

Annexure- 4

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

(Amount in ₹)

Sr. No.	Name of creditor	Identification No.	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	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	Golden Years Properties Private Limited		30-04-2025	56,14,46,933.00	-	Unsecured	No	No	-	-	-	56,14,46,933.00	-	Pursuant to the email communication received from ARCIL, enclosing the Forensic Report dated 12 June 2026 and the orders of the Hon'ble NCLT dated 10 March 2026 and 22 June 2026, the Resolution Professional reviewed the admissibility of the claim of Golden Year Property Pvt. Ltd. In view of the findings in the Forensic Report that the supporting documents submitted by the claimant were forged, and in compliance with the directions of the Hon'ble NCLT, the Resolution Professional rejected the claim of Golden Year Property Pvt. Ltd.
2	Elevated Avenue Realty LLP (Previously known as L&T Avenue Realty LLP)		18-07-2025	95,68,39,168.00	-	Unsecured	No	No	-	-	-	-	95,68,39,168.00	Documents/ Information Sought. The RP has filled an application before Hon'ble NCLT Mumbai Bench seeking clarification of the said claims. And the same is pending for adjudication.
Total				1,51,82,86,101.00	-	-	-	-	0.00%	-	-	56,14,46,933	95,68,39,168.00	