

Annexure 4

Name of the corporate debtor: Xrbia North Hinjewadi Developers Private Limited; Date of commencement of CIRP: 02/01/2025; List of creditors as on: 14/08/2026

List of Unsecured Financial Creditors (other than 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 rejected	Amount of claim under verification	Remarks, if any
		Date of Receipt	Amount Claimed	Amount of Claim Admitted	Nature of claim	Amount covered by security interest	Whether Security Interest relinquished ? (Yes/No)	Details of Security Interest	Amount covered by Guarantee	% share in total amount of claims admitted					
1	Golden Years Properties Private Limited	16-01-2025	52,99,18,103	-	USFC	-	NA	NA	-	-	-	-	52,99,18,103	-	Claim not admitted pursuant to the Hon'ble NCLT Order dated 10 Mar 2026 directing rejection of the claim.
2	Eiffel Shelters Private Limited	14-01-2025	2,23,86,27,331	-	USFC	-	NA	NA	-	-	-	-	2,23,86,27,331	-	Claim not admitted based on verification of the claim and supporting records by the erstwhile RP.
	Total		2,76,85,45,434	-		-			-	-	-	-	2,76,85,45,434	-	