

Annexure - 1														
Ruby Buildstates Private Limited; CIRP commenced on 17.05.2024;														
List of creditors as on 19.11.2025														
List of secured financial creditors (other than financial creditors belonging to any class of creditors)														
S. No.	Name of Creditor	Detail 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	% of voting share in COC					
1	Rajasthan Financial Corporation	30.05.2024	₹ 321,190,609	₹ 321,190,609	Secured Loan	₹ 321,190,609	₹ 321,190,609	No	100.00%	₹ 0.00	₹ 0.00	₹ 0.00	₹ 0.00	
Total			₹ 321,190,609.00	₹ 321,190,609.00		₹ 321,190,609.00	₹ 321,190,609.00		100.00%	₹ 0.00	₹ 0.00	₹ 0.00	₹ 0.00	

Note :

1. As per Regulation 14 of IBC 2016-

Where the amount claimed by a creditor is not precise due to any contingency or other reason, the interim resolution professional or the resolution professional, as the case may be, shall make the best estimate of the amount of the claim based on the information available with him. The interim resolution professional or the resolution professional, as the case may be, shall revise the amounts of claims admitted, including the estimates of claims made under sub regulation (1), as soon as may be practicable, when he comes across additional information warranting such revision.

2. The claims where admitted are subject to further revision/substantiation/modification on the basis of any additional information / evidence / clarification which may be received subsequently and which warrant such revision/substantiation/modification.

3. On October 6, 2025, IDBI Bank filed a claim for Rs. 729.41 lakhs (with respect to the home loans given to real estate allottees in the Luxory Studio project). During the 5th CoC meeting, held on October 15, 2025 the CoC recommended not to proceed with the delayed claim and the claimant was informed vide email dated October 24, 2025. Subsequently IDBI filed an IA no. IA (IBC) No. 537/JPR/2025 U/s 60(5) of the IBC to request a condonation of delay, and it is currently sub judice before the Hon'ble NCLT, Jaipur Bench.

GARIMA DIGGIWAL
RESOLUTION PROFESSIONAL
REG NO: IBBI/IPA-001/IP-P-02018/2020-2021/13158

