

25th June, 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:** Intimation for the Minutes of Twenty-One (21st) Meeting of Committee of Creditors of 'Serene Residency Group Housing Project' of Ansal Properties and Infrastructure Limited (Company) Situated at Sector ETA II, Greater Noida, Uttar Pradesh, held on 31st May 2025.
- Ref:**
- (i) Intimation submitted to the stock exchanges on the 28th May, 2025 for the 21st Meeting of the Committee of Creditors for 'Serene Residency Group Housing Project', of the Company situated at Sector ETA II, Greater Noida, Uttar Pradesh.
 - (ii) Initiation of Corporate Insolvency Resolution Process (CIRP) against "Serene Residency Group Housing Project" of Ansal Properties and Infrastructure Limited at Sector ETA II, Greater Noida, Uttar Pradesh vide NCLT order dated the 20th October, 2023 submitted to the Exchanges on the 21st October, 2023.
 - (iii) 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 Twenty-One (21st) Meeting of Committee of Creditors ("COC") of 'Serene Residency Group Housing Project' of Ansal Properties and Infrastructure Limited Situated at Sector ETA II, Greater Noida, Uttar Pradesh, held on the 31st May 2025, attached herewith as **Annexure 1**.

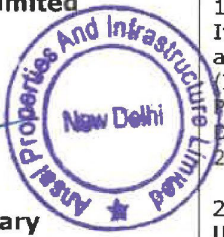
This is for your information and records.

Thanking you.

Yours faithfully,

For **Ansal Properties and Infrastructure Limited**


(Abdul Sami)
Company Secretary



Notes:

- 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 Interim Resolution Professional (IRP), Shri Navneet Kumar Gupta (Currently designated as Resolution Professional), appointed by Hon'ble National Company Law Tribunal (NCLT), New Delhi, Court IV, in CP No.: IB 558(ND)/2024 vide Order dated the 25th February, 2025.
- 2) The Serene Residency Group Housing Project", Sector ETA –II, Greater Noida, U.P of APIL is also managed Shri Navneet Kumar Gupta, Resolution Professional of said Project.
- 3) The Fernhill Project, Gurgaon, Haryana of APIL is managed by Shri Jalesh Kumar Grover, Resolution Professional of the said Project.

Ansal Properties & Infrastructure Ltd.

(An ISO 14001 : 2004 OHSAS 18001 : 2007)

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

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

Website: www.ansalapi.com

CIN: L45101DL1967PLC004759

Email: customercare@ansalapi.com TOLL FREE NO. 1800 266 5565



Minutes of the 21st CoC Meeting

MINUTES OF TWENTY-ONE (21st) MEETING OF THE COMMITTEE OF CREDITORS ("COC") OF SUSHANT SERENE RESIDENCY GROUP HOUSING PROJECT AT SECTOR ETA II, GREATER NOIDA OF ANSAL PROPERTIES AND INFRASTRUCTURE LIMITED ("CORPORATE DEBTOR") UNDER CORPORATE INSOLVENCY RESOLUTION PROCESS ("CIRP"), HELD THROUGH AUDIO/VIDEO CONFERENCING ON 31st May 2025 COMMENCED AT 2:00 P.M. AND CONCLUDED AT ABOUT 2:53 P.M.

PRESENT IN THE MEETING

A. RESOLUTION PROFESSIONAL ("RP"): CA Navneet Kumar Gupta

B. MEMBER OF COMMITTEE OF CREDITORS

S.NO.	Name of the Creditor	Name of the Authorized Representative	Designation	Mode of Presence
1.	Indian Bank	Mr. Sanjeev Kumar and D. Roshan	AGM & Chief Manager	Video Conferencing
2.	Homebuyers	Mr. Rajeev Dhingra	Authorized Representative of Class of Home Buyers	Video Conferencing

C. REPRESENTATIVE OF CORPORATE DEBTOR:

S.NO.	Name	Designation	Mode of Presence
1.	Absent		

D. RESOLUTION PROFESSIONAL TEAM

S. No.	Name
1	Mr. Adarsh Kumar
2	Mr. Gaurav Singh
3	Mr. Mukul Anand Singh
4	Mr. Prabhat Bhardwaj

E. TEAM OF LEGAL COUNSEL OF RP





Minutes of the 21st CoC Meeting

S.No.	Name
1	Mr. Raghav

OBSERVERS (HOMEBUYERS) *

More than 15* Homebuyers have participated in the meeting.

*All unit buyers confirmed that they are either actual allottees or hold the due authorization from allottee to represent them in the meeting.



MATTERS DISCUSSED / NOTED FOR INFORMATION**AGENDA ITEM NO: A1****THE RESOLUTION PROFESSIONAL TO TOOK CHAIR OF THE MEETING AS PER REGULATION 24(1) OF THE IBBI (CIRP) REGULATIONS, 2016.**

In accordance with Regulation 24(1) of Insolvency and Bankruptcy Board of India (Insolvency Resolution Process for Corporate Persons) Regulations, 2016, Mr. Navneet Kumar Gupta, Resolution Professional of Serene Residency Group Housing Project at Sector ETA II, Greater Noida of Ansal Properties and Infrastructure Limited took the Chair as Chairperson and the meeting was called to order.

AGENDA ITEM NO: A2**TO CONDUCT ROLL CALL OF ALL THE PARTICIPANTS/AUTHORIZED REPRESENTATIVES INCLUDING THOSE ATTENDING THROUGH VIDEO CONFERENCING OR OTHER AUDIO/VIDEO MEANS.**

As per Regulation 24(1) of the Insolvency and Bankruptcy Board of India (Insolvency Resolution process for Corporate Persons) Regulations 2016, the resolution professional has taken a roll call of every participants/authorized representative including those attending through video conferencing or other audio and visual means and state for the record his name, whether he is attending in the capacity of a member of the committee or any other participant/authorized representative.

AGENDA ITEM NO: A3**TO ASCERTAIN THE QUORUM PER THE PROVISIONS OF REGULATION 22 OF THE INSOLVENCY AND BANKRUPTCY BOARD OF INDIA (INSOLVENCY RESOLUTION PROCESS FOR CORPORATE PERSONS) REGULATIONS, 2016.**

The Chairperson 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 shall be 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.

On the basis of the attendees, it was confirmed that majority of the members were present at the meeting, the Chairperson confirmed to the members that the meeting was quorate as the requisite number of members and the representatives of the



respective bank and Homebuyers were present through video means. Hence, he called the meeting to order.

AGEDNA ITEM NO: A4

To take note of the minutes of 20th CoC meeting held on 30.04.2025

The minutes of the 20th CoC meeting held on 30.04.2025 were circulated to the members on 02.05.2025. The CoC members are requested to take note of the minutes as circulated.

No members of the CoC had expressed any objection/concern. Thus, the minutes were approved and confirmed with no modification/revisions.

AGENDA ITEM NO: A5

TO TAKE NOTE OF UPDATES ON THE LEGAL CASES.

The chairperson invited Mr. Raghav, Legal counsel of the Resolution Professional to give legal update on cases of the corporate debtor to the member of the CoC.

The legal counsel apprised members of the CoC that the approval for the Resolution Plan has been filed before the NCLT Bench-II in New Delhi, vide **I.A.(IBC) No. 50 of 2024**. The counsel informed the members of the CoC that the Resolution Plan Application was listed on **19.05.2025** wherein the counsel for the RP apprised the court that the copy of order dated 25.04.2025 was not uploaded on the website of NCLT therefore, we view of that the matter has been adjourned for **02.06.2025**.

Further, in compliance with the order dated 25.04.2025, the legal counsel has filed the affidavit as per the directions issued by the Hon'ble Tribunal.

The legal counsel informed the members of the CoC that the **I.A.(IB) No. 4475 of 2024**, filed by Zapstar Construction Private Limited one of the PRA, states that its resolution plan has not been put to e-voting. The said I.A. was listed for hearing on 25.04.2025; the same were argued at length by the counsel for the RP and the counsel for Zapstar. Upon hearing the arguments, the bench has reserved orders in the said application. In the meanwhile, parties are directed to file written synopsis of their respective arguments.

Further counsel apprised that the **I.A. No (IB) 5385 of 2024** has been filed by the Zapstar Construction and Reality Pvt Ltd vs Navneet Kumar Gupta against the rejection of claim of amount of Rs 9,05,61,555/-. The said I.A. was listed for hearing



Minutes of the 21st CoC Meeting

on 25.04.2025; the same were argued at length by the counsel for the RP and the counsel for Zapstar. Upon hearing the arguments, the bench has reserved orders in the said application. In the meanwhile, parties are directed to file written synopsis of their respective arguments.

Further, in both the I.A.s filed by Zapstar Construction Private Limited, the legal counsel for the RP has submitted written submissions.

The legal counsels informed the members of the CoC that the **I.A. No (IB) 6224 of 2024** has been filed by the IIFL Home Finance Limited vs Navneet Kumar Gupta (RP) for seeking necessary direction on claim Form F submitted by the IIFL Home Finance Limited against of the Tripartite agreement and to create security interest on the units was listed on 25.04.2025. The said was disposed of in view of the undertaking given by the counsel for the SRA to provide them with the respective treatment as per the Resolution Plan.

The legal counsel apprised the members of the CoC that one of the residents, Mr. Satinder Mongia, has filed **I.A.(IB) No. 4647 of 2024** before the Hon'ble NCLT against the RP regarding the "new rules and regulations for Sushant Serene Group Housing Residency" implemented for the welfare of the society's residents. The said I.A. was listed on 26.03.2025, wherein the counsel for Applicant requested the bench provide sometime for prepared. The next date in the matter is 05.06.2025.

The legal counsel informed the members that the Application for Avoidance of Transaction has been filed via **I.A.(IB) No. 4253 of 2024** before the Hon'ble NCLT Bench-II in New Delhi. The said I.A was listed on 25.03.2025, wherein the counsel for Respondent No.1 seeks two-day time for file a reply. Further, Counsel for the Resolution Professional submitted that she has already received a copy of reply stated to have been filed on behalf of R-2 and R-3 and needs further two weeks' time to file rejoinder thereto. In the meantime, the parties would ensure that their respective pleadings are uploaded on DMS/CIS of this Tribunal. List on 05.06.2025.

The counsel informed the members of the CoC that the **I.A. No (IB) 5301 of 2024** filed by the Dr. Anuradha vs Ansal Properties and infrastructure Limited and **I.A. No. (IB) 5300 of 2024** filed by the Amit Kumar vs Ansal Properties and



infrastructure Ltd was listed on 07.11.2024 wherein the Hon'ble tribunal held that the Ld. Counsel for the RP submitted that in terms of the view taken by Hon'ble NCLAT in Puneet Kaur vs. K.V. Developers Pvt. Ltd. & Ors [Company Appeal (AT) (Ins.) No. 390 of 2022], a provision has already made in resolution plan in respect of the claimants like the Applicant who could not stake the claim within prescribed period of limitation. In view of the stand taken by the Ld. Counsel for the RP, the application is disposed of. It is made clear that the claim of the Applicant would be dealt with in terms of the judgment of the Hon'ble NCLAT in Puneet Kaur (supra). And since the prayer made in the I.A. No. 5301 of 2024 is identical to the prayer made in IA-5300/2024, the present application stands disposed of in terms of the order passed in IA-5300/2024.

ITEM NO: A6

To Update about Operational Status of Project Corporate Debtor as per Regulation 31B of the Insolvency and Bankruptcy Board of India (Insolvency Resolution Process for Corporate Persons) Regulations, 2016.

The RP informed the members of the CoC that the 45 units are completed. In addition to that the plumbing work is completed in approximately 48 units. Additionally, wiring has been done in approximately 52 units, door installation has been finished in 53 units, switches and sockets have been installed in approximately 52 units, and common area fabrication is completed final checking in progress. Finishing work by the fabricator has been completed in almost 53 units. Further, as far as the STP plant is in commissioning mode working condition. Furthermore, the basement cleaning work is almost completed and ready for handover. The RP team has handed over the keys to 31 T5 homebuyers for carrying out internal fittings in their units. However, as per the affidavit submitted by the buyers, they will return the keys, and possession of the flats will be granted only after the Final Occupancy Certificate (OC) is issued by the authority and further inform the members of the CoC that the roadwork is completed and required lighting arrangements are in place.

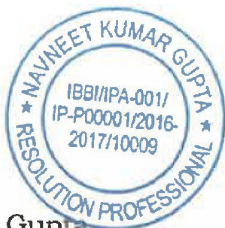
In regards to the OC, the RP informed the members of the CoC that the RP team had a meeting with the concern authority person of GNIDA and informed that the all-necessary works like STP and other essential requirement have been majorly completed and requested for the OC.

Further, that the RP presented the CIRP cost incurred from insolvency commencement date to till 30th April 2025 during the meeting .

The meeting was concluded at 2:53 PM, with a vote of thanks to the chair.



Regards



Navneet Kumar Gupta

Resolution Professional

Serene Residency Group Housing Project at Sector ETA II, Greater Noida of
Ansal Properties and Infrastructure Limited

IBBI Registration No.: IBBI/PA-001/IP-P00001/2016-2017/10009

AFA Validity: 31st December 2025

Registered Address: Unit No. 2, Block D1, Golf Link, Sector 23B,
Pocket 8, Dwarka, New Delhi – 110077

Process E-mail ID: cirpofserenegrouphousingetaII@minervaresolutions.com

Email ID: navneet@minervaresolutions.com