

Annexure 7:

Ansal Properties and Infrastructure Limited - List of Other creditors, if any, other than financial creditors and operational creditors as on 14.11.2025

Sl. No.	Name of Operational Creditor	Details of claim received			Details of claim admitted					(Amount in INR)				
		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'	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
1	New Look Builders And Developers Private Limited	3/11/2025	₹ 4,022,604,393.00	2,535,664,535		-	-	Not Specified	-	-	-	-	1,486,939,858	Claim not rejected. Currently under verification. Further information requested.
2	Ansal Urban Condominiums Private Limited	26-05-2025 07:30 PM	₹ 1,380,000,000.00	-				Yes					1,380,000,000	Claim not rejected. Currently under verification. Further information requested.
3	M/S TARA ESTATE, A PARTNERSHIP FIRM	26-05-2025 05:05 PM	₹ 5,207,654.10	-				Not Specified					5,207,654	Claim not rejected. Currently under verification. Further information requested.
4	M/s Lakshya Realinfra Private Limited	26-05-2025 04:42 PM	₹ 3,605,488.99	₹ 3,605,488.99				Not Specified					-	
5	SURYA KIRAN MAINTENANCE SOCIETY	26-05-2025 04:17 PM	₹ 1,080,217.94	-				Not Specified					1,080,218	Claim not rejected. Currently under verification. Further information requested.
6	M.K Dutta, Consultant	25-05-2025 11:57 PM	₹ 5,284,500.00	₹ 500.00				Not Specified					5,284,000	Claim admitted as per the books of accounts of CD made available to RP. Any amount not verified through the books has been kept under verification. Further information requested.
7	1.Landmark Property Development Company Limited 2.Ansal Landmark (Karnal) Township 3.Mr. Gaurav Dalmia (Son of Mr. Mridu Hari Dalmia) 4.Mr. Raghu Hari Dalmia (Son of late Mr. Jalandal Dalmia) 5.Mr. Jalandal Dalmia (Wife of Mr. Raghu Hari Dalmia) 6.National Synthetics Limited 7.Ms. Abha Dalmia (Wife of Mr. Mridu Hari Dalmia) 8.Mr. Mridu Hari Dalmia 9.Bank of Baroda (India) Ltd.	23-05-2025 07:30 PM	₹ 292,635,219.00	-				Yes					292,635,219	Claim not rejected. Currently under verification. Further information requested.
8	Ansal Urban Condominiums Private Limited	22-05-2025 06:46 PM	₹ 49,767,715.00	-				Yes					49,767,715	Claim not rejected. Currently under verification. Further information requested.
9	ICP Investments (Mauritius) Ltd	19-05-2025 01:06 PM	₹ 59,980,700.00	-				Not Specified					59,980,700	Claim under verification; outstanding as per the books of CD is Rs. 3,78,99,682 and admission is subject to outcome of Hon'ble NCLT order in CP-232-ND-2023 (ICP Investments (Mauritius) Ltd vs. APIL), presently sub judice. Documents/evidence supporting the claim has been requested.
10	RAJESH DUTTA	09-05-2025 08:43 PM	₹ 6,679,500.00	-				Not Specified					6,679,500	Claim under verification. As per the books of accounts of the Corporate Debtor, a debt balance of INR 3,63,112/- is reflected as receivable from the claimant. Further information has been requested.
11	M.K Dutta, Consultant	09-05-2025 04:58 PM	₹ 5,284,500.00	-				Not Specified					5,284,500	Duplicate claim, the latest claim has been verified.
12	Kanchal Singh	24-05-2025 01:00 PM	₹ 2,470,305.00	-				Not Specified					2,470,305	Claim not rejected. Currently under verification. Further information requested.
13	1. Panchavati A-Block (Sector-61) Residents Welfare Association 2. Atulyam A Block (Sector-62) Residents Welfare Association 3. Surya Residents Welfare Association of Ansal Sushant City 4. Green Park Residents Welfare Association	25-05-2025	₹ 878,867,000.00	878,867,000				No					-	As per books of APIL no amount is outstanding against the claimants. Amount admitted based on estimate of the claimants for unfinished works.
14	M/S AYUSHMAN CAPITAL INVESTMENT	7/31/2025	₹ 20,560,202	-		-	-	Not Specified	-	-	-	-	20,560,202	As per the books of account of APIL, there is no amount payable to the claimant. Further information requested.
15	R K BUILDERS	7/10/2025	₹ 12,520,522	-				Not Specified				-	12,520,522	As per the books of account of APIL, there is no amount payable to the claimant. Further information requested.
16	Apartment Owners Welfare Association Ansal Chamber-2	6/27/2025	₹ 772,281,175	-				Not Specified					₹ 772,281,175	-
17	Apartment Owners Welfare Association Ansal Chamber-2	6/30/2025	₹ 772,281,175	-				Not Specified				-	₹ 772,281,175	As per the books of account of APIL, there is no amount payable to the claimant. Further information requested.
18	Army Welfare Housing Organisation	9/15/2025	₹ 210,200,500					Not Specified				-	₹ 210,200,500	As per the books of account of APIL, there is an amount of Rs 50,00,000/- as receivable. Further information requested.
19	Naveen Bhalla	7/31/2025	₹ 5,599,753					Not Specified				-	₹ 5,599,753	As per the books of account of APIL, the warrants were already forfeited by the BOD on 23rd March 2024. Further information requested.
20	Geeta Rajpal	7/31/2025	₹ 2,799,877					Not Specified				-	₹ 2,799,877	As per the books of account of APIL, the warrants were already forfeited by the BOD on 23rd March 2024. Further information requested.
21	Nikhil Gurbaan	10/4/2025	₹ 100,000					Not Specified				100,000	₹ -	No Amount outstanding as on Insolvency Commencement Date.
22	DREAMLAND INFRAPROMOTERS PRIVATE LIMITED	11/3/2025 13:17	₹ 3,500,000	₹ 3,500,000				Not Specified				-	₹ -	As per books of account of APIL no amount outstanding. Amount admitted based on verification of bank record shared.
23	I KAMALESH AGNITHOTRI, President of CELEBRITY GREEN F AND G RESIDENT WELFARE ASSOCIATION	16-03-2025 04:24 PM	₹ 32,676,002	₹ 32,676,002				Not Specified				-	₹ -	As per books of APIL no amount is outstanding against the claimants. Amount admitted based on estimate of the claimants for unfinished works.
24	Paradise Crystal Residents Welfare Association	11/3/2025 7:27	₹ 78,370,000	₹ 78,370,000				Not Specified				-	₹ -	As per books of APIL no amount is outstanding against the claimants. Amount admitted based on estimate of the claimants for unfinished works.
25	Ansal 114 Resident's Welfare Society (RWS)	23-04-2025 12:45 PM	₹ 245,000,000	₹ 245,000,000				Not Specified				-	₹ -	As per books of APIL no amount is outstanding against the claimants. Amount admitted based on estimate of the claimants for unfinished works.
26	Ansal 116 GL-2 Residents Welfare Association(RWA)	23-04-2025 05:06 PM	₹ 330,000,000	₹ 330,000,000				Not Specified				-	₹ -	As per books of APIL no amount is outstanding against the claimants. Amount admitted based on estimate of the claimants for unfinished works.
Total			9,199,356,399	4,107,683,526						-	-		777,665,675	4,314,007,198