

## Commonly asked Questions

**For any query pertaining to claims – Kindly raise the issue through following google form link <https://forms.gle/3YNh84yiGpk8Z4bv5>**

1. **For filing claim, kindly refer the following link:** <https://rpmitra.dcirrus.io/web/claimant/API/109/1>
2. **Last date of filing claim** – 26<sup>th</sup> May 2025
3. **Can a Homebuyer/Allottee/Deposit holder and other person file claim after 26<sup>th</sup> May 2025** – Yes however, such claims can be filed only up to seven days before the receipt of resolution plan, and their inclusion in list of creditors depends upon recommendation of committee of creditors, and such delays have to be explained by the **Homebuyer/Allottee/Deposit holder and other person**, and shall be further adjudicated by Hon'ble NCLT before inclusion in the list of creditors.
4. **Claim filing Procedure:** Homebuyers are advised to check this video before filing their claim through this link: <https://www.youtube.com/watch?v=oXeXve0hvJU>
5. **For regular Updates, kindly refer following link** <https://ansalapi.com/ansal-properties/cirp-process.php>
6. **If an allottee/homebuyer have more than one Unit** – The allottee/Homebuyer has to file separate claim for each unit.
7. **When will the registration process start** – As per legal position, the registration or possession process can start once the completion certificate or the occupancy certificate has been received pertaining to the project. In case the construction is not completed, we shall endeavour to finish the construction through ourselves, or the new builder, who will take over this company, shall complete the construction as per the resolution plan and provide the possession post completion. This process may take more than 1 year. We are currently not doing any construction work in view of NGT / EC issue.
8. **Possession/Registry Process:** 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 in line with RERA regulations and jurisprudence in this matter.
9. **Possession and Registry:** 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.
10. **Transfer of Property/Units:** It is to be noted that the RP has opened the transfers of property/unit/flat transfers subject to payment of requisite and other applicable charges in accordance with law.
11. **Status of claim filed by Homebuyers/Allottees:** The Resolution Professional (RP) and his team are actively undertaking verification, and the updated list will be published on or before **31st May 2025**. Pursuant to verification, the homebuyers will be treated in the manner provided by resolution applicant in its resolution plan which will be approved by CoC. This may result either in refund or handover of unit depending upon the resolution plan, the viability in the project, and negotiations between CoC and the resolution applicant.

12. **Where to Log Query or Issue** – Kindly avoid writing emails, rather, you may raise the issue at following link: <https://forms.gle/3YNh84yiGpk8Z4bv5> for quicker resolution of the issue. Most likely, the issue may be resolved in ensuing/upcoming list.
13. **Discrepancy in Claimed and Admitted Amounts:** Please note that claims are admitted based on supporting documents submitted by claimants and the Company's records. The Resolution Professional (RP) and his team are actively undertaking verification, and the updated list will be published on or before **31st May 2025**.
14. **Claim Submission via Email:** Kindly refrain from submitting claims via email. All claims are to be filed in the prescribed Form CA (for Homebuyers and deposit holders) preferably through the **RP Mitral Portal** to enable quicker verification which will be accessible via the following link: <https://rpmitra.dcirrus.io/web/claimant/APIL/109/1>.
15. **Voting Rights:** Following the publication of the second list of creditors, the homebuyers/allottees now holds the largest voting right/share in the Committee of Creditors. Further the homebuyers/allottees who are seeking only registration, and are in possession of unit are categorized as "*Other Creditors*" and are not eligible to exercise voting rights since they have filed claim as Zero Value claim.
16. **Whether the Homebuyer/Allottee and deposit holder should you vote** - Yes, all **Homebuyer/Allottee and deposit holder** allottees are requested to cast their independent vote per the links provided to them through emails/whatsapp. However, it is to be noted that the voting link shall be given to those financial creditors only whose claim has been admitted.
17. **Whether the Homebuyer/Allottee and deposit holder should attend Pre and Post CoC conducted by Authorised Representative** – Yes, it is very important for each **Homebuyer/Allottee and deposit holder** to join these meetings and stay updated, and resolve queries in efficient manner in addition to agenda proposed for the said meetings.
18. **Incorrect Claim Form (Form C instead of Form CA):** If you have inadvertently filed **Form C** (meant for Financial Institutions) or any other incorrect form, you are requested to re-submit your claim in **Form CA**, as applicable to Homebuyers and Deposit Holders.
19. **Interest Rate Admissibility:** Interest has been admitted 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.
20. **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 inadmissible.**
21. **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", voting right shall not be granted.
22. **How to edit claim already filed** – There is no such facility, the best you can do is file a new claim altogether with reference to old claim id so that we can ignore the previously filed claim.
23. **When would my claim materialise** – The admitted claim shall materialise depending upon the resolution plan which generally takes 180 – 330 days in any real estate process or more.
24. **Helpline Number:** Please note that 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 to be release on or before 31st May 2025.
25. **If your Name is not appearing in Creditor List:** The updated list of creditors will be published on or before **31st May 2025**. However, you are requested to check you name in "Claims for Registry and

Possession” published on website if your name is not in the latest list of creditors dated 25.04.2025. There will be **more such lists** which will be published in future as well depending upon new queries and new claims received.

**26. Insolvency Resolution Process – In Brief** – Post NCLT order of admission of insolvency process, the IRP invites claims, publishes list of creditors, publishes invitation for expression of interest, new builders are invited to bid for the company, the best bid/resolution plan is selected by CoC, and then, as per vote, the best builders’ best bid is submitted to NCLT for approval. After approval, the new builder takes over the company, and runs the company as per the bid/resolution plan, and this **new builder is responsible to provide units/refunds** to allottees as agreed between him and allottees in the resolution plan, with in timelines mentioned in the resolution plan. This process up to submission of resolution plan at Hon’ble NCLT takes around 330 days or more depending upon the progress.

For regular updates and important notices, please visit the official website of the Ansal Properties and Infrastructure Limited, [www.ansalapi.com](http://www.ansalapi.com)