

XRBI DEVELOPERS LIMITED

ANNEXURE C

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

Date of Claim:- 30-11-2025

ICD:- 06-08-2024

Sr No	Name of Creditor	Details of claim received		Details of claim admitted						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 security interest	Amount covered by guarantee	Whether related party?	% of voting share in CoC				
1	Assets Care & Reconstruction Enterprise Ltd	11-10-2024	25,20,94,747.00	25,20,94,747.00	Financial Debt	-	Yes	No	1.39	Nil	-	-	-
2	Golden Years Properties Private Limited	19-12-2024	48,89,21,866.00	-	Financial Debt	-	No	No	0.00	Nil	48,89,21,866.00	-	-
3	Eiffel Shelter Private Limited	20-12-2024	3,04,27,29,142.00	-	Financial Debt	-	No	NA	0.00	Nil	-	3,04,27,29,142.00	
Total			3,78,37,45,755.00	25,20,94,747.00		-			1.39	-	48,89,21,866.00	3,04,27,29,142.00	-

Note:

1. Claim of Assets Care & Reconstructions Enterprise Limited Admitted on the basis of Corporate Guarantee provided by Xrbia Developers Limited
2. Claim of Golden Years Real Estate Private Limited is Secured through receivables of Eiffel Olympia i.e. Located at Village Mungawade. However, No Such Charge were found on MCA Website

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.