

Annexure- 3

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: 30.07.2025

List of secured 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 security interest	Amount covered by guarantee	Whether related party?	% voting share in CoC					
1	Assets Care & Reconstruction Enterprise Limited		13-05-2025	27,75,80,823.00	27,75,80,823.00	Secured	27,75,80,823.00	-	-	33.08%	-	-	-	-	Claim received only on 13.05.2025, IRP has provisionally admitted the principal amount due, claim verification shall be completed after seeking necessary documents/clarification
2	Asset Reconstruction Company (India) Limited		08-05-2025	2,43,51,51,704.00	2,43,51,51,704.00	Secured	2,43,51,51,704.00	-	Yes	-	-	-	-	-	Based on the documents and legal opinion, the ARCIL's claim falls under category of related party as per IBC
Total				2,71,27,32,527.00	2,71,27,32,527.00	-	2,71,27,32,527.00	-	-	33.08%	-	-	-	-	

Assets Mortgage/Security Interest of ARCIL:

- 1) All those pieces and parcels of lands total admeasuring 164,270 sq mtr, and being situated at Village: Madap, Taluka: Khalapur, District_Raigad, within the jurisdiction of the Sub_Registrar Karjat, Taluka Panchayat Samiti Khalapur, Zilla Parishad: Raigad, within the local limits of Grampanchayat Madap that alongwith the entire present and future unsold units and structure thereon and including all associated rights, titles and interests thereon in the project 'Eiffel Khopoli Woods" excluding area allotted to 'Casilla Brick Eagle' in the Project. (Owned/Developed by XRBIA Developers Limited).
2. "XRBIA Vangani- located at Khadyachapada at Taluka Karlat, District Raigad on land admeasuring 1,76,360 sq. mtrs. excluding area allotted to 'Casilla Brick Eagle' in the project i.e. 147 flats admeasuring 27,938 sq. fl. of carpet area and receivables from the sold area (Owned/developed by XRBIA Developers Limited). 3. All that piece and parcel of land totally admeasuring 592.2 (14.63 Acres); freehold land totally admeasuring 48.79 acre ('1949.6 Ares); freehold land totally admeasuring 30.71 acre (1243 Ares); and land parcel(s) totally admeasuring approx. 100.92 Acres (4084 Ares), being situated at Village Borivali 6 Naldhe, Taluka Karjat, District Raigad, Maharashtra, India (Owned/Developed by Kariat Golf Club Private Limited).
4. All those pieces and parcels of lands total admeasuring 4,27,350 sq. mtrs. and being situated in Village Tadwadi, Taluka Kariat, District Raigad, Maharashtra, India along with any present and future constructions thereupon pertaining to the real estate project "Disney Adventura" owned by Eiffel Lifespaces Private Limited. 5. All that piece and parcel of the non-agricultural land bearing Survey Nos.612, 6/3, 911, 912. 10/2N1,1014N2,1016, 12/1N1,12/64, 12/5,10/9, and located at mouje Warai Tarfe Waredi, within the Registration, Sub-District Taluka Karjat, Dist. Raigad Karjat alongwith the entire present and future unsold units and structure thereon and including all associated right; titles and interests in the Project "XRBIA Warai"(Owned/Developed by XRBIA Warai Developers Private Limited) 6. All that piece and parcel of land bearing Survey (GAT) Nos. 36,37, 39,40,42(pani6nd 339, admeasuring sum total of 49,210 sq. mtrs- And situated at Village Ambi, Taluka Maval, District Pune, Maharashtra, India alongwith the entire present and future unsold units and structure therefrom and including all associated rights, titles and interests in the project "XRBIA Ambi" (Owned/Developed by XRBIA Ambience Realty LLP). 7. All that piece and parcel of the 48 unsold Units admeasuring of 28315Sq.ft. Saleable Area, in the Project XRBIA Hinjewadi Road AND Receivables from sold or agreed to be sold 22 units admeasuring of 13,695 Sq. ft. Saleable area In the Project XRBIA Hinjewadi Road (Owned/Developed by XRBIA North Hinjewadi Developers Private Limited)
8. All that piece and parcel of the 23 unsold Units admeasuring of 13,791 Sq ft Saleable Area, in Project XRBIA Hinjewadi AND Receivables from sold or agreed to be sold 12 units admeasuring of 6343 Sq ft Saleable area in the Project XBBIA Hinjewadi (Owned/Developed by XRBIA Hinjewadi Developers Private Limited)
9. All that piece and parcel of property being Unit No.003 Edmeasuring 804 sq. ft along with 2 car park of 240 sq. ft. situated on ground floor in building known as Terminal I bearing CTS No.2092A, 1 to 3 of Ville Parle (East), Mumbai, Maharashtra (Owned/Developed by XRBIA Developers Limited)
10. All the contiguous land parcel(s) admeasuring 77.47 acres (3.098.60 Ares) and situated at Village Avsare and Warai (Waredi), Taluka Karjat, District Raigad Maharashtra (Owned/Developed by Aarini Homes Private Limited, Eden Builders Private Limited and Rahul Nahar).
11. All the land parcel(s) totally admeasuring approx. 27.58 Acres located at Land Bearing S No. 91/6, 91/7-A, 91/7-B, 91/7-C, 91/8, 91/10, 91/11, of Village Tadwadi, TAL:- Karjat, Dist:- Raigad (exclusive for Xrbia Chakan Developers Private Limited).
12. FSI of 50,129 square meters (basic FSI of 37,133 square meters and fungible FSI of 12,996 square meters) forming part of free sale component and comprised in building numbers 12 (Wing A and B) and 13 (Wing C and D) of the Project "77 Crossroads" (erstwhile — Chembur Central & Centrona), Ghatkopar, Mumbai, to be constructed on a portion of the free sale component admeasuring plinth area 2656.46 square meters. Transferrable Development Rights (TDR) in relation to the Project, present and future (including TDR purchased by Xrbia Chakan Developers Private Limited for the Project until the same is consumed in the Project) (exclusive for Xrbia Chakan Developers Private Limited).
- Personal Guarantees Provided by 1) Vishal Nahar for the financial facilities availed by the Corporate Debtor.

Assets Mortgage/Security Interest of ACRE:

- 1. First and exclusive charge over mortgage assets consisting of Property 1, i.e. land parcel presently bearing Gat No. 1438, 1440, 1441, 1443, 1445, 1446, 1447, 1448, 1449, 1450/1, 1450/2, 1451, 1454, 1455, 1458, 1459,1461, 1462, 1463, 1464, 1465, 1466, 1467, 1468, 1469,1470, 1474, 1477, 1478, 1479, 1525, 1526, 1527/1,1527/2, 1527/3, 1534, 1535, 1537, 1540, 1545, 1549,1550 admeasuring up to 13.28 Acres (as per the certificate of title) at village Chakan, District Khed, Pune including residential project namely “XRBIA Eiffel City II” (Project), having aggregate saleable area of approximately 8,33,787 square feet and aggregate carpet area of approximately 5,86,619 square feet; and Property 2 - All that pieces and parcels of land bearing Survey No. 49 Hissa No. 1, area admeasuring 2 Hectares 50 Ares, and Survcf No. 54 Hissa No. 13A area admeasuring 1 Hectare 40 Ares situated at village Kashele, Taluka Karjat, District Raigad owned by Karjat Golf Club Private Limited.
- 2. Firs tand exclusive charge over Hypothecated Assets:
- 3. Receivables and the proceeds and other cash flows from Property 1 and Eiffel City II, all accounts in which the Receivables/Proceeds of the Eiffel City I1 shall be deposited/ transferred including Master Account, Escrow Account, Operating Account, Retention Escrow Account.
- 4. All cash flows / receivables arising out of Property 2 and/or units / premises to be constructed on Property 2.
- 5. All right, title, interest, benefit, claims and demands of Xrbia Chakan Developers Private Limited, Karjat Golf Club Private Limited and Persons Mentioned in Sixth Schedule of the deed of hypothecation (collectively the “Hypothecators”), in, to, or in respect of, the Master Account, Escrow Account, Operating Account and the Retention Escrow Account and all amounts, lying to the credit thereof from time to time.
- 6. All right, title, interest, benefit, claims and demands of the Hypothecators in, to, or in respect of, the fixed deposits created from the amounts lying in the Master Account, Escrow Account, Operating Account, Retention Account, the fixed deposits in which disbursed part of the Undrawn Amount is kept and all amounts, lying to the credit thereof from time to time.
- 7. All and singular, the tangible and intangible movable assets (both present and future) including, without limitation, all actionable claims, inventory, insurance policies, all moveable plant and machinery, raw materials, all items of equipment, building materials such as but not limited to steel and wooden materials, packing materials, electrical cables, electrical Instruments, plumbing materials, construction materials, finished and semi- finished goods, consumable stores, spares, tools, accessories, software, patents, copyrights including any other intellectual property such as confidential information, control systems, office furniture, typewriters, computers, computer systems, drilling machines, dyes, ropes, and all other assets other than land and buildings, both present and future of the Hypothecators forming part of Property II and Eiffel City 1, whether installed or not and whether lying loose or in cases or which are lying or are stored in or to be stored in or to be brought into or upon the premises of the Hypothecators, warehouses, stockyards and godowns or those of the agents, affiliates, associates or representatives or at various work sites or at any place or places wherever else situated or wherever else the same may be, whether now belonging to or that may at any time during the continuance of the hypothecation deed belong to the Hypothecators and/or that may at present or hereafter be held by any party anywhere to the order or disposition of the Hypothecators or in the course of transit or on high seas or on order, or delivery, howsoever and all replacements thereof and additions thereof whether by way of substitution, addition, replacement, conversion, realisation or otherwise howsoever together with all benefits, rights and incidentals attached thereto which are now or shall at any time hereafter be owned by the Hypothecators AND ALL estate, right, title, interest, property, claims and demands whatsoever of the Hypothecators unto and upon the same

Following Securities have been released Land parcel bearing presently bearing GAT No. 1440,1441,1459,1477,1478, 1454, 1455, 1479, 1534, 1535, 1537, 1540, 1540 have been released by ACRE after assignment of loans to ACRE
Details of the security documents are as under: -

- 1) Assignment Agreement between Piramal Capital and Housing Finance Limited and Assets Care and Reconstruction Enterprise dated March 27, 2023 Name and Address of the Guarantor and nature of Guarantee provided towards the loans pertaining to XRBIA CHAKAN DEVELOPERS PRIVATE LIMITED (s):
 - i. Mr. Rahul Nahar - Manik Bunglow, Plot no.150, Daulatram Mandir Road, Mukund Nagar, Market Yard, Pune- 411037
 - ii. M. Vishal Nahar - 150, Ratnadeep, Mukund Nagar, Pune — 411037 Maharashtra
 - iii. XRBIA DEVELOPERS LIMITED - 125/126, Patil Plaza, Mitramandal Chowk, Parvati, Pune — 411009, Maharashtra