

Annexure-2

Name of the corporate debtor: Xrbia Chakan Developers Private Limited; Date of commencement of CIRP: 22/04/2025 (Copy of the order received on 24/04/2025); List of creditors as on: 11.08.2026

List of unsecured financial creditors belonging to any class of creditors

(Amount in ₹)

Sr. No.	Name of creditor	Details of claim received		Details of claim admitted					Amount of contingent claim	Amount of any mutual dues, that may be set-off	Amount of claim not admitted	Amount of claim under verification	Unit No.	Remarks, if any
		Date of receipt	Amount claimed	Amount of claim admitted	Nature of claim	Amount covered by guarantee	Whether related party?	% of voting share in CoC						
1	Jyoti Rachpps Mali	03-07-2025	24,67,435.00	1.00	Home Buyers							24,67,434.00	D1-201	Treatment of claim as per IBC: The claim has been admitted at INR 1, being contingent, as the building has received partial OC, amenities are pending and delivery of possession is pending. The outstanding dues of INR 4,71,773.10 represent the amount payable by the homebuyer to the Corporate Debtor under the terms of your agreement. During the ongoing CIRP, a set-off or adjustment of your claim against the amounts payable by you to the Corporate Debtor is not permissible under the provisions of the Code. Accordingly, the outstanding dues are required to be cleared separately to facilitate the handover of possession of your unit.
2	Sarfaraz Kambo	02-10-2025	29,85,911.00	1.00	Home Buyers							29,85,910.00	C5-913	Treatment of claim as per IBC: The claim has been admitted at INR 1, being contingent, as the building has received partial OC, amenities are pending and delivery of possession is pending. The outstanding dues of INR 9,960.41 represent the amount payable by the homebuyer to the Corporate Debtor under the terms of your agreement. During the ongoing CIRP, a set-off or adjustment of your claim against the amounts payable by you to the Corporate Debtor is not permissible under the provisions of the Code. Accordingly, the outstanding dues are required to be cleared separately to facilitate the handover of possession of your unit.
3	Nirmala Arya and M.L. Arya	25-11-2025	14,12,725.00	1.00	Home Buyers							14,12,724.00	A1-203	Treatment of claim as per IBC: The claim has been admitted at INR 1, being contingent, as the building has received partial OC, amenities are pending and delivery of possession is pending. The outstanding dues of INR 83,920 represent the amount payable by the homebuyer to the Corporate Debtor under the terms of your agreement. During the ongoing CIRP, a set-off or adjustment of your claim against the amounts payable by you to the Corporate Debtor is not permissible under the provisions of the Code. Accordingly, the outstanding dues are required to be cleared separately to facilitate the handover of possession of your unit.
4	Neeraja Kaustubh Shende	01-08-2025	19,73,612.00	1.00	Home Buyers							19,73,611.00	C5-713	Treatment of claim as per IBC: The claim has been admitted at INR 1, being contingent, as the building has received partial OC, amenities are pending and delivery of possession is pending. The outstanding dues of INR 97,719.61 represent the amount payable by the homebuyer to the Corporate Debtor under the terms of your agreement. During the ongoing CIRP, a set-off or adjustment of your claim against the amounts payable by you to the Corporate Debtor is not permissible under the provisions of the Code. Accordingly, the outstanding dues are required to be cleared separately to facilitate the handover of possession of your unit.
5	Shaikh Mukhtar Latif & Aysha Naureen Mukhtar Shaikh	13-02-2026	21,91,856.00	1.00	Home Buyers							21,91,855.00	C5-412	Treatment of claim as per IBC: The claim has been admitted at INR 1, being contingent, as the building has received partial OC, amenities are pending and delivery of possession is pending. The outstanding dues of INR 89,50,800 represent the amount payable by the homebuyer to the Corporate Debtor under the terms of your agreement. During the ongoing CIRP, a set-off or adjustment of your claim against the amounts payable by you to the Corporate Debtor is not permissible under the provisions of the Code. Accordingly, the outstanding dues are required to be cleared separately to facilitate the handover of possession of your unit.
6	Shaikh Amjad Latif & Shaikh Rukana Latif	13-02-2026	28,68,521.00	1.00	Home Buyers							28,68,520.00	C5-411	Treatment of claim as per IBC: The claim has been admitted at INR 1, being contingent, as the building has received partial OC, amenities are pending and delivery of possession is pending. The outstanding dues of INR 96,463.44 represent the amount payable by the homebuyer to the Corporate Debtor under the terms of your agreement. During the ongoing CIRP, a set-off or adjustment of your claim against the amounts payable by you to the Corporate Debtor is not permissible under the provisions of the Code. Accordingly, the outstanding dues are required to be cleared separately to facilitate the handover of possession of your unit.
7	Sudha Rajeev Saxena	17-02-2026	12,56,857.00	1.00	Home Buyers							12,56,856.00	C4-710	Treatment of claim as per IBC: The claim has been admitted at INR 1, being contingent, as the building has received partial OC, amenities are pending and delivery of possession is pending. The outstanding dues of INR 42,679.44 represent the amount payable by the homebuyer to the Corporate Debtor under the terms of your agreement. During the ongoing CIRP, a set-off or adjustment of your claim against the amounts payable by you to the Corporate Debtor is not permissible under the provisions of the Code. Accordingly, the outstanding dues are required to be cleared separately to facilitate the handover of possession of your unit.
TOTAL			1,51,56,917.00	7.00		-	-	0.00%	-	-	-	1,51,56,910.00		-