

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 ₹)

Sl. No	Name Of Creditor	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?					
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. Commissioner, Division -IV, Mumbai East	17.07.2025	Rs. 16504549 along with applicable interest and penalties	Rs. 16504549 along with applicable interest and penalties	Unsecured Other creditors (Government Claim)	-	-	-	-	-	-	-	-

	Commissioner.												
3	Amit Kumar Singh Deputy Commissioner of Income Tax (TDS) Circle-1(2)	03.10.2025	Rs. 322861277 (TDS demand for 2016- 2021)	Rs. 322861277 (TDS demand for 2016- 2021)	Unsecured Other creditors (Government Claim)	-	-	-	-	-	-	-	Email is sent to the claimant for filling claim in appropriate form F.
4	Assistant Commissioner of Income Tax	03.09.2025	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.	Unsecured Other creditors (Government 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.36,18,27,173	-	The claim is rejected as it is a disputed claim and hence not admitted.

			by builder, lease rent as per MCGM and property tax on flats still in the possession of corporate debtor)										
6.	Brihanmumbai Electric Supply & Transport Undertaking (BEST)	04.09.2025	Total Amount due as on 22.04.2025 is Rs.164,38,36,179/- (Rupees One Hundred and 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 Project:The total amount of debt due as on 22.04.2025 and payable by the Corporate Debtor i.e. Epitome Residency Private Ltd. to the Operational Creditor is Rs.	Total Amount due as on 22.04.2025 is Rs.164,38,36,179/- (Rupees One Hundred and 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 Project:The total amount of debt due as on 22.04.2025 and payable by the Corporate Debtor i.e. Epitome Residency Private Ltd. to the Operational									

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