

29th January, 2026

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 - Minutes of Forty Eighth (48th) 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 27th January, 2026.

Ref: (i) Prior intimation - 48th Meeting of the Committee of Creditors for 'Fernhill project' of APIL, situated at District Gurgaon, Haryana, on the 23rd January, 2026.

(ii) 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,

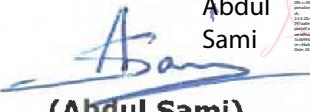
With reference to the captioned matter and in compliance with the Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, please find attached herewith "Annexure 1" the minutes of Forty-Eighth (48th) meeting of the Committee of Creditors of 'Fernhill Project' of Ansal Properties and Infrastructure Limited situated at District Gurgaon, Haryana held on the 27th January, 2026.

This is for your information and records.

Thanking you.

Yours faithfully,

For Ansal Properties and
Infrastructure Limited


Abdul Sami
(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. Its 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. Vide Hon'ble NCLAT order dated the 07th January, 2025, CIRP confined to Lucknow and some projects of Rajasthan of the Company.

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

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MINUTES OF THE FORTY EIGHTH MEETING OF THE COMMITTEE OF CREDITORS (“COC”) IN THE MATTER OF M/S ANSAL PROPERTIES & INFRASTRUCTURE LIMITED (FERNHILL PROJECT, GURUGRAM) HELD ON 27TH JANUARY, 2026 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 | Physical |
| Ms. Muskaan | Team Members of RP | Physical |
| Ms. Riya | 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 | Naveen Gupta (Villa No- G/021) | Self | Audio visual |
| 3 | Mukti Kanta Sukla (Flat No.- M/0002) | Self | Audio visual |
| 4 | Rajeev Bhatia (Flat No N/0103) | Self | Audio visual |
| 5 | Abhinav Raparia (Flat No - H/0804) | Self | Audio visual |
| 6 | Anil Bajaj (Flat No - M/0701) | Self | Audio visual |

| | | | |
|----|---|------|--------------|
| 7 | Arun Taneja (Flat No - E/0802) | Self | Audio visual |
| 8 | Bibhuti Bhushan Biswas (Flat No - D/0702) | Self | Audio visual |
| 9 | Chander Parkash & Vikas Mehta (Flat No - D/0601) | Self | Audio visual |
| 10 | Dinesh Charnalia (Flat No - E/0604) | Self | Audio visual |
| 11 | Gopal Pathak & Renu Devi (Flat No - E/12A02) | Self | Audio visual |
| 12 | Mohd. Shaukat Ali (Flat No - A/0504) | Self | Audio visual |
| 13 | Neeraj Girdhar & Kaminee Girdhar (Flat No - A/0302) | Self | Audio visual |
| 14 | Pushapdeep Mehta & Vandana (Flat No - B/1002) | Self | Audio visual |
| 15 | Ramniwas Singh Rathore (Flat No - D/12A02) | Self | Audio visual |
| 16 | Sachin Jaiswal (Flat No - L/1101) | Self | Audio visual |
| 17 | Satya Koniki & Jyoti Ganapathi (Flat No - J/0903) | Self | Audio visual |
| 18 | Saurabh Gandhi (Flat No - K/0704) | Self | Audio visual |
| 19 | Vikas Gulia (Flat No - H/0701) | Self | Audio visual |
| 20 | Virender Dahiya (Flat No - E/0902) | Self | Audio visual |
| 21 | Neeraj Kumar (Flat No - N 101) | Self | Audio visual |
| 22 | Raman (Flat No - G1001) | Self | Audio visual |
| 23 | Saurabh Goyal (Flat No - B-701) | Self | Audio visual |

| | | | |
|----|---|------|--------------|
| 24 | Sameer Sharma (Flat No - D901) | Self | Audio visual |
| 25 | Neeraj Mehta (Flat No - J-603) | Self | Audio visual |
| 26 | Dheeraj Arora (Flat No - L802 and K1201) | Self | Audio visual |
| 27 | Jyoti Gelra (Flat No - C 602) | Self | Audio visual |
| 28 | Vasudeva Rao Vemana (Flat No - D-0701) | Self | Audio visual |
| 29 | SSChauhan (Flat No - N-1102) | Self | Audio visual |
| 30 | Kartik Sharma (Flat No - C 502) | Self | Audio visual |
| 31 | Neha (Flat No - D1202) | Self | Audio visual |
| 32 | Shishir kumar (Flat No - F1602) | Self | Audio visual |
| 33 | Narendra (Flat No - C 601) | Self | Audio visual |
| 34 | Prashant Sahu (Flat No – M 501) | Self | Audio visual |
| 35 | Neeraj Mehta (Flat No - J-603) | Self | Audio visual |
| 36 | Ashish Mehra | Self | Audio visual |
| 37 | Jai Vats | Self | Audio visual |
| 38 | Kiran Singh | Self | Audio visual |
| 39 | Manish Verma | Self | Audio visual |
| 40 | Narender Nagar | Self | Audio visual |
| 41 | Nitin | Self | Audio visual |
| 42 | OP Girdhar | Self | Audio visual |
| 43 | Payal Verma | Self | Audio visual |
| 44 | Rajnish Singh | Self | Audio visual |

| | | | |
|----|------------------|------|--------------|
| 45 | Sandeep Rana | Self | Audio visual |
| 46 | Sanjeev Khera | Self | Audio visual |
| 47 | Saurabh | Self | Audio visual |
| 48 | Sumit Sheoran | Self | Audio visual |
| 49 | Tarun | Self | Audio visual |
| 50 | Vinay Mittal | Self | Audio visual |
| 51 | Deep | Self | Audio visual |
| 52 | Rajneesh Saini | Self | Audio visual |
| 53 | RC Kochhar | Self | Audio visual |
| 54 | Sachin Aggarwal | Self | Audio visual |
| 55 | Anay | Self | Audio visual |
| 56 | Sagun | Self | Audio visual |
| 57 | Pritam Pal | Self | Audio visual |
| 58 | Amit Mathur | Self | Audio visual |
| 59 | Aditya Sharma | Self | Audio visual |
| 60 | Rajender Dhingra | Self | Audio visual |
| 61 | Sanjeev kumar | Self | Audio visual |
| 62 | Vipul Khanna | Self | Audio visual |
| 63 | Divisha | Self | Audio visual |
| 64 | Ravi Kharbanda | Self | Audio visual |
| 65 | SK Paul | Self | Audio visual |

| | | | |
|----|-----------------|------|--------------|
| 66 | Saurabh Gupta | Self | Audio visual |
| 67 | Rahul | Self | Audio visual |
| 68 | Ankit | Self | Audio visual |
| 69 | Manish | Self | Audio visual |
| 70 | Aman | Self | Audio visual |
| 71 | Rajni | Self | Audio visual |
| 72 | Monika Gmbir | Self | Audio visual |
| 73 | Gulshan Taneja | Self | Audio visual |
| 74 | Puneet Arora | Self | Audio visual |
| 75 | B L Jain | Self | Audio visual |
| 76 | Ajit Chawala | Self | Audio visual |
| 77 | Bhupesh | Self | Audio visual |
| 78 | Puneet Madan | Self | Audio visual |
| 79 | Ajay | Self | Audio visual |
| 80 | Vaibhav Chauhan | 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 <i>(Whole-Time Director)</i> | Absent |
| Mr. Deepak Mowar | Director <i>(Additional Director)</i> | Absent |
| Mr. Binay Kumar Singh | Director <i>(Additional Director)</i> | Absent |
| Ms. Francette Patricia | Director <i>(Additional Director)</i> | Absent |

POST NOTICE EVENT

1. The notice of the 48th meeting of CoC was sent 5 days prior to the CoC meeting i.e., 22.01.2026 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 48th 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 22.01.2026.

CONDUCT OF THE MEETING

The meeting started at around 12:30 P.M. Approximately Seventy- Nine (79) Homebuyers virtually joined the COC meeting, however, despite multiple requests from the RP, certain homebuyers did not mention their names 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. 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. 48.01

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. 48.02

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. 48.03

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. 48.04

**TO APPROVE AND CONFIRM THE MINUTES OF THE 47th COC MEETING HELD
ON 30th DECEMBER, 2025 AT 05:30 PM.**

The Chairman apprised the committee that the minutes of the Forty Seventh COC meeting held on 30.12.2025 as approved by the RP had been circulated to all the participants electronically within 48 hours of the meeting i.e., on 31.12.2025 in accordance with Regulation 24, sub-regulation (7) of the IBBI (CIRP) Regulations, 2016. A copy of the minutes of the 47th COC meeting was attached with the notice of the instant meeting as Annexure-48.04.01.

The Chairman requested the committee to share their observations, if any, on the minutes of the 47th COC meeting. No observations were received from AR / any members in this regard, except from one homebuyer who raised a concern that his name was not recorded in the minutes. To which RP stated that all members are always advised at the beginning of each meeting to mark their names along with their unit numbers in the chat box for attendance purposes; however, despite multiple requests from the RP, certain homebuyers did not provide their names along with the details of their respective units. Due to these reasons, some names can be missed in the minutes.

Accordingly, the minutes of the 47th COC meeting held on 30.12.2025 stood approved by the members of the committee.

AGENDA ITEM NO-48.05

**TO TAKE NOTE OF RESULTS OF E-VOTING ON THE AGENDAS OF 47TH COC
MEETING HELD ON 30TH DECEMBER, 2025 AT 05:30 PM.**

The Chairman apprised the Committee that the agenda items discussed in the 47th COC meeting held on 30.12.2025 were put for E-Voting before the CoC members i.e., Financial Creditors in a class (Homebuyers). The e-voting window for the Home-buyers was opened on 01.01.2026 at 09:00 P.M. which was kept open till 09:00 P.M. on 05.01.2026. Further, the e-voting window for the Financial Creditor and Authorized Representative of the class of homebuyers was opened on 31.12.2025 at 07:30 P.M. and was kept open till 10:00 A.M. on 06.01.2026 in order to enable the AR to cast his vote (based on the results of e-voting by homebuyers).

The Chairman further apprised the Committee that the result of e-voting was announced by the RP to all the participants electronically on 06.01.2026.

A summary of the e-voting results was annexed with the notice of the instant meeting as **Annexure - 48.05.01.**

AGENDA ITEM NO-48.06

**TO APPRISE THE COMMITTEE REGARDING THE STATUS OF ONGOING
LITIGATIONS**

The Chairman apprised the CoC that all the matters were last listed for hearing on 19.12.2025. During the course of hearing, fresh Application bearing I.A. No. 6191 of 2025 was listed, wherein the counsel of RP apprised the Hon'ble NCLT that the Application is not maintainable as the same has been filed by a handful of allottees and not by AR.

In view of the same, the Hon'ble NCLT was pleased to issue notice and directed the counsel of RP to file a reply to the same, bringing on record the objections to the same.

Further, the main matter is next listed further consideration on 29.01.2026 along with I.A. No. 6191 of 2025.

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 No. 2957/2024 | NCLT, Delhi Bench | Application filed by the RP U/s 66 against Piyare Lal Hari Singh Builders Pvt. Ltd. & Ors. | <p>On the last date of hearing i.e., 19.12.2025, the Hon'ble Bench listed the matter for further consideration on 29.01.2026.</p> <p>Accordingly, the matter is now listed for hearing on 29.01.2026.</p> | <p>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.</p> |
| 2. | IA No. 3022/2024 | NCLT, Delhi Bench | Application filed by the RP U/s 66 against Samyak Projects Pvt. Ltd | <p>On the last date of hearing i.e., 19.12.2025, the Hon'ble Bench listed the matter for further consideration on 29.01.2026.</p> <p>Accordingly, the matter is now listed for hearing on 29.01.2026.</p> | <p>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.</p> |
| 3. | IA No. 3245/2024 | NCLT, Delhi Bench | Application filed by the RP U/s 43 against Samyak Projects Pvt. Ltd | <p>On the last date of hearing i.e., 19.12.2025, the Hon'ble Bench listed the matter for further consideration on 29.01.2026.</p> <p>Accordingly, the matter is now listed for hearing on 29.01.2026.</p> | <p>Notice was issued by the Hon'ble NCLT on 05.07.2024 followed by filing of a reply on 10.09.2024 and a rejoinder has also been submitted thereafter.</p> |
| 4. | I.A No. 1459/ 2023 | NCLT, Delhi Bench | Application filed by the Erstwhile RP u/s 19(2) of the Code against Samyak Projects | On the last date of hearing i.e., 19.12.2025, the Hon'ble Bench listed the matter for further consideration on | <p>Notice issued vide order dated 16.03.2023</p> <p>Reply dated</p> |

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| | | | Private Limited & Ansal Properties &Infrastructure Limited seeking direction to assist & co-operate with the Applicant. | 29.01.2026. Accordingly, the matter is now listed for hearing on 29.01.2026. | 10.04.2023 was filed by Respondent. Rejoinder dated 03.05.2023 was filed on behalf of Erstwhile RP. |
| 5. | IA No. 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., 19.12.2025, the Hon'ble Bench listed the matter for further consideration on 29.01.2026. Accordingly, the matter is now listed for hearing on 29.01.2026. | No Notice has been issued by the Hon'ble NCLT. |
| 6. | IA No. 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., 19.12.2025, the Hon'ble Bench listed the matter for further consideration on 29.01.2026. Accordingly, the matter is now listed for hearing on 29.01.2026. | No Notice has been issued by the Hon'ble NCLT. |
| 7. | IA No. 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., 19.12.2025, the Hon'ble Bench listed the matter for further consideration on 29.01.2026. Accordingly, the matter is now listed for hearing on 29.01.2026. | No Notice has been issued by the Hon'ble NCLT. |
| 8. | IA No. 6201/2024 | NCLT, Delhi Bench | Application filed by the erstwhile RP Mr. Ashwani Kumar Singla seeking direction for coc to pay the | On the last date of hearing i.e., 19.12.2025, the Hon'ble Bench listed the matter for further consideration on | Notice was issued by the Hon'ble NCLT on 25.09.2025. Reply dated |

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| | | | amount due to the applicant before making payment to others. | 29.01.2026. Accordingly, the matter is now listed for hearing on 29.01.2026. | 28.01.2026 was filed by the Respondent. |
| 9. | IA No.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., 19.12.2025, the Hon'ble Bench listed the matter for further consideration on 29.01.2026. Accordingly, the matter is now listed for hearing on 29.01.2026. | No direction to File Reply & Rejoinder. |
| 10. | 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. On the last date of hearing i.e., 19.12.2025, | 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. Additional affidavit was filed on the behalf of RP dated 05.11.2025. No directions were issued for filing a rejoinder. |

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| | | | | the Hon'ble Bench listed the matter for further consideration on 29.01.2026. Accordingly, the matter is now listed for hearing on 29.01.2026. | |
| 11. | 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 take place ex parte. | On the last date of hearing i.e., 19.12.2025, the Hon'ble Bench listed the matter for further consideration on 29.01.2026. Accordingly, the matter is now listed for hearing on 29.01.2026. | No Notice has been issued by the Hon'ble NCLT. |
| 12. | 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., 19.12.2025, the Hon'ble Bench listed the matter for further consideration on 29.01.2026. Accordingly, the matter is now listed for hearing on 29.01.2026. | Notice has been issued by the Hon'ble NCLT on 25.09.2025. Reply dated 09.10.2025 was filed by Respondent. |
| 13. | IA No. 5451 of 2025 | NCLT, Delhi Bench | Application filed by Samyak Projects Pvt. Ltd. against Jalesh | On the last date of hearing i.e., 19.12.2025, the Hon'ble Bench listed the matter for further | Notice not issued. |

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| | | | Kumar Grover, Resolution professional seeking consideration before the Committee of Creditors of the Corporate Debtor in terms of the captioned Application read with I.A. 1352 of 2025 on the principles of 'Reverse' CIRP. | consideration on 29.01.2026. Accordingly, the matter is now listed for hearing on 29.01.2026. | |
| 14. | IA No. 6191 of 2025 | NCLT, Delhi Bench | Application filed by Mr. Naveen Gupta against Jalesh Kumar Grover, Resolution Professional to re-issue the Form G of the Corporate Debtor in terms of Regulation 36A of the Insolvency and Bankruptcy | <p>The matter was listed for the first time on 19.12.2025, wherein during the hearing, the counsel of RP apprised the Hon'ble NCLT that the Application is not maintainable as the same has been filed by a handful of allottees and not by AR.</p> <p>In view of the same, the Hon'ble NCLT was pleased to issue notice and directed the counsel of RP to file a reply to the same bringing on record the objections to the same.</p> <p>Accordingly, the matter is now listed for hearing on 29.01.2026.</p> | <p>The Hon'ble NCLT issued notice on 19.12.2025.</p> <p>Reply dated 28.01.2026 was filed by the Respondent.</p> |
| 15. | Comp. App. (AT) (Ins) No. 04 of 2026 & IA No. 11 of 2026 | NCLAT, Appellate Tribunal, Principal Bench, New Delhi | Appeal filed by Samyak Projects Private Limited against Jalesh Kumar Dровер (RP) under Section 61 of the IBC Code, challenging the Order dated | <p>The matter was listed for the first time on 21.01.2026 and the next date of hearing is on 11.02.2026.</p> <p>Accordingly, the matter is now listed for hearing on 11.02.2026.</p> | |

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| | | | 17.11.2025 passed by the Hon'ble NCLT, New Delhi Bench-II, | | |
| 16. | CIS No. CRR-452- 2024 | Court of Hon'ble Principal District and Sessions Judge, Gurugram, Haryana | Criminal Revision Petition u/s 438/440 of BNSS, 2023 on behalf of the revisionist/ complainant for setting aside the impugned order dated 30.09.2024 passed by Sh. Vishal, JMFC/GGM in COM-2024 | <p>Copy of petition was served to the counsel for respondent.</p> <p>During the 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.</p> <p>On the next date of hearing i.e., 24.10.2025, the matter was transferred from court no 3 of ASJ to court no. 2 of ASJ.</p> <p>However, the new court has put the matter for arguments for 05.12.2025.</p> <p>Thereafter, the matter was further listed for arguments on 12.01.2026. However, the matter was not taken up and adjourned for 15.04.2026.</p> <p>Accordingly, the matter is now listed for hearing on 15.04.2026.</p> | |

The Committee took note of the same.

AGENDA ITEM NO-48.07

**TO APPRISE THE COC REGARDING FILING OF AN APPLICATION FOR APPROVAL
OF RESOLUTION PLAN BY THE RESOLUTION PROFESSIONAL UNDER SECTION
30 (6) OF THE INSOLVENCY AND BANKRUPTCY CODE, 2016 BEFORE THE
HON'BLE NCLT, NEW DELHI.**

The Chairman apprised the committee about the e-voting results of 47th COC meeting wherein the COC duly approved the Resolution Plan dated 24.12.2025 submitted by M/s. Krish Infrastructure Private Limited along with three Addendums dated 27.12.2025, 28.12.2025 and 30.12.2025 as well as authorized the RP to file an application under Section 30 (6) of the Insolvency and Bankruptcy Code, 2016 with Hon'ble Adjudicating Authority seeking approval of the Resolution Plan. As per the terms of approved RFRP dated 11.11.2023, the RP had issued LOI on 09.01.2026 and received a duly acknowledged copy from the RA on 10.01.2026. Subsequently, the RP has filed the requisite application under section 30 (6) of the Code, 2016 seeking approval of Resolution Plan on 13.01.2026.

The Chairman further apprised the CoC that Performance Bank Guarantee dated 14.06.2024 amounting to Rs. 1 Crores submitted by the SRA in terms of Clause 1.8.3 of the RFRP dated 11.11.2023 i.e., within 10 (Ten) business days of approval of earlier resolution plan by COC, remains valid till 13.12.2026, as the same has already been renewed by the SRA. Accordingly, Performance Guarantee dated 14.06.2024 fully complies with the provisions of Clause 1.8.3 of the RFRP dated 11.11.2023 and therefore, no fresh Performance Guarantee is required to be submitted upon issuance of the aforementioned LOI.

The RP further apprised the CoC that the application seeking approval of the Resolution Plan was listed for the first time on 21.01.2026. During which, after hearing the submissions advanced by the appointed counsel, the Hon'ble Bench was pleased to issue notice to Suspended Board of Directors and the Committee of Creditors of the Corporate Debtor. Further, the RP is in process of filing the Compliance affidavit of service stating that the notices have been dully served by the RP.

The RP further apprised the CoC that the matter is listed for further hearing on 29.01.2026 (*date on which all the applications were already fixed for hearing.*)

The Committee took note of the same.

AGENDA ITEM NO. 48.08

TO APPRISE THE COMMITTEE REGARDING THE UPDATED LIST OF CLAIMS RECEIVED AFTER THE ORDER PASSED BY HON'BLE NCLT DATED 17.11.2025 PURSUANT TO REGULATION 13(1B) OF IBBI (INSOLVENCY RESOLUTION PROCESS FOR CORPORATE PERSONS) REGULATIONS, 2016

The Chairman apprised the CoC, that as informed in the 47th CoC Meeting held on 30.12.2025, vide order dated 17.11.2025 of the Hon'ble NCLT, the Bench remitted back the Resolution Plan, which had been filed vide I.A. No. 28/ND/2024 by the Resolution Professional for approval of Resolution Plan, for addressal of belated claims of home buyers.

In compliance with the above-mentioned order, the Resolution Professional re-constituted the Committee of Creditors on 04.12.2025 after verifying all the claims received from Homebuyers during the period from 11.11.2023 *i.e., the date of issuance of the RFRP* till 17.11.2025. Subsequent to 17.11.2025, the Resolution Professional received certain new claims, out of which some have been verified and the remaining are under verification, and all such claims shall be dealt with in accordance with Regulation 13 of the IBBI (Insolvency Resolution Process for Corporate Persons) Regulations, 2016.

Consequently, the RP had placed the list of claims received after 17.11.2025 before the CoC, for its recommendation for inclusion in the list of creditors, in terms of Regulation 13 of the IBBI (Insolvency Resolution Process for Corporate Persons) Regulations, 2016 in the 45th CoC meeting and the same was duly approved by the members of Committee of Creditors with 100% voting rights in favor of the resolution.

The RP further apprised the CoC that as per the revised Resolution Plan submitted by the Resolution Applicant, M/s Krish Infrastructure Private Limited, the Claims received till the date of approval of Resolution Plan by Hon'ble NCLT - Such claims will be treated at par with other claimants and accordingly, the inclusion of such belated claims in the list of creditors, shall have no impact on the Resolution Plan.

The Chairman apprised the CoC that pursuant to the list of claims placed before the CoC in the previous CoC meeting, six additional claims have been received. The RP shall present the details of all the claims received up to the date of the present meeting as set out below:

| Category of Creditors | Date of claim submitted | Amount Claimed | Amount Acceptable | Amount Not Acceptable | Amount Under Verification | Remarks |
|---|-------------------------|----------------|-------------------|-----------------------|---------------------------|---|
| Financial creditors in Class (Allottees) | | | | | | |
| 1. Rajender Parshad | 29.11.2025 | 23,91,441 | 12,68,579.19 | 0 | 0 | Excess interest claimed by the claimant |
| 2. Rajneesh Saini | 28.11.2025 | 1,03,96,000 | 70,09,534 | 33,86,466 | 0 | Excess interest claimed by the claimant |
| 3. Prem Kumari | 05.12.2025 | 28,50,303 | 38,15,645.77 | 0 | 0 | |
| 4. Ranjana Kanth | 03.12.2025 | 1,01,82,279 | 1,15,01,309 | 0 | 0 | |
| 5. Bimla | 10.12.2025 | 50,09,708 | 0 | 0 | 50,09,708 | Information is pending from the Corporate Debtor. |
| | | 1659873 | | | | Information is pending from the Corporate Debtor. |
| | | 1685451 | | | | Information is pending from the Corporate Debtor. |
| 6. Vijay Pal | 10.12.2025 | 16,59,441 | 28,57,314 | 0 | 0 | |
| 7. Kudia Ram | 10.12.2025 | 16,59,448 | 28,57,329 | 0 | 0 | |
| 8. Sushila Aggarwal/ Madhav Krishna Aggarwal | 19.12.2025 | 51,67,792 | 84,41,545 | 0 | 0 | |
| 9. Suresh Kumar Arora & Deepak | 20.12.2025 | 35,59,846 | 39,42,684 | 0 | 0 | |

| | | | | | | |
|--|------------|--------------|----------------|-------------|-----------|---|
| Kumar Arora | | | | | | |
| 10. Anjali Chadha | 20.12.2025 | 60,08,800 | 63,63,939 | 0 | 0 | |
| 11. Bharat Kumar & Satbir Singh | 22.12.2025 | 20,00,000 | 32,63,986.9 | 0 | 0 | |
| 12. Gurdeep Kaur Lail | 26.12.2025 | 72,21,566 | 1,27,69,773 | 0 | 0 | |
| 13. B S Yadav | 26.12.2025 | 8283133 | 73,78,597 | 9,04,536 | | |
| 14. Parveen Kumari | 30.12.2025 | 1,91,15,022 | 68,60,632 | 1,22,54,390 | | |
| 5. Virendera Kumar Salgia | 03.01.2026 | 16,76,692 | 0 | | 16,76,692 | Additional information is awaited from the Claimant |
| 16. Danish Jamwal | 05.01.2026 | 21,87,516 | 0 | | 21,87,516 | Information is pending from the Corporate Debtor. |
| 17. Sunil Kumar Seghal | 05.01.2026 | 25,21,412 | 0 | | 25,21,412 | Additional information is awaited from the Claimant |
| 18. Ashok Kumar Gulati | 12.01.2026 | 51,84,008 | 53,03,969 | | | |
| 19. Rajesh Malhotra | 13.01.2026 | 40,12,764 | 0 | | 40,12,764 | Additional information is awaited from the Claimant |
| 20. Seema Chabria | 13.01.2026 | 76,34,405.24 | 1,33,93,210.00 | 0 | 0 | |

| | | | | | |
|--------------|---------------------|---------------------|--------------------|--------------------|--|
| TOTAL | 11,80,32,446 | 10,78,54,997 | 1,65,45,392 | 1,54,08,092 | |
|--------------|---------------------|---------------------|--------------------|--------------------|--|

The RP further apprised the CoC that an application seeking condonation of delay in respect of claims submitted by the financial creditors in a class after 17.11.2025 till 23.12.2025 (*i.e., seven days before the meeting at which the Resolution Plan was put to e-voting*), in terms of Regulation 13(1B) and 13(1C)(b)(ii) of the CIRP Regulations, was filed on 27.01.2026.

The Committee took note of the same.

RESOLUTIONS TO BE PASSED IN THE MEETING

AGENDA ITEM NO. 48.09

TO RATIFY THE APPOINTMENT OF MR. CHIMMAN SINGH AS SITE MANAGER/ENGINEER AT THE FERNHILL PROJECT SITE AND APPROVAL OF HIS EXPENSES

The RP apprised the CoC that as discussed in the 41st CoC Meeting held on 03.09.2025, Mr. Chimman Singh was appointed as site engineer/manager with effect from 01.09.2025 at a remuneration of Rs. 60,000/- per month to oversee all construction-related activities at the Fernhill Project Site. However, the formal approval and ratification of the said appointment were inadvertently omitted.

The RP further apprised the CoC that although the Site Manager was engaged at a remuneration of Rs. 60,000 per month, the said Site Manager subsequently requested reimbursement of Paying Guest accommodation charges amounting to a consolidated sum of Rs. 21,000/- (for the period from September, 2025 to January, 2026). The said amount requires approval of the CoC. A copy of the invoice raised by the Site Engineer/Manager was annexed with the notice of the instant meeting as **Annexure-48.09.01**.

The RP further apprised the CoC that due to ongoing litigation with Samyak, the construction work has been halted for the past three months. In view of the same, there is no requirement for a site engineer/manager at this stage. As discussed, the inventory work being undertaken is almost finished. Accordingly, the services of the Site Manager shall be discontinued with effect from 01.02.2026. The site manager has been informed regarding the same, vide email dated 17.01.2026.

Accordingly, after due discussion and deliberation upon the said matter, it was decided that the following resolution shall be placed for seeking approval of CoC members through e-voting:

Resolution:

To consider and, if thought fit, to pass with or without modification the following resolution-

“RESOLVED THAT the appointment of Site Manager/engineer, Mr. Chimman Singh at fees of Rs. 60,000/- (Rupees Sixty Thousand Seven only) per month, be and is hereby ratified by the Committee of Creditors having requisite majority;

“FURTHER RESOLVED THAT the additional consolidate expenses of Mr. Chimman Singh, appointed as Site manager amount to Rs. 21,000/- towards Paying Guest accommodation charges, be and is hereby approved by the Committee of Creditors having requisite majority.”

AGENDA ITEM NO. 48.10

**TO RATIFY AND APPROVE THE EXPENSES INCURRED DURING THE CIRP PERIOD
TILL 15.01.2026**

Explanatory Statement

In accordance with Regulation 34 of the IBBI (Insolvency Resolution Process for Corporate Persons) Regulations, 2016, the committee shall fix the expenses to be incurred on or by the RP and the expenses shall constitute insolvency resolution process costs. (As per regulation “Expense” means the fee to be paid to the Resolution Professional, fee to be paid to insolvency professional entity, if any, and fee to be paid to professionals, if any and other expenses to be incurred by the RP). Accordingly, Mr. Jalesh Kumar Grover, Resolution Professional has prepared a list of expenses incurred by him for the period from 01.12.2025 till 15.01.2026 for ratification by the COC. The details of the same are given below: -

| Expenses incurred by RP during the period from 01.12.2025 to 15.01.2026 | | | | | | | |
|--|------------------------------------|-------------------------|--------------------|----------------------------|---------------------|-----------------------------|------------------------------------|
| S. No. | Particulars of Expenses | Amount (Rs.) | GST@ 5% | GST@ 5% RCM | GST@ 18% | GST@ 18% RCM | Total including GST |
| 1 | Printing & Stationary | 10,000 | | | 1,800 | | 11,800 |

| | | | | | | | |
|--------------|---|---------------|--|--|------------------|--|---------------|
| 2 | Courier expenses | 3,068 | | | 552 | | 3,620 |
| 3 | Notary & Stamp charges | 200 | | | 36 | | 236 |
| 4 | Conveyance of Site Manager | 5,428 | | | 977 | | 6,405 |
| 5 | Miscellaneous Expenses | 2,403 | | | 433 | | 2,836 |
| | TDS filing for Quarter -3 FORM 26Q A.Y. 2025-2026 | 59 | | | 11 | | 70 |
| 6 | E-voting Expenses (E-voting on the agendas of 45th COC meeting) | 21,050 | | | 3,789 | | 24,839 |
| 7 | E-voting Expenses (E-voting on the agendas of 46th COC meeting) | 21,050 | | | 3,789 | | 24,839 |
| 8 | E-voting Expenses (E-voting on the agendas of 47th COC meeting) | 21,125 | | | 3,805.50 | | 24,928 |
| TOTAL | | 84,383 | | | 15,188.94 | | 99,572 |

Accordingly, after due discussion and deliberation upon the said matter, it was decided that the following resolution shall be placed for seeking approval of CoC members through e-voting:

Resolution: -

To consider and, if thought fit, to pass with or without modification the following resolution:

“RESOLVED THAT the expenses incurred on e-voting of COC members, security agency and other miscellaneous expenses incurred by the RP in connection with the Corporate Insolvency Resolution Process (CIRP) of M/s Ansal Properties & Infrastructure Ltd. (Project- Fernhill) during the period from 01.12.2025 till 15.01.2026, totaling to Rs. 99,572/- be and is hereby approved by the Committee of Creditors having requisite majority.”

ANY OTHER MATTER

The Chairman invited the Homebuyers, who were attending the meeting virtually, to share their queries one by one. Further, on request of some of the homebuyers and with the approval of COC, Mr. Sunil Aggarwal also joined the meeting on behalf of RA - M/s Krish Infrastructure Private Limited around 01:15 PM. to answer certain queries of Homebuyers upon the Modified Resolution Plan read with all the Addendums.

A brief record of the discussions held with the Homebuyers is as mentioned below:

| S. No. | Queries | Response |
|---------------|---|--|
| 1. | <p>One of the homebuyers has sought clarification on behalf of the Fernhill Flat Buyers Association regarding the status of buyers whose matters are presently pending before RERA, NCDRC, Consumer Courts, or other similar forums.</p> <p>Specifically, clarification has been requested on whether such buyers who have obtained decrees or orders for refund, delayed compensation, or interest on delayed possession/delivery will continue to be allotted their respective units. Since in accordance with the CoC approved Resolution Plan the decree holder who have obtained decrees or orders for refund shall not be eligible for unit but shall only get the refund of unpaid/residual Principal Amount along with interest as mentioned in the said order, up to the CIRP commencement date.</p> | <p>In response the RP stated that the matter has been forwarded to the SRA for necessary clarification.</p> <p>The RP further stated that the CoC Resolution Plan contains provision that, in cases of partial refund, the Homebuyers shall be entitled for refund of balance amount. Further, it has also been proposed in the Plan that those homebuyers who have obtained decrees or orders for refund shall not be entitled to allotment of units; However, Homebuyers/Unit Holders/Allottees who have obtained orders to retain unit shall be provided units as per terms of Resolution Plan. No interest/assured return/delay compensation shall be paid to such Homebuyer/Unit Holder/Allottees. Owing to these different clauses in the plan, ambiguity has arisen regarding the treatment of such buyers.;</p> <p>Accordingly, the RP conveyed that the issue requires specific clarification from the SRA.</p> |

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| | | <p>Thereafter, Mr. Sunil Aggarwal joined the meeting on behalf of SRA and clarified that –</p> <ul style="list-style-type: none"> (i) The decree holders, who have accepted any refund of any amount, the balance amount will be refunded to them, along with interest mentioned in the Decree. (Interest till CIRP commencement date). Refund shall be paid within 60 days of offer of possession of said tower. (ii) The decree holder, who has not received/accepted any payment as refund (irrespective of whether the order pertains to refund, delayed compensation, or interest on delayed possession/delivery), that buyer will be entitled for unit. But they will not be entitled for any delay compensation or interest. |
| 2. | <p>The query was raised that during earlier CoC meeting, the SRA had stated that buyers who had paid 30% or 35% of the consideration amount would be considered for allotment of units, irrespective of whether a Builder Buyer Agreement (BBA) had been executed.</p> <p>However, now the SRA states that in cases where the BBA has not been</p> | <p>The RP stated that with respect to buyers who have paid less than <i>35% of the Total Consideration in case of flats and 30% in case of villas</i> the Resolution Plan provides that those homebuyers are not entitled for unit. However, several queries have been raised specifically concerning cases where the BBA has not been executed.</p> <p>The RP further informed that, during verbal communication with the SRA, it was stated</p> |

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| | <p>executed, the units shall be treated as cancelled, regardless of the fact that the buyer has already paid more than or equal to 30% or 35% of the unit cost.</p> | <p>that all such cases would be examined and dealt with by the Monitoring Committee.</p> <p>Further, the SRA also conveyed that no genuine homebuyer would be denied allotment of a unit solely on account of issues relating to BBA.</p> <p>Thereafter, Mr. Sunil Aggarwal joined the meeting on behalf of SRA and clarified that all genuine homebuyers shall be allotted units, irrespective of whether a BBA has been executed or not. It was also clarified that the intent behind the relevant provision in the Resolution Plan is to ensure that persons with mala fide intentions are not entertained.</p> |
| 3. | <p>A query was raised that that any credit notes issued and TDS deducted are not being reflected in the books of amounts of the Corporate Debtor shall not be admitted in respect of the homebuyers.</p> | <p>The RP replied that, as per the provisions of the Resolution Plan, no credit note shall be considered unless the same is duly reflected in the books of accounts of the Company. Further, as informed by the SRA earlier, the TDS already deducted will be treated as payment made through the banking channel. The SRA further clarified that credit notes duly reflected in the books of accounts of the Company shall be honored.</p> |
| 4. | <p>One of the Homebuyers mentioned that all these discussions are being made now, whereas there was 60 days of time and the plan was received after 55th day.</p> | <p>In response, the RP requested the homebuyer to go through the emails, further RP mentioned that the copy of order dated 17.11.2025 was uploaded on the website of the NCLT on 27.11.2025; Subsequently, the revised Resolution Plan was received on</p> |

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| | | <p>12.12.2025 and the same was shared with AR on 12.12.2025. (Within 15 days of upload of order)</p> <p>Thereafter, multiple meetings with home buyers were held, their observations noted and conveyed to RA and thereafter, the Revised Resolution Plan was received on 24.12.2025, which was subsequently shared with AR on the same day i.e., 24.12.2025. (Within 27th day of upload of order)</p> <p>The three addendums to the Modified Resolution Plan were received on 27.12.2025, 28.12.2025 and 30.12.2025 respectively and the same were promptly shared with the CoC.</p> <p>The RP mentioned that from the date of hearing, around 25th day Plan was received from SRA, and on around 44th day, the plan was with CoC for e-voting.</p> |
| 5. | A query was raised that the extent of FSI to be available has not been specified or addressed in the Resolution Plan. | <p>The RP replied that the SRA has provided an explanation for not specifying the FSI in the Resolution Plan, stating that the SRA is presently not certain about the exact quantum of FSI. While the legally permissible FSI may be substantial, the extent to which it can actually be utilized at the project site remains uncertain. Further, on a clarification regarding the change in the layout, RP mentioned that clarification will be sought from SRA that there will be no layout change in case of Villas.</p> |
| 6. | One of the queries was raised that whether the registration is required to be executed in the name of the purchaser, | <p>The RP stated that the registration shall be executed in accordance with the Registration</p> |

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| | or whether it may alternatively be executed in the name of any other family member. | Act and the applicable Stamp Laws of the State of Haryana. |
| 7. | One of the homebuyers inquired that they have approached the NCDRC in their individual capacity and sought clarification on the repercussions, if any, of an order passed therein on the Resolution Plan. | The RP stated that no order can be passed against the Corporate Debtor in such proceedings, as a moratorium has been imposed during the CIRP; however, any order, if passed, may be directed against the promoters in their individual capacity. |
| 8. | One of the homebuyers raised a query regarding the authority responsible for supervising and monitoring the implementation of the Resolution Plan. | The RP stated that a Monitoring Committee will be constituted to oversee and ensure that the Resolution Plan is implemented strictly in accordance with its terms and conditions. |
| 9. | A query was raised regarding the identity and authority of the person(s) sending messages in the capacity of Secretary and President of Fernhill Project Association. | The RP stated that he is neither privy to nor aware of any such messages or WhatsApp groups. |
| 10. | One of the homebuyers inquired about the excess amount paid to Ansal, in respect of which a receipt was subsequently issued categorizing the same as an “unapplied amount.” | The RP stated that, in this regards, necessary information was sought from the CD but no reply has been received so far. However, the RP assured that the said clarification shall again be sought from the Company. |
| 11. | One of the Homebuyers raised a query that how can the proposed changes be legally validated and ratified in the CoC approved Resolution Plan? | The RP stated that these are not changes and are only clarifications on the language/ambiguity in the resolution plan. Further, since the same are being discussed in the COC meeting and the SRA stated these clarifications in the COC, wherein the proceedings are being recorded, it will have legal sanctity. Further, the RP has to safeguard the interests of all the homebuyers and for this purpose, legal counsel shall be |

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|--|--|---|
| | <p>Further, suggested that the RP can give in written that there was mistake from RA side.</p> | <p>consulted to ascertain, if any further action or requirement is necessary.</p> <p>The RP stated that the matter came to the knowledge of RP yesterday evening only and thereafter, the RP approached SRA and even advised the SRA to attend the meeting for clarification and the same will be miniutised. Further, the RP shall discuss the matter with appointed legal counsel, for further course of action and all steps as advised, shall be taken.</p> |
|--|--|---|

Further, a query was raised by the AR regarding certain buyers who have made payments on a legitimate basis but do not have a Builder Buyer Agreement (BBA), seeking clarification on whether such buyers would be allotted units. In response, the RP stated that SRA has already clarified that all genuine buyers would be allotted units. The SRA further clarified that the Monitoring Committee is fully empowered to take necessary decisions in all such matters concerning the implementation of the Resolution Plan. The SRA also added that cases involving buyers with mala fide intentions are to be curtailed.

VOTE OF THANKS

There being no other business to transact, the matter was concluded at 02:20 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

(AFRA valid till 31-12-2025)

Registered Address: S.C.O No 818, 2nd Floor, N.A.C,

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Date: 29.01.2026

Place: Chandigarh

FERNHILL