## Annexure-9

Name of the corporate debtor: **Epitome Residency Private Limited**; Date of commencement of CIRP: **22.04.2025**; List of creditors as on: **20.11.2025** 

## List of other creditors (Other than financial creditors and operational creditors)

(Amount in ₹)

SI. No	Name Of Creditor	Details receive	of claim d	admitted						Amount of any Mutual dues, that may be set-off	Amount of claim not admitted	Amount of claim under verifica tion	Remarks, if any
		Date of receipt	Amount claimed	Amount of claim admitted	Nature of claim	Amount covered by Security interest	covered by guarant	Whet her relate d party ?					
1.	Imperial Heights Tower "D" Co- operative Housing Society Limited	06.06. 2025	Rs. 37,85,47,361	Rs. 2,18,80,036	Other creditor	-	-	-	-		Rs. 346667325	-	Admitted only the amount admitted by the Hon'ble Bombay High Court vide its order dated October 13, 2022 for Rs. 31880036, out of which 10000000 is already paid. Balance claim: Rs.346667325
2.	The Asstt. Commissio ner,Divisio n -IV, Mumbai East		Rs. 16504549 along with applicable interest and penalties	Rs. 16504549 along with applicable interest and penalties	Unsecured Other creditors (Govern ment Claim)	-	-	-	-	-	-	-	-

3	Singh Deputy Commision er of Income Tax (TDS) Cir-	03.10. 2025	Rs. 322861277 (TDS demand for 2016- 2021)	Rs. 322861277 (TDS demand for 2016- 2021)	Unsecure d Other creditors (Govern ment Claim)	-	-	-	-	-	-	-	Email is sent to the claimant for filling claim in appropriate form F.
4	Assistant Commissio ner of Income Tax	2025	Rs. 3,29,26,931 (For AY 2022-23, above demand raised vide order under section 143(3) r.w.s 144 of the Income Tax Act, 1961.	Rs. 3,29,26,931 (For AY 2022-23, above demand raised vide order under section 143(3) r.w.s 144 of the Income Tax Act, 1961.	Unsecure d Other creditors (Govern ment Claim)	-	-	-	-	-	-	-	Email is sent to the claimant for filling claim in appropriate form F.
5	Imperial Heights Tower "C" Co- operative Housing Society Limited	17.09. 2025	Rs.36,18,27,173/- (Rupees Thirty-Six Crore Eighteen Lakh Twenty- Seven Thousand and One Hundred and Seventy-Three Only). (The claim is towards breach of contract, Maintenance charges collected	NIL	Other creditor	-	-	-	-	-	Rs.36,18,2 7,173	-	The claim is rejected as it is a disputed claim and hence not admitted.

	ı		I			1	T	Τ	
			by builder, lease						
			rent as per MCGM						
			and property tax						
			on flats still in the						
			possession of						
			corporate debtor)						
6.	Brihanmu	04.09.	Total Amount due	Total Amount due					
	mbai	2025	as on 22.04.2025	as on 22.04.2025					
	Electric		is	is					
	Supply &		Rs.164,38,36,179/	Rs.164,38,36,179/					
	Transport		- (Rupees One	- (Rupees One					
	Undertaki		• •	Hundred and					
	ng (BEST)		sixty-four crores	sixty-four crores					
			Thirty-Eight lakhs	-					
				Thirty-Six					
			•	Thousand One					
			Hundred Seventy-						
			•	Nine only).From					
			- ·	two Contracts					
				relating to Two					
			different projects	_					
				as follows:					
			Oshiwara	Oshiwara					
			Project:The total	Project:The total					
			amount of debt	amount of debt					
			due as on	due as on					
			22.04.2025 and	22.04.2025 and					
			payable by the	payable by the					
			Corporate Debtor	Corporate					
			i.e. Epitome	Debtor i.e.					
			Residency Private	Epitome					
			Ltd. to the	Residency Private					
			Operational	Ltd. to the					
			•						
			Creditor is Rs.	Operational					

	T		1	1		
1,44,73,04,418/-	Creditor is Rs.					
[Rupees One	1,44,73,04,418/-					
Hundred and	[Rupees One					
forty-four crores	Hundred and					
Seventy three	forty-four crores					
lakhs four	Seventy three					
thousand four	lakhs four					
hundred eighteen	thousand four					
only]	hundred					
+ Delayed	eighteen only]					
payment of	+ Delayed					
Interest on non	payment of					
refundable	Interest on non					
premium + Rental	refundable					
for Tower A and B	premium +					
+Penalty	Rental for Tower					
	A and B +Penalty					
Kandharpada						
Project: The total	Kandharpada					
amount due as on	Project: The total					
22.04.2025 and	amount due as					
payable by the	on 22.04.2025					
Corporate Debtor	and payable by					
i.e Epitome	the Corporate					
Residency Private	Debtor i.e					
Ltd. to this	Epitome					
Operational	Residency Private					
Creditor is Rs.	Ltd. to this					
19,65,31,761/-	Operational					
	Creditor is Rs.					
Crores Sixty Five	19,65,31,761/-					
Lakhs Thirty-One	[Rupees					
Thousand Seven	Nineteen Crores					
Hundred Sixty-	Sixty Five Lakhs					
One only].	Thirty-One					

	+	Thousand Seven					
	Delayed payment	Hundred Sixty-					
	of Interest on	One only].					
	non refundable	+					
	premium +	Delayed payment					
	Rental for Tower	of Interest on					
	A +Penalty	non refundable					
		premium +					
		Rental for tower					
		A +Penalty					
Total	2756503470	2038008972					