

**Annexure 7:**
**Ansul 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 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	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	Ansul Urban Condominium 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	-	-	-	-	Claim not rejected. Currently under verification. Further information requested.
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 denied 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 Landmarks (Kamal) Township Private Limited 3.Ms. Padma Dalma (Son of Mr. Mridu Hari Dalma) 4.Mr. Raghu Hari Dalma (Son of late Mr. Jaidal Dalma) 5.Ms. Padma Dalma (Wife of Mr. Raghu Hari Dalma) 6.National Synthetic Limited 7.Ms. Abha Dalma (Wife of Mr. Mridu Hari Dalma) 8.Ms. Mridu Hari Dalma 9.Bijal Hari Dalma (FTR)	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	Ansul 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 Hon'ble NCLT order in CP-232-ND-Sub (01) (Ansul Properties (India) 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. Panchavati A-Block (Sector-61) Residents Welfare Association 2. Ansal B-Block (Sector-62) Residents Welfare Association 3. Surya Residents Welfare Association of Ansul 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 Ansul Chamber-2	27-06-2025	77,22,81,175.00	-	-	-	-	Not Specified	-	-	-	77,22,81,175.00	Duplicate
17	Apartment Owners Welfare Association Ansul 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	Army 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	Naiveen 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 Guriani	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 recg shared.
23	I KAMALESH AGNITHOTRI, 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	Ansul 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	Ansul 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.
	<b>Total</b>		<b>9,19,93,56,399.46</b>	<b>4,10,76,83,526.29</b>	-	-	-	-	-	-	-	<b>77,76,65,675.00</b>	<b>4,31,40,07,198.17</b>