of voting share in CoC					
1	Titan Contracting Services LLP	11-10-2024	3,05,88,523.00	3,05,88,523.00	Contract Service	No	0.00	NA	0.00	0.00	0.00	Nil
2	New Consolidated Construction Company Limited	24-10-2024	6,50,00,000.00	6,50,00,000.00	Contract Service	No	0.00	NA	0.00	0.00	0.00	Nil
3	Masters Management Consultants (I) Pvt Ltd	05-11-2024	84,58,733.00	84,58,733.00	PMC Services	No	0.00	NA	0.00	0.00	0.00	Nil
4	Tricon Infra Buildtech Private Limited	30-09-2024	6,63,56,210.58	6,63,56,210.58	Contract Service	No	0.00	NA	0.00	0.00	0.00	Nil
5	Kaswa Enterprises	11-09-2025	20,98,180.00	20,98,180.00	Operational Claim	No	0.00	NA	0.00	0.00	0.00	Nil
6	Transfinite Techno Projects LLP	06-06-2025	1,24,32,285.00	1,24,32,285.00	Contract Service	No	0.00	NA	0.00	0.00	0.00	Nil
7	Vihan enterprises	29-10-2025	1,56,728.00	1,56,728.00	Contract Service	No	0.00	NA	0.00	0.00	0.00	Nil
TOTAL			18,50,90,659.58	18,50,90,659.58			0.00		0.00	0.00	0.00	

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.