

## 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

Annex 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?					
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. Mridu 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. Mridu Hari Dalmia) 8.Mr. Mridu Hari Dalmia 9.Rashmi Hari Dalmia (H/W)	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 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	