

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

| Annual Properties and Infrastructure Limited- List of Other creditors, if any, other than financial creditors and operational creditors as on 14.11.2025 | | | | | | | | | | | | | (Amount in INR) | |
|--|--|---------------------------|-------------------|---------------------------|-----------------|-------------------------------------|-----------------------------|------------------------|----------------------------|--|------------------------------|------------------------------------|---|--------------------------|
| Sl. No. | Name of Operational 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? | | | | | | % of voting share in CoF |
| 1 | New Look Builders And Developers Private Limited | 11-03-2025 | 4,02,26,04,393.00 | 2,53,56,64,535.00 | | - | - | Not Specified | - | - | - | 1,48,69,39,858.00 | Claim not rejected. Currently under verification. Further information requested. | |
| 2 | Ansal Urban Condominiums Private Limited | 26-05-2025 07:30 PM | 1,38,00,00,000.00 | - | | | | Yes | | | | 1,38,00,00,000.00 | Claim not rejected. Currently under verification. Further information requested. | |
| 3 | M/S TARA ESTATE, A PARTNERSHIP FIRM | 26-05-2025 05:05 PM | 52,07,654.10 | - | | | | Not Specified | | | | 52,07,654.10 | Claim not rejected. Currently under verification. Further information requested. | |
| 4 | M/s Lakshya Realinfra Private Limited | 26-05-2025 04:42 PM | 36,05,488.99 | 36,05,488.99 | | | | Not Specified | | | | - | | |
| 5 | SURYA KIRAN MAINTENANCE SOCIETY | 26-05-2025 04:17 PM | 10,80,217.94 | - | | | | Not Specified | | | | 10,80,217.94 | Claim not rejected. Currently under verification. Further information requested. | |
| 6 | M.K.Dutta, Consultant | 25-05-2025 11:57 PM | 52,84,500.00 | 500.00 | | | | Not Specified | | | | 52,84,000.00 | 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 Private Limited 3.Mr. Gaurav Dalmia (Son of Mr. Mrdu Hari Dalmia) 4.Mr. Raghu Hari Dalmia (Son of late Mr. Jaiddal Dalmia) 5.Mr. Padma Dalmia (Wife of Mr. Raghu Hari Dalmia) 6.National Synthetics Limited 7.Ms. Abha Dalmia (Wife of Mr. Mrdu Hari Dalmia) 8.Mr. Mrdu Hari Dalmia 9.Bhubho Hari Dalmia (HBI) | 23-05-2025 07:30 PM | 29,26,35,219.00 | - | | | | Yes | | | | 29,26,35,219.00 | Claim not rejected. Currently under verification. Further information requested. | |
| 8 | Ansal Urban Condominiums Private Limited | 22-05-2025 06:46 PM | 4,97,67,715.00 | - | | | | Yes | | | | 4,97,67,715.00 | Claim not rejected. Currently under verification. Further information requested. | |
| 9 | ICP Investments (Mauritius) Ltd | 19-05-2025 01:06 PM | 5,99,80,700.00 | - | | | | Not Specified | | | | 5,99,80,700.00 | Claim under verification, outstanding as per the books of CD is Rs. 3,78,99,682 and admission is subject to outcome of the Hon'ble NCLT order in CP-232-ND-2023 (ICP Investments (Mauritius) Ltd. vs. APIL), presently sub judice. Documents/calculation substantiating the claim has been requested. | |
| 10 | RAJESH DUTTA | 09-05-2025 08:43 PM | 66,79,500.00 | - | | | | Not Specified | | | | 66,79,500.00 | Claim under verification. As per the books of accounts of the Corporate Debtor, a debit 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 | 52,84,500.00 | - | | | | Not Specified | | | 52,84,500.00 | | Duplicate claim, the latest claim has been verified. | |
| 12 | Kamlesh Singh | 24-05-2025 01:00 PM | 24,70,305.00 | - | | | | Not Specified | | | | 24,70,305.00 | Claim not rejected. Currently under verification. Further information requested. | |
| 13 | 1. Panchwati A-Block (Sector-61) Residents' Welfare Association 2. Ansham 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 | 87,88,67,000.00 | 87,88,67,000.00 | | | | 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 | 31-07-2025 | 2,05,60,202.00 | - | | - | - | Not Specified | - | - | - | 2,05,60,202.00 | As per the books of account of APIL, there is no amount payable to the claimant. Further information requested. | |
| 15 | R K BUILDERS | 10-07-2025 | 1,25,20,522.00 | - | | | | Not Specified | | | - | 1,25,20,522.00 | 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 | 27-06-2025 | 77,22,81,175.00 | - | | | | Not Specified | | | 77,22,81,175.00 | - | Duplicate | |
| 17 | Apartment Owners Welfare Association Ansal Chamber-2 | 30-06-2025 | 77,22,81,175.00 | - | | | | Not Specified | | | - | 77,22,81,175.00 | As per the books of account of APIL, there is no amount payable to the claimant. Further information requested. | |
| 18 | Amy Welfare Housing Organisation | 15-09-2025 | 21,02,00,500.00 | - | | | | Not Specified | | | - | 21,02,00,500.00 | 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 | 31-07-2025 | 55,99,753.42 | - | | | | Not Specified | | | - | 55,99,753.42 | 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 | 31-07-2025 | 27,99,876.71 | - | | | | Not Specified | | | - | 27,99,876.71 | 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 Gurbani | 04-10-2025 | 1,00,000.00 | - | | | | Not Specified | | | 1,00,000.00 | - | No Amount outstanding as on Insolvency Commencement Date | |
| 22 | DREAMLAND INFRA PROMOTERS PRIVATE LIMITED | 03-11-2025 13:17 | 35,00,000.00 | 35,00,000.00 | | | | Not Specified | | | - | - | As per books of account of APIL, no amount outstanding. Amount admitted based on verification of bank receipt shared. | |
| 23 | 1.KAMALESH AGNIHOTRI, President of CELEBRITY GREEN F AND G RESIDENT WELFARE ASSOCIATION | 16-03-2025 04:24 PM | 3,26,76,002.30 | 3,26,76,002.30 | | | | 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 | 03-11-2025 07:27 | 7,83,70,000.00 | 7,83,70,000.00 | | | | 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) | 21-04-2025 12:45 PM | 24,50,00,000.00 | 24,50,00,000.00 | | | | 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 | 33,00,00,000.00 | 33,00,00,000.00 | | | | 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 | | | 9,19,93,56,399.46 | 4,10,76,83,526.29 | | | | | - | - | 77,76,65,675.00 | 4,31,40,07,198.17 | | |