

Advisory for stakeholders of Ansal properties and Infrastructure Limited

13th May 2025

This Advisory is issued for the information of all concerned homebuyers/allottees, deposit holders, and other stakeholders of M/s Ansal Properties and Infrastructure Limited ("Corporate Debtor") which is ongoing Corporate Insolvency Resolution Process ("CIRP") under the Insolvency and Bankruptcy code of India, 2016 ("IBC").

ADVISORY FOR MODIFICATIONS IN CLAIMS:

- All claimants who wish to modify or update the details of their previously submitted claims are advised to file a revise/fresh claim form with the corrected or updated information through the RP Mitra portal. Claims once submitted cannot be edited.
- Furthermore, if any claimant had inadvertently filed any Form other than Form CA (claim form for Homebuyers/Allottees), you are requested to re-submit your claim in Form CA, as applicable to Homebuyers and Deposit Holders.

RESOLUTION OF CLAIMS FILED BY HOMEBUYERS/ALLOTTEES AND DEPOSIT HOLDERS:

The Resolution Professional (RP) and his team are actively undertaking the verification, and the updated list will be published on or before 31st May 2025. Pursuant to verification and admission/inclusion of their name in list of creditors, the homebuyers will either get their unit or refund or be treated in the manner provided by resolution applicant in its resolution plan which shall be negotiated and approved by CoC.

Frequently asked question: What if my claim is under verification

The Resolution Professional and his team are in the process of verifying the claims submitted. The amounts pertaining to such claims are currently under verification and shall be either admitted or rejected upon completion of the process. This is an iterative exercise, and stakeholders are advised to refer to the subsequent lists of claims, which are being published on a regular basis.

REGISTRATION/TRANSFER AND POSSESSION OF PROPERTY:

- **RERA Guidelines:** As per section 11(4)(b) read with section 19(10) of the Real Estate (Regulation and development) Act, 2016. A developer is under an obligation to obtain the completion certificate or occupancy certificate or both from the relevant competent authority as per the local laws or other laws for the time being in force and only after obtainment of such certificate(s), the possession of the flat/unit can be handover to an allottee or homebuyer.
- **Registration & Possession Criteria:** Possession and registry of units shall be processed only for projects where a valid *Occupancy Certificate (OC)* or *Completion Certificate (CC)* has been issued by the competent development authority.

- Interest: Interest is prescribed at 8% per annum as per the provisions of the IBC. Claimants may submit claims for higher interest as per their Builder-Buyer Agreements or relevant orders issued by RERA or competent authorities.

NEW LIST TITLED “CLAIMS FOR REGISTRY AND POSSESSION” HAS BEEN PUBLISHED ON THE CORPORATE DEBTOR’S WEBSITE

The homebuyer/allottees who has obtained the possession of the flat but the registry has not done or registry of a flat or plot has already been done in the name of the allottee are required to file their claims with zero value only. However, such homebuyer/allottees shall not form part of Committee of Creditors and do not have any voting rights.

Further, the names of homebuyers who had submitted zero value claims have now been included in a separate list titled “Claims for Registry and Possession”, available on the website of M/s Ansal Properties and Infrastructure Limited.

If your name appeared in the initial list of creditors but is not reflected in the updated second list, you are kindly requested to refer to the “Claims for Registry and Possession” list for verification.

HELP LINE SERVICES

All stakeholders are hereby informed that a dedicated Help Line has been started by the Resolution Professional to address the grievances of the stakeholders.

- **Working days:** Monday to Friday
- **Operating Hours:** 10:00 AM to 12:00 PM (noon)
- **Contact Number:** 9310673358

Please note that the Resolution Professional has acknowledged all queries received to date and is currently in the process of addressing them. Considering this, the helpline service has been temporarily suspended and will resume following the publication of the revised List of Creditors (Version 3), which is expected **on or before 31st May 2025**.

PROCESS OF FILLING CLAIMS AND SUPPORTING DOCUMENTS REQUIRED FOR VERIFICATION OF CLAIMS (For Homebuyers/Deposit Holder)

Please note that the resolution professional encourages the claimants to file their claim preferably via the RP Mitra platform through Form CA. Please refer the following tutorial link for guidance on submitting your claim:
<https://www.youtube.com/watch?v=oXeXve0hvJU>

Homebuyers are also strongly encouraged to submit all relevant supporting documents along with their claim forms. These may include, but are not limited to-

- The allotment letter,
- Builder – Buyer agreement,
- Proof of payments made (e.g., receipts, bank statements), and
- Records evidencing the status of possession or registration.

Voting Rights: The stakeholders to note that following the publication of second list of creditors, the homebuyers/allottees now hold the largest voting right/share in the Committee of Creditors. The same percentage will be updated following the release of 3rd list of creditors. Further the homebuyers/allottees who are seeking registry and have possession only, are categorized as “Other Creditors” and do not have the voting rights as per law, because of the zero-value claim submitted by them.

The process of claim verification is currently ongoing, and voting percentages will get updated with each updated list of creditors to be publish on corporate debtor’s website.

Unsigned Claims and Documents: All claims must be duly signed and accompanied by valid supporting documents. Unsigned submissions will be treated as non-compliant and will remain in verification till receipt of complete documents.

Disclosure of Related Party Status: Allottees must declare whether they are related parties to M/s Ansal Properties and Infrastructure Limited. If marked as “Yes”, the voting rights are not assigned to that particular related party.

Treatment of Verified Claims: The stakeholders are further requested to note that the submitted and verified claims will be treated in the manner provided by the resolution applicant in the resolution plan, which the Committee of creditors will approve.

PUBLICATION OF LIST OF CREDITORS (Version 3)

- Updated List of Creditors: The updated list of creditors (Version 3) will be published on the official website of the Corporate Debtor **on or before 31st May 2025**.
- Claims verification status: Verification and reconciliation of claims from stakeholders is currently ongoing as per the insolvency and bankruptcy code, 2016 and relevant regulations.

Please note that this advisory is issued to ensure that the claims are appropriately recorded and taken into consideration during the resolution process. Filing complete and accurate claims will enable the Resolution Professional to prepare a comprehensive list of creditors and determine the liabilities owed to homebuyers with clarity and precision.

All stakeholders are assured that necessary actions are being taken strictly in accordance with the applicable legal framework to protect your interests and to facilitate the smooth conduct of the CIRP.

Office of Resolution Professional of Ansal Properties and Infrastructure Limited

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Resolution Professional

Ansal Properties and Infrastructure Limited

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AFA Valid till 31st December 2025

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