

25th October, 2025

Scrip Code : ANSALAPI
National Stock Exchange of
India Limited
Exchange Plaza,
Bandra-Kurla Complex,
Bandra (East)
Mumbai – 400 051

Scrip Code: 500013
BSE Limited
25th Floor,
Phiroze Jeejeebhoy Towers
Dalal Street,
Mumbai – 400 001

- Reg:** Post intimation for the Minutes of Forty third (43rd) Meeting of the Committee of Creditors of 'Fernhill Project' of Ansal Properties and Infrastructure Limited (APIL or Company) situated at District Gurgaon, Haryana, held on the 23rd October, 2025.
- Ref:** i Vide Order dated the 13th January, 2023 of Hon'ble National Company Law Appellate Tribunal, New Delhi (NCLAT) - Adjudicating Authority admitting Section 7 application shall confine to 'Fernhill project' situated at District Gurgaon (Initially, APIL was admitted into Corporate Insolvency Resolution Process vide Order dated the 16th November, 2022 passed by the Hon'ble National Company Law Tribunal, New Delhi Bench, Court-II).
- ii Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.

Dear Sir/Madam,

With reference to the captioned matter and in compliance with the Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, please find attached herewith the minutes of Forty Third (43rd) meeting of the Committee of Creditors of 'Fernhill Project' of Ansal Properties and Infrastructure Limited situated at District Gurgaon, Haryana, held on the 23rd October, 2025, attached herewith as **Annexure 1**.

This is for your information and records.

Thanking you.

Yours faithfully,

For Ansal Properties and Infrastructure Limited

Abhishek

(Abdul Sami)
Company Secretary



Encl: a/a

- 1) Ansal Properties and Infrastructure Limited (APIL) is undergoing Corporate Insolvency Resolution Process under Insolvency and Bankruptcy Code, 2016. It's affairs, business and assets are being managed by Shri Navneet Kumar Gupta, Interim Resolution Professional (Currently designated as Resolution Professional), appointed by Hon'ble National Company Law Tribunal (NCLT), New Delhi, Bench IV, in CP No.: IB 558(ND)/2024 vide Order dated the 25th February, 2025.
- 2) The Serene Residency Group Housing Project of APIL, situated at Sector ETA – II, Greater Noida, U.P. is also managed by Shri Navneet Kumar Gupta, Resolution Professional of said Project. The Resolution Plan of the said project was approved by Hon'ble National Company Law Tribunal (NCLT), New Delhi, Bench II on the 06th October, 2025.
- 3) The Fernhill Project of APIL, situated at District Gurgaon, Haryana, is managed by Shri Jalesh Kumar Grover, Resolution Professional of the said Project.

Ansal Properties and Infrastructure Limited

115, Ansal Bhawan, 16, Kasturba Gandhi Marg, New Delhi-110 001

Tel.: 011-23353550, 011-66302268 / 69 / 70/ 72

Website: www.ansalapi.com

CIN: L45101DL1967PLC004759

Email: info@ansalapi.com | customercare@ansalapi.com

Annexure 1

**MINUTES OF THE FORTY THIRD MEETING OF THE COMMITTEE OF CREDITORS
("COC") IN THE MATTER OF M/S ANSAL PROPERTIES & INFRASTRUCTURE
LIMITED (FERNHILL PROJECT, GURUGRAM) HELD ON 23RD OCTOBER, 2025 AT
12:30 P.M. THROUGH VIRTUAL MODE**

PRESENT IN THE MEETING

A. RESOLUTION PROFESSIONAL & TEAM

NAME	DESIGNATION	MODE OF PRESENCE
Mr. Jalesh Kumar Grover	Resolution Professional/ Chairman	Physical
Ms. Oshin Thakur	Team Members of RP	Audio-Visual
Ms. Saloni	Team Members of RP	Physical
Ms. Riya	Team Members of RP	Physical
Ms. Muskaan	Team Members of RP	Physical

B. FINANCIAL CREDITOR:

SR. NO.	NAME OF FINANCIAL CREDITOR	REPRESENTED BY	MODE OF PRESENCE
1.	Authorized Representative of Home Buyers	Ms. Aakriti Sood	Audio visual
2.	Saurabh Gupta (Flat no. K/1004)	Self	Audio visual
3.	Sunil Arya (Flat no. M/801)	Self	Audio visual
4.	Vishwas Sharma (Flat No. A/0903)	Self	Audio visual
5.	Dheeraj Arora (Flat no.L/802)	Self	Audio visual
6.	Naveen Gupta (villa no- GH 021)	Self	Audio visual
7.	Mukti Kanta Sukla (Flat no. M/0002)	Self	Audio visual

8.	Shishir Kumar (Flat no. F/1602)	Self	Audio visual
9.	Chander Parkash (Flat No. D-0601)	Self	Audio visual
10.	Gaurav Sikka (Flat No.k/1103)	Self	Audio visual
11.	Rajeev Bhatia (Flat No. 0103)	Self	Audio visual
12.	Pushpadeep Mehra (Flat No. P/1002)	Self	Audio visual
13.	OP Girdhar (Flat No. A/804)	Self	Audio visual
14.	Naveen Arora	Self	Audio visual
15.	Anil Bansal (Flat No.E/401)	Self	Audio visual
16.	Nidhi	Self	Audio visual
17.	Manish	Self	Audio visual
18.	Anil Yadav	Self	Audio visual
19.	Ashish Sharma	Self	Audio visual
20.	Neha (Flat No. D/1202)	Self	Audio visual
21.	Narendra Singh yadav (Flat No. – C/0601)	Self	Audio visual
22.	Neha (Flat No. D/10202)	Self	Audio visual
23.	Ashish Mehra (Flat No. D/401)	Self	Audio visual
24.	RC Kochar (Flat no. K/404)	Self	Audio visual
25.	Supriya Sinha	Self	Audio visual
26.	Rakesh Kumar Parashar	Self	Audio visual
27.	Vinay Mittal	Self	Audio visual
28.	Pritam Pal	Self	Audio visual

C. UNSECURED FINANCIAL CREDITOR:

S. NO.	NAME OF THE UNSECURED FINANCIAL CREDITOR	MODE OF PRESENCE
1.	Vinod Kumar and Babita Saini	Audio visual

D. OPERATIONAL CREDITORS IF AGGREGATE DUES ARE ATLEAST 10% OF THE TOTAL DEBT: Not Applicable.

E. SUSPENDED BOARD OF DIRECTORS OF ANSAL PROPERTIES INFRASTRUCTURE LIMITED (FERNHILL PROJECT, GURUGRAM) ('CD')

NAME	DESIGNATION	MODE OF PRESENCE
Mr. Pranav Ansal	Director (Whole-Time Director)	Absent
Mr. Deepak Mowar	Director (Additional Director)	Absent
Mr. Binay Kumar Singh	Director (Additional Director)	Absent
Ms. Francette Patricia	Director (Additional Director)	Absent

POST NOTICE EVENT

1. The notice of the 43rd meeting of CoC was sent 3 days prior to the CoC meeting i.e., 20.10.2025 by electronic means at the Email id of the Authorized Representative of Home Buyers, unsecured financial creditor and Directors (Powers Suspended) of Corporate Debtor, as per the record handed over by the Erstwhile RP and obtained from Public Domain.
2. The Authorized Representative of Home Buyers was also informed by the team of Resolution Professional about the 43rd CoC meeting telephonically to ensure receipt of notice and also took confirmation for their participation.
3. The notice was sent to the Directors (Powers Suspended) of corporate debtor at their email ids available on the MCA portal.
4. The link to attend the meeting was shared with Authorized Representative of Home Buyers, unsecured financial creditor and Directors (Powers Suspended) of Corporate Debtor along with the notice on 20.10.2025, and thereafter separately via mail on 22.10.2025.

CONDUCT OF THE MEETING

The meeting started at around 12:30 P.M. Approximately Twenty - Seven (27) Homebuyers virtually joined the COC meeting, however, despite multiple requests from the RP, certain homebuyers did not mention their name along with details of their respective units. Further, Ms. Aakriti Sood (Authorized Representative of Home Buyers) as well as Mr. Vinod Kumar Saini, unsecured financial creditor also participated virtually.

The RP and his team members attended the meeting physically from Chandigarh Office. Further, one of the team members of RP joined the meeting through audio-video means. The attendance of the participants who were present in the meeting was marked by the team members of RP, who attended the meeting.

Mr. Jalesh Kumar Grover, Resolution Professional of M/s Ansal Properties & Infrastructure Limited (Fernhill Project, Gurugram), for conducting its Insolvency Resolution Process took the chair and the meeting was called to order.

1. The Chairperson took the roll call of all the participants attending the meeting and announced their name, the name of the members of COC whom they were representing, and a confirmation was taken from every participant that they have received the agenda and notice of the meeting.
2. The Chairperson informed the participants that the required quorum is complete and meeting can be proceeded with and also informed the participants that the meeting shall have the presence of quorum throughout the meeting.
3. The Chairperson also informed the participants that as per Regulation 25(5) of IBBI (Insolvency Resolution Process of Corporate Persons) Regulations, 2016. The resolution professional shall:
 - (a.) Circulate the minutes of the meeting by electronic means to all members of the committee and the authorized representative, if any, within forty-eight hours of the conclusion of the meeting; and
 - (b.) Seek a vote of the members who did not vote at the meeting on the matters listed for voting, by electronic voting system in accordance with Regulation 26 where the voting shall be kept open from the circulation of the minutes, for such time as decided by the committee which shall not be

(c.) less than twenty-four hours and shall not exceed seven days:

Provided that on a request for extension made by a creditor, the voting window shall be extended in increments of twenty-four hours period:

Provided further that the Resolution Professional shall not extend the voting window where the matters listed for voting have already received the requisite majority vote and one extension has been given after the receipt of requisite majority vote.

(d.) As per Regulation 25 (6) of the Insolvency and Bankruptcy Board of India (Insolvency Resolution Process for Corporate Persons) Regulations 2016, the Authorised Representative shall circulate the minutes of the meeting received under sub-regulation (5) to creditors in a class and announce the voting window at least twenty-four hours before the window opens for voting instructions and keep the voting window open for at least twelve hours.

MATTERS DISCUSSED/NOTED FOR INFORMATION

AGENDA ITEM NO. 43.01

THE RESOLUTION PROFESSIONAL TO TAKE CHAIR OF THE MEETING AS PER REGULATION 24 OF THE IBBI (CIRP) REGULATIONS, 2016

Mr. Jalesh Kumar Grover, having registration number IBBI/IPA-001/IP-P00200/2017-2018/10390 was appointed as Resolution Professional ('RP') in the matter of M/s Ansal Properties and Infrastructure Limited (Fernhill Project, Gurugram) by the Hon'ble NCLT, New Delhi Bench, Court– II vide its order dated 10.01.2024.

In accordance with Regulation 24(1) of the Insolvency and Bankruptcy Board of India (Insolvency Resolution Process for Corporate Persons) Regulations, 2016, Mr. Jalesh Kumar Grover, Resolution Professional of M/s Ansal Properties and Infrastructure Limited (Fernhill Project, Gurugram) took the Chair as Chairperson and the meeting was called to order.

The committee took note of the same.

AGENDA ITEM NO. 43.02

TO ASCERTAIN THE QUORUM OF THE MEETING AS PER REGULATION 22 OF IBBI (CIRP) REGULATIONS, 2016

The Chairman apprised the committee that as per Regulation 22(1) of the Insolvency and Bankruptcy Board of India (Insolvency Resolution Process for Corporate Persons) Regulations, 2016, the quorum for the meeting of the committee of creditors is achieved if members of the committee representing at least 33% of the voting rights are present either in person or by video conferencing or other audio-visual means; provided that the committee may modify the percentage of voting rights required for quorum in respect of any future meetings of the committee.

Pursuant to the above provisions, the Chairman ascertained that the requisite quorum is present as Ms. Aakriti Sood, Authorized Representatives of the allottees as well as Mr. Vinod Kumar Saini (Unsecured Financial Creditor) having 100% voting rights in the COC, are present at the meeting and accordingly, the COC meeting was declared open.

AGENDA ITEM NO. 43.03

TO GRANT LEAVE OF ABSENCE TO THE MEMBERS, IF ANY

The Chairman apprised that no request for grant of leave has been received by the RP. Hence, no leave of absence was granted to any member/participant. The Chairman further apprised that the Directors (powers suspended) of the CD did not attend the meeting/ never attended the meeting, in spite of due service of notices to them.

The Committee took note of the same.

AGENDA ITEM NO. 43.04

TO APPROVE AND CONFIRM THE MINUTES OF THE 42nd COC MEETING HELD ON 24th SEPTEMBER, 2025 AT 05:00 PM.

The Chairman apprised the committee that the minutes of the Forty Second COC meeting held on 24.09.2025 as approved by the RP had been circulated to all the participants electronically within 48 hours of the meeting i.e., on 26.09.2025 in accordance with Regulation 24, sub-regulation (7) of the IBBI (CIRP) Regulations, 2016. A copy of the minutes of the 42nd COC meeting was attached with the notice of the instant meeting as Annexure-43.04.01.

The Chairman requested the committee to share their observations, if any, on the minutes of the 42nd COC meeting dated 24.09.2025. No observations were received from AR / any members in this regard.

Accordingly, the minutes of the 42nd COC meeting held on 24.09.2025 stood approved by the members of the committee.

AGENDA ITEM NO-43.05

TO APPRISE THE COMMITTEE REGARDING THE STATUS OF ONGOING LITIGATIONS

The Chairman apprised the CoC that pursuant to the last CoC meeting, the matter was listed for the hearing on 08.10.2025, during which, the counsel for Samyak Projects Private Limited appeared and submitted that the applications pertaining to Samyak Projects were wrongly listed and requested that

the same be taken up on 10.10.2025 (date already fixed). The counsel for the RP objected, whereupon the Hon'ble Bench observed that the matters except those related to Samyak , may be heard on the same day i.e., 08.10.2025

Further, while considering the claim applications, the Hon'ble Bench observed that, in view of the Hon'ble Supreme Court's judgment in *Puma Realtors*, the claims of homebuyers may not be rejected. In response, the counsel for the RP submitted that the *Puma Realtors* judgment is distinguishable, as these claims were filed after issuance of the RFRP.

The counsel of RP further clarified, that certain claims were filed after issuance of the RFRP, some after CoC approval of the Resolution Plan, and some after filing of the Plan Approval Application. Accordingly, the Hon'ble Bench was pleased to direct the RP to prepare a chart categorizing the applicants in line with the *Mansi Brar* judgment and the respective timelines of their claim submissions.

Accordingly, the RP has already prepared a detailed chart categorizing the belated claims as directed by the Hon'ble NCLT, which is proposed to be presented before the Hon'ble Bench on the next date of hearing. The RP further informed that efforts will be made to have some of these matters adjudicated, as the belated claim applications constitute major applications in this case. On the next date of hearing, the RP intends to argue on this issue, as pleadings in most of the matters are complete. Since all such applications are similar in nature, the RP will try to seek a common order in this regard.

Further, it was submitted by the counsel of RP that Samyak Projects Private Limited has been obstructing the CIRP and denying the RP's access to the project premises, in violation of the Hon'ble Bench order dated 06.06.2025. The Hon'ble Bench was pleased to direct Samyak Projects to file its reply to I.A. No. 4742 of 2025 before 10.10.2025.

The matter was further listed for hearing on 10.10.2025 before the Hon'ble NCLT, wherein it was taken up at the time of the rising of the Hon'ble Bench. Consequently, the Bench was not inclined to hear the matter and accordingly adjourned it to 15.10.2025.

On 15.10.2025, during the course of hearing, the counsel for the Resolution Professional submitted that Samyak Projects have been creating hindrances and have not complied with the Hon'ble NCLT Order dated 06.06.2025, and that the ongoing issues have arisen due to their non-compliance. However, owing to paucity of time, the Hon'ble Bench was not inclined to proceed with the matter and listed the matter for further consideration on 10.11.2025 (*shortest possible date*).

Thereafter, the RP apprised the CoC regarding the status of each ongoing litigations in the matter of M/s Ansal Properties & Infrastructure Limited (Fernhill Project, Gurugram), which are as follows:

Sr. No.	Case No.	Adjudicating Authority	Description	Status	Status of Compliances
1.	IA-2957/2024	NCLT, Delhi Bench	Application filed by the RP U/s 66 against Piyare Lal Hari Singh Builders Pvt. Ltd. & Ors.	On the last date of hearing i.e., 15.10.2025, the matter was adjourned due to paucity of time, the matter is now listed on 10.11.2025. Accordingly, the matter is now listed for hearing on 10.11.2025.	Notice was issued by the Hon'ble NCLT on 10.06.2024. Pursuant to the issuance of notice, a rejoinder was thereafter filed on behalf of the RP. However, certain respondents have since been proceeded against ex parte.
2.	IA-3022/2024	NCLT, Delhi Bench	Application filed by the RP U/s 66 against Samyak Projects Pvt. Ltd	On the last date of hearing i.e., 15.10.2025, the matter was adjourned due to paucity of time, the matter is now listed on 10.11.2025. Accordingly, the matter is now listed for hearing on 10.11.2025.	Notice was issued by the Hon'ble NCLT on 10.06.2024. and subsequently, rejoinder was thereafter filed on behalf of the RP. However, certain respondents have since been proceeded against ex parte.
3.	IA - 3245/2024	NCLT, Delhi Bench	Application filed by the RP U/s 43 against Samyak Projects Pvt. Ltd	On the last date of hearing i.e., 15.10.2025, the matter was adjourned due to paucity of time, the matter is now listed on 10.11.2025. Accordingly, the	Notice issued by the Hon'ble NCLT on 05.07.2024 followed by filing of a reply on 10.09.2024

				matter is now listed for hearing on 10.11.2025	and a rejoinder has also been submitted thereafter.
4.	IA-28/2024	NCLT, Delhi Bench	Application filed by RP under Section 30 (6) for approval of Resolution Plan	On the last date of hearing i.e., 15.10.2025, the matter was adjourned due to paucity of time, the matter is now listed on 10.11.2025. Accordingly, the matter is now listed for hearing on 10.11.2025	No Notice has been issued by the Hon'ble NCLT.
5.	IA-3704/2024	NCLT, Delhi Bench	Application filed by one of the claimants, Bharat Chopra seeking to condone the delay of 51 days in filing claim form (Form-CA) and to direct the respondent (RP) to accept the claim (Claim submitted after issuance of RFRP)		Notice issued by the Hon'ble NCLT on 01.08.2024 and subsequently Reply on behalf of RP was filed on 13.09.2024.
6.	IA-3730/2024	NCLT, Delhi Bench	Application filed by one of the claimants, Kuldeep Dudeja seeking to condone the delay of 5 days in filing of the claim before the Resolution Professional and set aside the intimation dated 10.06.2024 (Claim submitted after issuance of RFRP)		Notice issued by Hon'ble NCLT on 01.08.2024 and subsequently Reply on behalf of RP was filed on 10.09.2024
7.	IA-3702/2024	NCLT, Delhi Bench	Application filed by one of the claimants, Sunil Kumar Aggarwal		Notice issued by the Hon'ble NCLT on 01.08.2024 and

			seeking to condone the delay of 51 days in filing claim form (Form-CA) and to direct the respondent (RP) to accept the claim (Claim submitted after issuance of RFRP)		subsequently Reply on behalf of RP was filed on 10.09.2024.
8.	IA-4008/2024	NCLT, Delhi Bench	Application filed by one of the claimants, Sunita Verma challenging the resolution plan submitted by the SRA.	On the last date of hearing i.e., 15.10.2025, the matter was adjourned due to paucity of time, the matter is now listed on 10.11.2025.	Notice issued by Hon'ble NCLT on 20.08.2024 and subsequently Reply on behalf of RP was filed on 10.10.2024. Rejoinder dated 18.11.2024 has been received. Hence pleadings are complete, now the matter will be taken for arguments.
9.	IA-4056/2024	NCLT, Delhi Bench	Application filed by one of the claimants, Mr. Rajeev Gairola seeking direction for the RP to accept the claim of the Applicants as Financial Creditor (Homebuyer) as per the FORM CA filed by the Applicants and include the names of the Applicants in the list of	Accordingly, the matter is now listed for hearing on 10.11.2025	Notice issued by the Hon'ble NCLT on 21.08.2024 and subsequently Reply dated 10.09.2024 on behalf of RP was filed.

			financial creditors (Homebuyer) of the CD i.e., M/s Ansal Properties and Infrastructure Limited.		
10.	IA-4171 /2024	NCLT, Delhi Bench	Application filed by one of the claimants, Virender Singh seeking direction for CoC & RP to consider and admit the claim filed by the applicant		Notice issued by the Hon'ble NCLT on 29.08.2024 and subsequently Reply dated 10.09.2024 on behalf of RP was filed.
11.	IA - 4252/ 2024	NCLT, Delhi Bench	Application filed by one of the claimants, Ms. Neerja Mehta seeking direction for RP to accept and take into account the aforesaid claim of the applicant made against the Corporate Debtor.		Notice issued by the Hon'ble NCLT on 04.09.2024 and subsequently Reply on behalf of RP was filed on 13.09.2024.
12.	IA-4597/2024	NCLT, Delhi Bench	Application filed by one of the claimants, Mrs. Pushpa Sharma seeking condonation of delay in filing of claim form beyond 90 days. Claim form submitted on 23.08.2024		No Notice has been issued by the Hon'ble NCT.
13.	IA-6086/2024	NCLT, Delhi Bench	Application filed by one of the claimants, Lt. Col Neetu seeking direction to provide the copy		No Notice has been issued by the Hon'ble NCLT.

			of Resolution Plan and addendum thereof, to condone the delay of 319 days in filing of claim (from the date of issuance of RFRP i.e.11.11.2023 to filing of claim i.e.25.09.2024), to admit the claim amounting Rs.58,64,735/-, to declare the treatment given by the SRA in resolution plan to the homebuyers whose claims received after issuance of approval of RFRP & to direct the SRA to give equal treatment to all the homebuyers.		
14.	New IA 2303/2025	NCLT, Delhi Bench	Application filed by one of the Homebuyers Krishan Kumar Yadav against RP for seeking condonation of delay for 521 days and admission of claim form at par like other claimants		No Notice has been issued by the Hon'ble NCLT.
15.	New IA 1986/2025	NCLT, Delhi Bench	Application filed by one of the Homebuyers Saroj Raja against RP for seeking direction to the Resolution Professional to admit the claim submitted by the		Notice issued by the Hon'ble NCLT on 30.04.2025 and subsequently Reply was filed on behalf of RP on 03.05.2025

			Applicants		
16.	I.A. No. 4581 of 2025	NCLT, Delhi Bench	Application filed by one of the Homebuyers Ashok Kumar Yadav & Manju against RP for seeking direction to condone the delay of 149 days in filing the claim with Resolution Professional for the period from 11.11.2023 to 08.04.2024 and to direct the Respondents to admit the claim of the Applicant as FC.	The matter was listed for the hearing on 18.09.2025, wherein the Hon'ble NCLT issued notice and directed the RP to file reply within one week. On the last date of hearing i.e., 15.10.2025, the matter was adjourned due to paucity of time, the matter is now listed on 10.11.2025. Accordingly, the matter is now listed for hearing on 10.11.2025	Notice issued by the Hon'ble NCLT on 18.09.2025 and Reply was filed on behalf of RP on 22.09.2025
17.	IA- 4995/2024	NCLT, Delhi Bench	Application filed by one of the claimants, Mr. Vinod Kumar Saini seeking direction for RP to consider applicant as allottee and admit the claim of the applicant as financial creditor in class	On the last date of hearing i.e., 15.10.2025, the matter was adjourned due to paucity of time, the matter is now listed on 10.11.2025. Accordingly, the matter is now listed for hearing on 10.11.2025	Notice issued by the Hon'ble NCLT on 14.10.2024 and subsequently Reply on behalf of RP was filed on 06.11.2024. No directions for Rejoinder.
18.	IA - 4460/2024	NCLT, Delhi Bench	Application filed by the Homebuyers for seeking modification of the Resolution Plan to the extent that there is no discrimination between similarly placed home buyers and reduce escalation proposed in the	On the last date of hearing i.e., 15.10.2025, the matter was adjourned due to paucity of time, the matter is now listed on 10.11.2025. Accordingly, the matter is now listed for hearing on 10.11.2025	Notice issued by the Hon'ble NCLT on 16.10.2024 and subsequently, reply was filed on behalf of RP on 18.11.2024. Rejoinder dated 13.05.2025 has been received.

			final resolution plan to the escalation proposed in the 19th CoC Meeting held on 06.04.2024.		Hence pleadings are complete, now the matter will be taken for arguments.
19.	I.A No. 1459/ 2023	NCLT, Delhi Bench	Application filed by the Erstwhile RP u/s 19(2) of the Code against Samyak Projects Private Limited & Ansal Properties &Infrastructure Limited seeking direction to assist & co-operate with the Applicant.	On the last date of hearing i.e., 15.10.2025, the matter was adjourned due to paucity of time, the matter is now listed on 10.11.2025. Accordingly, the matter is now listed for hearing on 10.11.2025	Notice issued vide order dated 16.03.2023 Reply dated 10.04.2023 was filed by Respondent. Rejoinder dated 03.05.2023 was filed on behalf of Erstwhile RP.
20.	IA- 5173/2024	NCLT, Delhi Bench	Application filed by the Samyak Projects Private Limited objecting to the CoC approved Resolution Plan	On the last date of hearing i.e., 15.10.2025, the matter was adjourned due to paucity of time, the matter is now listed on 10.11.2025. Accordingly, the matter is now listed for hearing on 10.11.2025	Notice issued by the Hon'ble NCLT on 25.10.2024 and subsequently, reply on behalf of RP was filed on 24.07.2025. No direction to file Rejoinder
21.	IA- 5927/2024	NCLT, Delhi Bench	Application was filed by Yogesh Gauba who is impleaded as Respondent No. 7 in I.A. No. 3022/2024 seeking Recall/set-aside of the Order dated 02.09.2024 vide which Applicant was set ex parte in I.A. No. 3022 / 2024.	On the last date of hearing i.e., 15.10.2025, the matter was adjourned due to paucity of time, the matter is now listed on 10.11.2025. Accordingly, the matter is now listed for hearing on 10.11.2025	No Notice has been issued by the Hon'ble NCLT.

22.	IA-6270/2024	NCLT, Delhi Bench	Application filed by Mr. Lalit Bhasin against RP for setting aside the Ex-Parte proceeding against the Respondent no. 19 vide order dated 02.09.2024.	On the last date of hearing i.e., 15.10.2025, the matter was adjourned due to paucity of time, the matter is now listed on 10.11.2025. Accordingly, the matter is now listed for hearing on 10.11.2025	No Notice has been issued by the Hon'ble NCLT.
23.	IA-6265/2024	NCLT, Delhi Bench	Application filed by Mr. Lalit Bhasin against RP for setting aside the Ex-Parte proceeding against the Respondent no. 19 vide order dated 02.09.2024.	On the last date of hearing i.e., 15.10.2025, the matter was adjourned due to paucity of time, the matter is now listed on 10.11.2025. Accordingly, the matter is now listed for hearing on 10.11.2025	No Notice has been issued by the Hon'ble NCLT.
24.	IA-6201/2024	NCLT, Delhi Bench	Application filed by the erstwhile RP Mr. Ashwani Kumar Singla seeking direction for coc to pay the amount due to the applicant before making payment to others.	On the last date of hearing i.e., 15.10.2025, the matter was adjourned due to paucity of time, the matter is now listed on 10.11.2025. Accordingly, the matter is now listed for hearing on 10.11.2025	Notice was issued by the Hon'ble NCLT on 25.09.2025.
25.	IA-1352/2024	NCLT, Delhi Bench	Application under section 60(5) of the Insolvency and Bankruptcy Code, 2016 read with Rule 11 of the NCLT Rules, 2016 on behalf of Samyak Projects Private limited seeking permission to place a resolution plan for Consideration before the committee of creditors	On the last date of hearing i.e., 15.10.2025, the matter was adjourned due to paucity of time, the matter is now listed on 10.11.2025. Accordingly, the matter is now listed for hearing on 10.11.2025	No direction to File Reply & Rejoinder.

26.	I.A. No. 3664 of 2025	NCLT, Delhi Bench	Application under section 60(5) of the Insolvency and Bankruptcy Code, 2016 read with Rule 11 of the NCLT Rules, 2016 for seeking appropriate orders thereby expanding the scope of the CIRP qua Fernhill Project situated at Revenue Estate of Village Mewka, Tehsil Manesar, District Gurgaon (Haryana) also to Samyak; and to Direct the Samyak to handover physical possession of the project site to RP of Fernhill	The matter was listed for the first time on 30.07.2025 during the hearing, the Hon'ble NCLT was pleased to adjourn the matter to 31.07.2025, as all the other matters were already fixed for 31.07.2025. On 31.07.2025, the Hon'ble NCLT was pleased to issue the notice against respondents and directed the applicant to file an affidavit placing on record all correspondence exchanged with Samyak Projects Private Limited. Further listed the matter for 08.09.2025 On the last date of hearing i.e., 15.10.2025, the matter was adjourned due to paucity of time, the matter is now listed on 10.11.2025. Accordingly, the matter is now listed for hearing on 10.11.2025	Notice was issued by Hon'ble NCLT on 31.07.2024. Notice was issued by the Hon'ble NCLT on 31.07.2025. An affidavit was filed on behalf of the RP on 17.09.2025, and a reply was also submitted by Samyak. No directions were issued for filing a rejoinder.
27.	I.A. No. 1904 of 2025	NCLT, Delhi Bench	Application filed by Yogesh Yogesh Gauba seeking direction to recall/ set-aside the Order dated 02.09.2024 to the extent that it directs that the proceedings against the Applicant/Respondent No. 7 in IA 3022/2024 shall	On the last date of hearing i.e., 15.10.2025, the matter was adjourned due to paucity of time, the matter is now listed on 10.11.2025. Accordingly, the matter is now listed for hearing on 10.11.2025	No Notice has been issued by the Hon'ble NCLT.

			take place ex-parte.		
28.	I.A. No. 4697 of 2025	NCLT, Delhi Bench	Application filed by one of the Homebuyers Devendra Yadav against RP under Section 60(5) of the Insolvency and Bankruptcy Code, 2016 read with Rule 11 of the NCLT Rules, 2016 for seeking directions for Respondent to admit claim of Financial Creditor and seeking condonation of delay in filing of claim.		No Notice has been issued by the Hon'ble NCLT.
29.	I.A. No. 4657 of 2025	NCLT, Delhi Bench	Application filed by one of the Homebuyers Kush Mahajan and Vishal Mahajan against RP Rule 11 of the NCLT Rules, 2016 for seeking directions for Respondent to admit claim of Financial Creditor and seeking condonation of delay in filing of claim.	The matter was listed for the first time on 23.09.2025. However, in view of the main matter and other similar applications being listed on 25.09.2025, the Hon'ble Tribunal adjourned the hearing of the application to 25.09.2025.	No Notice has been issued by the Hon'ble NCLT.
30.	I.A. No. 4661 of 2025	NCLT, Delhi Bench	Application filed by one of the Homebuyers Perna Garg against RP under Section 60(5) of the Insolvency and Bankruptcy Code, 2016 read with	On the last date of hearing i.e., 15.10.2025, the matter was adjourned due to paucity of time, the matter is now listed on 10.11.2025.	No Notice has been issued by the Hon'ble NCLT.

			Rule 11 of the NCLT Rules, 2016 for seeking directions for Respondent to admit claim of Financial Creditor and seeking condonation of delay in filing of claim.	Accordingly, the matter is now listed for hearing on 10.11.2025	
31.	I.A. No. 4660 of 2025	NCLT, Delhi Bench	Application filed by one of the Homebuyers Ankita Arora Advani against RP under Section 60(5) of the Insolvency and Bankruptcy Code, 2016 read with Rule 11 of the NCLT Rules, 2016 for seeking directions for Respondent to admit claim of Financial Creditor and seeking condonation of delay in filing of claim.		No Notice has been issued by the Hon'ble NCLT.
32.	IA no. 5052 of 2025	NCLT, Delhi Bench	Application filed by one of the Homebuyer Vasudeva Rao Vemana Advani against RP under Section 60(5) of the Insolvency and Bankruptcy Code, 2016 read with Rule 11 of the NCLT Rules, 2016 for seeking directions for Respondent to admit claim of Financial Creditor and seeking	The matter was listed for the first time on 15.10.2025. The matter	No Notice has been issued by the Hon'ble NCLT.

			condonation of delay in filing of claim.	was adjourned due to paucity of time, the matter is now listed on 10.11.2025.	
33.	IA no. 5011 of 2025	NCLT, Delhi Bench	Application filed by one of the Homebuyer Manish Kumar against RP under Section 60(5) of the Insolvency and Bankruptcy Code, 2016 read with Rule 11 of the NCLT Rules, 2016 for seeking directions for Respondent to admit claim of Financial Creditor and seeking condonation of delay in filing of claim.	Accordingly, the matter is now listed for hearing on 10.11.2025	No Notice has been issued by the Hon'ble NCLT.
34.	IA no. 4742 of 2025	NCLT, Delhi Bench	Application filed by Resolution Professional against Samyak Projects Pvt. Ltd. for seeking direction to co-operate with the Applicant in terms of order dated 06.06.2025 and not to create any hindrance in conduct of CIRP concerning the Project Land. (The copy of application is yet to be received).	The matter was listed for the first time on 10.10.2025 during the hearing, the Hon'ble NCLT was pleased, to issue notice wherein one of the Respondent appeared and accepted notice and sought time to file Reply. On the last date of hearing i.e., 15.10.2025, the matter was adjourned due to paucity of time, the matter is now listed on 10.11.2025. Accordingly, the matter is now listed for hearing on 10.11.2025	Notice has been issued by the Hon'ble NCLT on 25.09.2025.
35.	CIS No. CRR-452-2024	Court of Hon'ble Principal District and	Criminal Revision Petition u/s 438/440 of BNSS, 2023 on behalf of	Copy of petition was served to the counsel for respondent.	

		Sessions Judge, Gurugram, Haryana	the revisionist/ complainant for setting aside the impugned order dated 30.09.2024 passed by Sh. Vishal, JMFC/GGM in COM-2024	During the last date of hearing on 18.09.2025, arguments were not heard as the LCR (Lower Court Record) was not with the revision court, the court directed the lower court to place LCR before the next date. Accordingly, the matter is now listed for hearing on 24.10.2025 for arguments.	
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The Committee took note of the same.

AGENDA ITEM NO - 43.06

TO APPRISE THE COC MEMBERS REGARDING THE STATUS OF FIT-OUT ACTIVITIES INITIATED BY THE RESOLUTION PROFESSIONAL AT THE FERNHILL PROJECT SITE

The Chairman apprised the Committee of Creditors that as informed during the previous CoC meeting, pursuant to the notice dated 11.09.2025 issued by Police Station, Sector-93, Gurugram, in connection with the complaints filed by Samyak Projects Private Limited and the Resolution Professional, the Resolution Professional appeared on the scheduled date and provided all relevant information to the ACP. After hearing the parties, the ACP directed all concerned parties to submit their statements along with the requisite documents/judgments, which have since been duly submitted by the Resolution Professional.

The RP further apprised the CoC members that all the requisite documents were physically submitted at the Police Station, Sector-93, Gurugram and at the Office of the ACP, West Gurugram on 20.09.2025 and 23.09.2025 respectively.

Thereafter, the RP has sent an email to the DCP and CP vide emails dated 11.10.2025 and 13.10.2025 respectively, wherein it was also informed that the RP had been called for appearance on 16.09.2025 before the ACP, West Gurugram, in connection with the said complaint, which was duly complied with. Thereafter, all the relevant documents were physically submitted before the ACP & Police Station. However, no further communication or intimation has been received from the Assistant Police Commissioner's office in this regard. Further, requested them to take appropriate action in this regard as the matter concerns more than 600 home buyers, waiting for their homes to be delivered since last 10 years. However, no response has been received from any of the above offices.

Thereafter, on 14.10.2025, the RP personally visited the Office of the ACP and DCP, Gurugram, along with the relevant documents to discuss the matter. During the visit, the DCP stated that the copy of complaint filed by the RP has been sent for legal opinion to the District Attorney. He assured that efforts shall be taken for an early opinion, which shall be forthwith informed to the RP. The RP was also asked to meet the SHO, Sector 10, Gurugram. The SHO was not available in the office for the whole day and therefore the meeting didn't happen.

The RP apprised the CoC members, that the Homebuyers and their Authorized Representative are contemplating to file a Writ Petition in the Punjab & Haryana High Court against Police Station, if they are not taking any action, the drafting of which is currently in progress.

The RP further apprised that the DCP had during verbal communication, indicated that RP may proceed with the commencement of work; however, the RP was of the view that it would be more appropriate to resume activities only upon receipt of a written communication to that effect, so as to prevent any further interference or objection from Samyak Projects Private Limited.

The RP further stated that the work shall be recommenced subsequent to the filing of the Writ Petition by the homebuyers and upon receipt of an appropriate order in this regard. The RP further apprised the CoC members that, prior to the CoC meeting held on 23.10.2025, the RP had attempted to contact the ACP in the morning; however, the call was not answered. The RP assured that another attempt to communicate with the ACP would be made after the meeting.

The COC took note of the same.

Post Meeting Event: -

The RP on 23.10.2025, in the afternoon, attempted to contact the ACP twice; however, both calls went unanswered.

ANY OTHER MATTER:

The RP apprised the CoC members that the notice of 43rd CoC meeting was issued on 20.10.2025, however, it was inadvertently mentioned as 17.10.2025 in the notice.

Thereafter, the Chairman invited the Homebuyers, who were attending the meeting virtually, to share their queries one by one. A brief record of the discussions held with the Homebuyers is as mentioned below:

S. No.	Homebuyer Queries	Responses
1.	The homebuyer inquired why the RP and CoC members are approaching the police, including the ACP and DCP, despite having all necessary approvals from the authorized departments such as DTCP. It was suggested that the concerned authorities should ideally issue necessary directions to the police in such matters, and that the RP or CoC may consider approaching a higher authority to ensure proper enforcement. Homebuyers raised a concern whether the proposed action would be directed against the police authorities and not against Samyak Projects Private Limited.	The RP clarified that there are two judicial forums that can be approached, namely, the NCLT and the High Court. The RP has already approached the NCLT and cannot directly approach the High Court. However, the homebuyers are already planning to approach the High Court. A writ petition is being prepared and is intended to be filed shortly, seeking directions against the police. The above is already in process. The RP responded that this action will not be directed against Samyak Projects Private Limited, as the matter is already sub judice before the NCLT. The High Court cannot issue directions to Samyak; however, it can direct the police authorities to take appropriate action and provide requisite support.

	One of the homebuyers inquired whether any competent authority could be approached in respect of the issues being caused by Samyak, as they appear to be acting without any regard for legal consequences.	The RP responded that an application against Samyak Projects Private Limited had already been filed in the NCLT a month ago. A notice has been issued, and a reply has been received. The RP further stated that the NCLT proceedings follow a defined procedure, and arguments are scheduled to be heard on the next date of hearing.
2.	One of homebuyers mentioned that a letter was recently received from Samyak Projects Private Limited to certain homebuyers and inquired about the legal sanctity of the said letter. Some homebuyers are interpreting it as an offer of possession and are seeking guidance on whether they should proceed or not.	The RP responded that Samyak Projects Private Limited cannot grant possession, as Samyak projects is already treated as the corporate debtor and insolvency proceedings have been initiated against it. Samyak has no legal authority to hand over possession, and any offer made by Samyak in this regard is unauthorized.
3.	Who has the legal authority to grant possession in this matter?	The RP responded that, at present, no one is legally authorized to grant possession of the units/flats, as possession can only be handed over upon receipt of the Occupation Certificate (OC). The OC will be obtained once the required amenities and fit-outs are completed. The process is underway to complete the fit-outs and amenities in Tower N&P, following which an application for the OC will be filed. Possession can be legally given only after the OC is obtained. Samyak Projects Private

	The homebuyers observed that a settlement with Samyak Projects Private Limited may be continued, given that ownership of the project continues to rest with Samyak, and the dispute is likely to persist until such settlement is reached. Homebuyers further requested clarification regarding the legal ownership of the unsold units.	Limited has no authority to grant possession at any stage. The RP clarified that the settlements are being done by RP, home buyers committee and through court also. The legal owner of the unsold units is Ansal Properties and Infrastructure Limited, and not Samyak Projects Private Limited. Samyak had contributed their land to the project, for which a payment was due to them, and this amount has already been paid. In fact, according to the RP's calculations, an excess amount of approximately ₹6 crores has been paid to Samyak Projects Private Limited; however, Samyak denies this and has not provided their own calculations. The RP further stated that merely holding the title deed does not confer ownership, as the NCLT has directed that the land belongs to Ansal Properties and Infrastructure Limited. Further, RP clarified that the unsold units belong to the project and not to Samyak.
4.	The homebuyers requested the Resolution Professional to provide	The RP clarified that adherence to the due process of law inherently requires

	clarity on the role of the DTCP, noting that the requisite approval had been granted by the said authority. They further expressed concern regarding stalling the process of cleaning and fit outs.	additional time, which often places such efforts at a comparative disadvantage vis-à-vis the builder. The RP further informed that meetings were held with the ACP and DCP, during which the matter was discussed and the RP's position was duly presented. It is expected that the same may lead to a favorable outcome or a favorable order from NCLT by November.
5.	The homebuyers sought clarification regarding the email communication addressed to the offices of the ACP, DCP, and the Chief Minister. They informed that certain individuals had received calls from the police station for appearance and recording of statements, which was perceived as possible harassment. In this context, the homebuyers further inquired whether similar calls had been received by any other homebuyer.	The RP responded that the said concern may be raised and discussed within the respective group for further clarity and coordination.
6.	One of the homebuyers, sought an update regarding the draw to be conducted for Phase 2 members for transfer to Phase 1.	The RP responded that the matter will be addressed upon receipt of the approval of Resolution Plan from the Hon'ble NCLT.
7.	One of the homebuyers raised a query whether some action is required in response to the letter received from Samyak Projects Private Limited.	The RP responded that no action or reply is required in respect of the letter received from Samyak Projects Private Limited.
8.	One of the homebuyers raised a query whether there exists any alternative mechanism to file a case in the event	The RP responded that, in such a scenario, the homebuyers may approach the Hon'ble NCLAT to seek directions for the Hon'ble

	that the Hon'ble NCLT does not take action.	NCLT to proceed with the matter , expeditiously.
9.	One of the homebuyers sought an update regarding the status of the directions issued by the DCP.	The RP responded that no directions have been received from the DCP as of yet; however, the RP is in continuous communication with the DCP regarding the matter.

The Committee took note of the same.

VOTE OF THANKS

There being no other business to transact, the matter was concluded at 01:20 PM with the vote of thanks, by the chairman to all the participants for their effective participations.



(Jalesh Kumar Grover)

Resolution Professional

In the Matter of M/s Ansal Properties and Infrastructure Limited (Project Fernhill)

Regn. No. IBBI/IPA-001/IP-P00200/2017-2018/10390

(AFA valid till 31-12-2025)

**Registered Address: S.C.O No 818, 2nd Floor, N.A.C,
Manimajra, Chandigarh-160101**

Email for [Correspondence -cirp.fernhill@gmail.com](mailto:Correspondence-cirp.fernhill@gmail.com)

Email regd. with IBBI – jk.grover27@gmail.com

Mobile- +91-7717303525, +91-92160-01808

Date: 25.10.2025

Place: Chandigarh