List of Creditors of JLS Realty Private Limited
Summary of List of Claims as on 30 May 2025
Drawn for claims up to 6 November 2025

Sr. No.	Category of Creditors	Summary of claims received		Summary of claims admitted		Amount of contingent claims	Amount of claims not admitted	Amount of claims under verification	Details in Annexure	Remarks, if any
1	Secured Financial Creditors belonging to any class of creditors	0	0	0	0	0	0	0	-	No claims have been received in this category till 6 November 2025
2	Unsecured Financial Creditors belonging to any class of creditors	0	0	0	0	0	0	0	-	No claims have been received in this category till 6 November 2025
3	Secured Financial Creditors (other than financial creditors belonging to any class of creditors)	0	0	0	0	0	0	0	-	No claims have been received in this category till 6 November 2025
4	Unsecured Financial Creditors (other than financial creditors belonging to any class of creditors)	8	1026,57,26,766	2	632,26,35,689	0	67,08,50,000	0	327,22,41,077	Annexure - 1
5	Operational Creditors (Workmen)	0	0	0	0	0	0	0	0	No claims have been received in this category till 6 November 2025

6	Operational Creditors (Employees)	0	0	0	0	0	0	0	0	No claims have been received in this category till 6 November 2025
7	Operational Creditors (Government Dues)	0	0	0	0	0	0	0	0	No claims have been received in this category till 6 November 2025
8	Operational Creditors (Other than Workmen and Employees and Government Dues)	0	0	0	0	0	0	0	0	No claims have been received in this category till 6 November 2025
9	Other creditors, if any (other than financial creditors and operational creditors)	0	0	0	0	0	0	0	0	No claims have been received in this category till 6 November 2025
	Total	**8**	**1026,57,26,766**	**2**	**632,26,35,689**	**0**	**67,08,50,000**	**0**	**327,22,41,077**	

Sd/-
Pankaj Sham Joshi
Resolution Professional
In the matter of JLS Realty Private Limited
IP No. IBBI/IPA-002/IP-N00507/2017-2018/11556
AFA NO. AA2/11556/02/311225/203617 valid upto 31.12.2025

9, Sudarsan CHS
Mahant Road, Vile Parle (East)
Mumbai 400 057

Date: 06.11.2025

Annexure – 1

Unsecured Financial Creditors (Other than Financial Creditors belonging in a class)

Sr. No.	Name of Creditor	CIN	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 Corporate Guarantee	Whether Related Party	% Voting Share					
1.	Phoenix ARC Private Limited	U67190MH2007PTC 168303	19.06.2025	956,47,65,735	629,94,24,658	Unsecured	0	629,94,24,658	No	99.63	0	0	0	326,53,41,077	Refer Note 1
2.	Vijaypath Management Private Limited	U51109WB1996PTC 077629	20.06.2025	2,32,11,031	2,32,11,031	Unsecured	0	0	No	0.37	0	0	0	0	-
3.	Anahhata Buildwell LLP	AAP – 5928	20.06.2025	65,00,000	0	Unsecured	0	0	No	0	0	0	65,00,000	0	Refer Note 2
4.	AVA Lifespaces and Homes Private Limited	U43900MH2023PTC 402341	19.06.2025	11,50,00,000	0	Unsecured	0	0	No	0	0	0	11,50,00,000	0	Refer Note 2
5.	Halos Ventures LLP	AAQ – 9829	20.06.2025	25,00,000	0	Unsecured	0	0	No	0	0	0	25,00,000	0	Refer Note 2
6.	Rajat Jhunjhunwala	Aadhar – 4216 0730 6810	20.06.2025	69,00,000	0	Unsecured	0	0	No	0	0	0	0	69,00,000	Refer Note 1
7.	Spanhaus Traders LLP	AAO – 2035	20.06.2025	54,28,50,000	0	Unsecured	0	0	No	0	0	0	54,28,50,000	0	Refer Note 2
8.	Vistabham Private Limited	U70100MH2018PTC 313349	21.06.2025	40,00,000	0	Unsecured	0	0	No	0	0	0	40,00,000	0	Refer Note 2
9.	**Total**			**1026,57,26,766**	**632,26,35,689**	**-**	**0**	**629,94,24,658**	**-**	**100**	**0**	**0**	**67,08,50,000**	**327,22,41,077**	

Note 1: The Resolution Professional (“RP”) is in the process of verification of the claim.

Note 2: The RP had sought supporting and supplementary documents from the respective creditor, allowing a period of seven (7) days for submission of the requisite information. However, no response was received from the concerned creditor within the stipulated time frame or even as on the date of preparation of this list of creditors. Accordingly, after providing sufficient opportunity, the RP, vide email communication, informed the creditor(s) that in the absence of adequate supporting records, the claim could not be verified. Hence, the said claim has been classified as *non-acceptable* in accordance with Regulation 13 of the Insolvency and Bankruptcy Board of India (Insolvency Resolution Process for Corporate Persons) Regulations, 2016.