

FORM B

PROOF OF CLAIM BY OPERATIONAL CREDITORS EXCEPT WORKMEN AND EMPLOYEES

(Under Regulation 7 of the Insolvency and Bankruptcy Board of India (Insolvency Resolution Process for Corporate Persons) Regulations, 2016)

Date: 23.01.2026

To
The Interim Resolution Professional / Resolution Professional
Sanjay Kumar Jha
Additional/Office Address (Reported in Public Announcement)
308-309, Vardhman Fortune Mall,
GT Karnal Road, Industrial Area, Azadpur, Delhi 110033.
Email: sanjayjhafcs@gmail.com

From
AMRITSAR DEVELOPMENT AUTHORITY
Address of the operational creditor:
PUDA Bhawan, Shri Guru Ramdas Urban Estate, Airport Road,
Amritsar, 143001.

Subject: Submission of proof of claim.

Madam/Sir,


AMRITSAR DEVELOPMENT AUTHORITY hereby submits this proof of claim in respect of the corporate insolvency resolution process in the case of **M/s Metcalfe Properties Private Limited**. The details for the same are set out below:

PARTICULARS		
1.	NAME OF OPERATIONAL CREDITOR	AMRITSAR DEVELOPMENT AUTHORITY (ADA)
2.	IDENTIFICATION NUMBER OF OPERATIONAL CREDITOR (IF AN INCORPORATED BODY PROVIDE IDENTIFICATION NUMBER AND PROOF OF INCORPORATION. IF A PARTNERSHIP OR INDIVIDUAL PROVIDE IDENTIFICATION RECORDS* OF ALL THE PARTNERS OR THE INDIVIDUAL)	NOT APPLICABLE STATUTORY AUTHORITY UNDER THE PUNJAB REGIONAL TOWN PLANNING AND DEVELOPMENT ACT, 1995.

PARTICULARS		
3.	ADDRESS AND EMAIL ADDRESS OF OPERATIONAL CREDITOR FOR CORRESPONDENCE	<p>ADDRESS: PUDA Bhawan, Shri Guru Ramdas Urban Estate, Airport Road, Amritsar 143001, Punjab.</p> <p>EMAIL: ADA.AMRITSAR@PUNJAB.GOV.IN</p>
4.	TOTAL AMOUNT OF CLAIM (INCLUDING ANY INTEREST AS AT THE INSOLVENCY COMMENCEMENT DATE)	<p>LICENSE RENEWAL FEE: RS. 1,82,11,434/-</p> <p>EXTERNAL DEVELOPMENT CHARGES EDC: RS. 40,54,64,000/-</p> <p>LICENSE FEE: RS.4,37,37,000/-</p> <p>TOTAL AMOUNT: Rs. 46,74,12,434/-</p>
5.	DETAILS OF DOCUMENTS BY REFERENCE TO WHICH THE DEBT CAN BE SUBSTANTIATED.	<p>1) RESIDENTIAL COLONY DEVELOPMENT LICENSE DATED 19.07.2011.</p> <p>2) DEMAND NOTICES ISSUED BY AMRITSAR DEVELOPMENT AUTHORITY, AND RELEVANT CORRESPONDENCE REGARDING UNPAID EXTERNAL DEVELOPMENT CHARGES AND LICENSE FEES. 03.10.2025.</p> <p>3) FINAL DEMAND / RECOVERY NOTICE ISSUED BY ADA DATED 03.10.2025.</p> <p>4) STATEMENT OF OUTSTANDING DUES / LEDGER ACCOUNT MAINTAINED BY ADA DATED 30.09.2025.</p> <p>5) CORRESPONDENCE AND REMINDER LETTERS EXCHANGED BETWEEN ADA AND THE CORPORATE DEBTOR DATED 10/4/2014, 10/4/2015, 19/5/2015, 29/6/2015, 1/11/2017, 9/11/2017, 22/12/2017, 16/1/2019,</p>

PARTICULARS	
	<p>24/9/2019, 29/5/2020, 17/2/2021, 18/6/2021, 23/9/2022, 30/11/2022, 24/2/2023, 21/3/2023, 15/5/2023, 18/5/2023, 3/10/2025, 11/11/2025.</p> <p>6) APPROVED LAYOUT PLAN/PROJECT APPROVAL DOCUMENTS DATED 11.03.2011.</p> <p>7) SHOW CAUSE / ENFORCEMENT NOTICE ISSUED BY ADA DATED 03.10.2025.</p> <p>8) ORDER FOR SUSPENSION OF THE COLONY LICENSE ISSUED BY THE ADA DATED 11.11.2025.</p>
6.	<p>DETAILS OF ANY DISPUTE AS WELL AS THE RECORD OF PENDENCY OR ORDER OF SUIT OR ARBITRATION PROCEEDINGS</p> <p>LETTER DATED 12.10.2023 AND 20.11.2025 ISSUED TO SSP, RURAL, AMRITSAR POLICE AUTHORITY FOR TAKING NECESSARY ACTION, INCLUDING FIR, FOR VIOLATION OF LICENSE CONDITIONS.</p>
7.	<p>DETAILS OF HOW AND WHEN DEBT INCURRED</p> <p>THE DEBT AROSE PURSUANT TO THE RESIDENTIAL COLONY DEVELOPMENT LICENSE GRANTED BY AMRITSAR DEVELOPMENT AUTHORITY IN FAVOUR OF THE CORPORATE DEBTOR ON 19.07.2011 FOR DEVELOPMENT OF THE RESIDENTIAL PROJECT “METCALFE NIRVANA” SITUATED AT VILLAGE MANAWALA, JHITANKALAN & BISHAMBARPURA, TEHSIL & DISTRICT AMRITSAR (AREA 106.75 ACRE).</p> <p>UNDER THE TERMS AND CONDITIONS OF THE SAID LICENSE AND APPLICABLE DEVELOPMENT REGULATIONS, THE CORPORATE DEBTOR BECAME LIABLE TO PAY EXTERNAL DEVELOPMENT CHARGES (EDC), LICENSE FEES IN</p>

PARTICULARS		
		<p>INSTALMENTS WITHIN PRESCRIBED TIMELINES & RENEWAL FEES.</p> <p>DESPITE REPEATED DEMANDS AND STATUTORY NOTICES ISSUED BY THE AUTHORITY FROM TIME TO TIME, THE CORPORATE DEBTOR FAILED TO MAKE PAYMENT OF THE SAID DUES, RESULTING IN THE ACCUMULATION OF OUTSTANDING STATUTORY LIABILITIES, WHICH CONSTITUTE THE PRESENT OPERATIONAL DEBT.</p>
8.	DETAILS OF ANY MUTUAL CREDIT, MUTUAL DEBTS, OR OTHER MUTUAL DEALINGS BETWEEN THE CORPORATE DEBTOR AND THE CREDITOR WHICH MAY BE SET-OFF AGAINST THE CLAIM	NONE.
9.	<p>DETAILS OF:</p> <p><i>a.</i> any security held, the value of security and its date, or</p> <p><i>b.</i> any retention of title arrangement in respect of goods or properties to which the claim refers</p>	<p>A. MORTGAGE LAND AGAINST THE DEVELOPMENT WORKS OF THE COLONY</p> <p>B. NOT APPLICABLE</p>
10.	DETAILS OF THE BANK ACCOUNT TO WHICH THE AMOUNT OF THE CLAIM OR ANY PART THEREOF CAN BE TRANSFERRED PURSUANT TO A RESOLUTION PLAN	<p>ACCT NO. 006601032103</p> <p>IFSC CODE: ICIC0000066,</p> <p>NAME: CHIEF ADMINISTRATOR AMRITSAR DEVELOPMENT AUTHORITY AMRITSAR.</p> <p>BANK: ICICI BANK, MALL ROAD, AMRITSAR, PUNJAB.</p>
11.	LIST OF DOCUMENTS ATTACHED TO THIS PROOF OF CLAIM IN ORDER TO PROVE THE EXISTENCE AND NON-PAYMENT OF CLAIM DUE TO THE OPERATIONAL CREDITOR	<ol style="list-style-type: none"> 1. COPY OF RESIDENTIAL COLONY DEVELOPMENT LICENCE DATED 19.07.2011 2. DEMAND NOTICES ISSUED BY ADA 3. STATEMENT OF OUTSTANDING DUES. 4. AUTHORISATION LETTER.

PARTICULARS
Signature of operational creditor or person authorised to act on his behalf 
Name in BLOCK LETTERS CHIEF ADMINISTRATOR, AMRITSAR DEVELOPMENT AUTHORITY, AMRITSAR.
Position with or in relation to the creditor CHIEF ADMINISTRATOR, AMRITSAR DEVELOPMENT AUTHORITY, AMRITSAR.
Address of person signing PUDA Bhawan, Shri Guru Ramdas Urban Estate, Airport Road, Amritsar – 143001

*PAN number, passport, AADHAAR Card or the identity card issued by the Election Commission of India

DECLARATION

I, **Chief Administrator, Amritsar Development Authority, Amritsar**, currently residing at **PUDA Bhawan, Shri Guru Ramdas Urban Estate, Airport Road, Amritsar – 143001**, hereby declare and state as follows: -

1. **M/s Metcalfe Properties Private Limited**, the corporate debtor, was, at the insolvency commencement date, being the 23rd day of January 2026, actually indebted to me in the sum of **Rs. 46,74,12,434/-**.
2. In respect of my claim of the said sum or any part thereof, I have relied on the documents specified below :-
 - A) COPY OF RESIDENTIAL COLONY DEVELOPMENT LICENCE DATED 19.07.2011.
 - B) DEMAND NOTICES ISSUED BY ADA AND SENT ON RESPECTIVE DATES.
 - C) STATEMENT OF OUTSTANDING DUES.
 - D) AUTHORISATION LETTER.
3. The said documents are true, valid and genuine to the best of my knowledge, information and belief and no material facts have been concealed therefrom .

4. In respect of the said sum or any part thereof, neither I nor any person, by my order, to my knowledge or belief, for my use, had or received any manner of satisfaction or security whatsoever, save and except the following :

[Please state details of any mutual credit, mutual debts, or other mutual dealings between the corporate debtor and the creditor which may be set-off against the claim] .

Date : 23.01.2026

Place : Amritsar, Punjab.



(Signature of the claimant)

VERIFICATION

I, **Chief Administrator, Amritsar Development Authority, Amritsar**, the claimant hereinabove, do hereby verify that the contents of this proof of claim are true and correct to my knowledge and belief and no material fact has been concealed therefrom.

Verified at Amritsar, Punjab on this 23rd day of January, 2026.



(Signature of the claimant)

[Note: In the case of company or limited liability partnership, the declaration and verification shall be made by the director/manager/secretary and in the case of other entities, an officer authorised for the purpose by the entity].