

13th July, 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 Fifty-Forth (54th) 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 10th July, 2026.**
- Ref:** (i) **Prior intimation submitted to the stock exchanges on the 08th July, 2026 for 54th Meeting of the Committee of Creditors for 'Fernhill project' of Ansal Properties and Infrastructure Limited (APIL), situated at District Gurgaon, Haryana**
- (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 Fifty-Forth (54th) meeting of the Committee of Creditors of 'Fernhill Project' of Ansal Properties and Infrastructure Limited situated at District Gurgaon, Haryana held on the 10th July, 2026.

This is for your information and records.

Thanking you.

Yours faithfully,

For Ansal Properties and Infrastructure Limited

Siddharth Goenka
Whole Time Director
(DIN: 11524566)

Encl: a/a

1) Vide Hon'ble NCLAT order dated the 07th January, 2026, Corporate Insolvency Resolution Process under Insolvency and Bankruptcy Code, 2016 has now been confined to Lucknow and Rajasthan projects (as per settlement agreement dated 03rd March, 2022 between IL&FS Financial Services Limited and Ansal Properties and Infrastructure Limited) of the Company in CP No.: IB 558(ND)/2024. These Projects are currently managed by Shri Navneet Kumar Gupta, Resolution Professional.

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

Annexure 1

MINUTES OF THE FIFTY FOURTH MEETING OF THE COMMITTEE OF CREDITORS (“COC”) IN THE MATTER OF M/S ANSAL PROPERTIES & INFRASTRUCTURE LIMITED (FERNHILL PROJECT, GURUGRAM) HELD ON 10TH JULY, 2026 AT 04:00 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. 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

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’)

S. No.	NAME	DESIGNATION	MODE OF PRESENCE
1	Mr. Siddharth Goenka	Director (Whole Time Director)	Absent
2	Mr. Roshan Lal Kamboj	Director (Non-Executive Independent Director)	Absent
3	Mr. Sanjay Jain	Director (Chairman and Non-Executive Independent Director)	Absent
4	Mr. Vipul Garg	Director (Non-Executive Director)	Absent
5	Mr. Ashok Kumar Verma	Director (Non-Executive Independent Director)	Audio Visual
6	Smt. Kanta Devi	Director (Non- Executive Woman Director)	Absent

POST NOTICE EVENT

1. The notice of the 54th meeting of CoC was sent 2 days prior to the CoC meeting i.e., 08.07.2026 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 54th 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 10.07.2026.

CONDUCT OF THE MEETING

The meeting started at around 04:00 P.M. Ms. Aakriti Sood (Authorized Representative of Home Buyers) joined the meeting on behalf of class of financial creditors/homebuyers and 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. Further, one of the Director, Mr. Ashok Kumar Verma (Power Suspended) also attended the meeting via Audio-Visual mode.

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. 54.01

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 Chairman and the meeting was called to order.

The committee took note of the same.

AGENDA ITEM NO. 54.02

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, were present in the meeting and accordingly, the COC meeting was declared open.

AGENDA ITEM NO. 54.03

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 (Except One) did not attend the meeting, in spite of due service of notices to them.

The Committee took note of the same.

AGENDA ITEM NO. 54.04

TO APPROVE AND CONFIRM THE MINUTES OF THE 53RD COC MEETING HELD ON 15th JUNE, 2026 AT 12:30 PM.

The Chairman apprised the committee that the minutes of the Fifty-Third (53rd) COC meeting held on 15.06.2026 as approved by the RP had been circulated to all the participants electronically within 48 hours of the meeting in accordance with Regulation 24, sub-regulation (7) of the IBBI (CIRP) Regulations, 2016. A copy of the minutes of the 53rd COC meeting was attached with the notice of the instant meeting as Annexure-54.04.01.

The Chairman requested the committee to share their observations, if any, on the minutes of the 53rd COC meeting. No observations were received from AR / any members in this regard.

Accordingly, the minutes of the 53rd COC meeting held on 15.06.2026 stood approved by the members of the committee.

AGENDA ITEM NO. 54.05

TO APPRISE THE COMMITTEE OF CREDITORS OF THE ORDER DATED 02.07.2026 PASSED BY THE HON'BLE NCLT IN IA NOS. 3664/ND/2025 AND 4742/ND/2025 AND THE SUBSEQUENT ACTIONS TAKEN BY THE RESOLUTION PROFESSIONAL

The Resolution Professional apprised the Committee that the Hon'ble National Company Law Tribunal, New Delhi Bench Court - II, vide its Order dated 02.07.2026, has disposed of the following Interlocutory Applications along with certain other IAs filed in CP (IB) No. 330/ND/2021:

1. IA No. 3664/ND/2025 – Pritampal & Ors v. Jalesh Kumar Grover & Anr, seeking, inter alia, appropriate directions for expanding the scope of the Corporate Insolvency Resolution Process ("CIRP") in respect of the Fernhill Project, situated at Revenue Estate of Village Mewka, Tehsil Manesar, District Gurugram, Haryana, to include M/s Samyak Projects Private Limited and directing the said Respondent to hand over physical possession of the project site to the RP.
2. IA No. 4742/ND/2025 – Jalesh Kumar Grover v. M/s Samyak Projects Private Limited, seeking directions to the Respondent 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 RP further apprised the CoC that, while disposing of IA No. 3664/ND/2025, the Hon'ble Adjudicating Authority, after considering the issues pertaining to the Fernhill Project, has, inter alia, directed Respondent No. 2, M/s Samyak Projects Private Limited, as under:

"Respondent No. 2 shall cooperate with the Resolution Professional and hand over peaceful access and project-related documents, approvals, licences and records pertaining to the Fernhill Project to the Resolution Professional within a period of two weeks from the date of this order."

The RP informed the COC that pursuant to the aforesaid directions, an email dated 06.07.2026 was issued to M/s Samyak Projects Private Limited, requesting it to extend its full cooperation and comply with the directions contained in the Hon'ble NCLT's Order dated 02.07.2026. The Respondent was called upon to hand over peaceful access to the Fernhill Project, together with all project-related records, approvals, licences, documents and other relevant information, to the undersigned. A detailed list of documents, records and information required from the Respondent 2 was in the mail for the effective conduct of the CIRP.

Further, the RP had requested M/s Samyak Projects Private Limited to intimate the name and contact details of its authorised representative and confirm the proposed date and time for handing over peaceful access to the project site along with all project-related records and documents, within three (3) days from the receipt of the communication.

Further, the RP apprised the CoC that no reply has been received from M/s Samyak Projects Private Limited in response to the email dated 06.07.2026. Accordingly, reminders shall be issued to M/s Samyak Projects Private Limited, and in the event no response is received within a period of 2 weeks, as directed in the order dated 02.07.2026, the RP shall take appropriate actions in compliance with that order.

The RP further apprised the CoC that, while disposing of IA No. 4742/ND/2025, the Hon'ble NCLT has categorically held that the present proceedings are concerned with the resolution of the insolvency of the Fernhill Project and not with the adjudication of the inter se disputes between M/s Ansal Properties & Infrastructure Limited and M/s Samyak Projects Private Limited. The Hon'ble Adjudicating Authority has further recognized that, in terms of Sections 17, 20 and 25 of the Insolvency and Bankruptcy Code, 2016, it is the statutory duty of the Resolution Professional to preserve and protect the assets of the Corporate Debtor and to manage its operations as a going concern during the Corporate Insolvency Resolution Process.

Further, the Hon'ble Adjudicating Authority has also observed that, in view of the Tripartite Agreements executed amongst M/s Ansal Properties & Infrastructure Limited, M/s Samyak Projects Private Limited and the homebuyers in relation to the Fernhill Project, M/s Samyak Projects Private Limited cannot interfere with the Project upon the appointment of the Resolution Professional. The Hon'ble Adjudicating Authority has accordingly directed that the Resolution Professional shall preserve the Fernhill Project pending consideration of the application for approval of the Resolution Plan and that M/s Samyak Projects Private Limited shall not interfere with the management of the Resolution Professional qua the Project.

Pursuant to the directions of Hon'ble NCLT, the RP has sent another email dated 06.07.2026 to M/s Samyak Projects Private Limited, requesting to ensure that neither M/s Samyak Projects Private Limited nor any of its directors, officers, employees, representatives, agents, security personnel or any other person acting under its instructions or authority obstructs, interferes with or impedes the management, preservation and administration of the Fernhill Project by the undersigned in the discharge of the statutory duties under the Insolvency and Bankruptcy Code, 2016.

Further, RP requested M/s Samyak Projects Private Limited to immediately withdraw and remove all security guards, personnel and representatives deployed by or on behalf of M/s Samyak Projects Private Limited at the Fernhill Project site, so as to ensure that the Resolution Professional is able to exercise complete control over the management and preservation of the Project and discharge the statutory functions entrusted under Sections 17, 20 and 25 of the Insolvency and Bankruptcy Code, 2016, without any obstruction or interference.

The RP apprised the CoC that no reply has been received till circulation of the minutes despite the reminders. Accordingly, reminders shall be issued to M/s Samyak Projects Private Limited, and in the event no response is received within a period of 15 days, the RP shall take appropriate actions.

Further, the RP apprised the CoC that, in its order dated 02.07.2026, the Hon'ble NCLT had observed that the construction activities shall be undertaken after the approval of the Resolution Plan. Further, the AR raised a query regarding the rationale behind the observation of the Hon'ble NCLT that construction should commence only after the approval of the Resolution Plan, stating that the issue of permitting construction was within the jurisdiction of the Hon'ble NCLT.

In response, the RP apprised the CoC that in the application filed by the RP seeking appropriate directions, the Hon'ble NCLT had passed a remark that construction activities may be commenced after the approval of the Resolution Plan.

The RP further apprised the CoC that he has observed in two to three other CIRP matters that NCLT does not want the RPs to indulge in the construction activities during the CIRP period, or it may be because of objections raised by M/s Samyak Projects Private Limited, in the present matter.

The Committee took note of the same.

AGENDA ITEM NO. 54.06

TO APPRISE THE COC REGARDING THE AFFIDAVIT SUBMITTED BY SRA, M/S KRISH INFRASTRUCTURE PRIVATE LIMITED IN FURTHERANCE TO THE ORDER DATED 02.07.2026 PASSED BY HON'BLE NCLT

The Resolution Professional apprised the CoC, that Hon'ble National Company Law Tribunal, New Delhi Bench Court - II, vide its Order dated 02.07.2026, has disposed of the IAs filed by Allottees/RERA Decree Holders in CP (IB) No. 330/ND/2021 and in furtherance to the order dated 02.07.2026 passed by Hon'ble NCLT, the SRA, M/s Krish Infrastructure Private Limited has shared an affidavit via mail dated 08.07.2026. The contents of the affidavit states that

“That in compliance with the directions contained in the aforesaid Order dated 02.07.2026, the deponent hereby affirms that Point No. 3 appearing after Clause 8.4 (Table) at Page No. 40 of the Modified Resolution Plan dated 12.12.2025, submitted on 24.12.2025, shall stand amended and substituted as follows:

Existing Clause

Homebuyers/Unit Holders/Allottees who have obtained decree/order for refund from any court of law like RERA/Consumer Court/NCDRC or any other court, shall not be eligible for unit but shall be

entitled to refund of the unpaid/residual principal amount along with interest as mentioned in the said order up to the CIRP Commencement Date. Such refund shall be paid within 60 days from the offer of possession of the concerned tower. However, Homebuyers/Unit Holders/Allottees who have obtained an order permitting retention of the unit shall be provided the unit in accordance with the terms of the Resolution Plan.

No interest, assured return or delay compensation shall be payable to such Homebuyers/Unit Holders/Allottees.

Substituted Clause

Homebuyers/Unit Holders/Allottees who have obtained a decree/order for refund from any court of law including RERA, Consumer Court, NCDRC or any other competent court shall have the option either to retain the unit in accordance with the terms of the Resolution Plan or to receive refund of the unpaid/residual Principal Amount together with interest as mentioned in the said order up to the CIRP Commencement Date. Such refund shall be paid within 60 days from the offer of possession of the concerned tower. However, Homebuyers/Unit Holders/Allottees who have obtained an order permitting retention of the unit shall be provided the unit in accordance with the terms of the Resolution Plan. No interest, assured return or delay compensation shall be payable to such Homebuyers/Unit Holders/Allottees.

That save and except the amendment stated hereinabove, all other terms and conditions of the Modified Resolution Plan dated 12.12.2025, submitted on 24.12.2025, shall remain unaltered and shall continue to remain valid and binding.”

Further, the AR raised a query regarding the timeline for communication of the choice to be exercised by the concerned allottees to the SRA.

The RP apprised the CoC that a clarification would be sought from the SRA regarding the timeline by which the concerned allottees would be required to communicate their choice.

Further, the RP stated that, in compliance of the order dated 02.07.2026, the RP shall share the data maintained by the CD, in respect of the decree holders with the AR, who may thereafter communicate with the concerned allottees regarding the exercise of their options.

The committee took note of the same.

RESOLUTIONS TO BE PASSED IN THE MEETING

AGENDA ITEM NO. 54.07

TO DISCUSS AND APPROVE THE REPRESENTATION OF HOMEBUYERS/ALLOTTEES HOLDING ORDER/DECREE FROM RERA INDICATING THEIR RESPECTIVE CHOICES IN COMPLIANCE WITH THE ORDER DATED 02.07.2026 PASSED BY HON'BLE NCLT

The Resolution Professional apprised the CoC, that Hon'ble National Company Law Tribunal, New Delhi Bench Court - II, vide its Order dated 02.07.2026, has disposed of the following Interlocutory Applications filed by Homebuyers in CP (IB) No. 330/ND/2021:

1. IA No. 968 of 2026 - Radha Abrol and Ors v. Jalesh Kumar Grover
2. IA No. 969 OF 2026 - Preeti Saini and Anr v. Jalesh Kumar Grover
3. IA No. 990 of 2026 - Usha Rani Kharbanda v. Jalesh Kumar Grover
4. IA No. 967 of 2026 - Pankaj Saini v. Jalesh Kumar Grover
5. IA No. 1428 of 2026 - Vikas Gupta v. Jalesh Kumar Grover

The Hon'ble Adjudicating Authority, while disposing of the aforesaid Applications, has granted an opportunity to the respective Applicants to communicate their choice regarding the treatment of their claims under the Resolution Plan and has issued the following directions:

“Thus, the application is disposed of with the direction that the Applicant would make a representation regarding the choice to the RP. The RP would place the same before CoC. On the representation being placed before it, the CoC would take a decision with reference to books of accounts and record pertaining to the Fernhill Project as also the claim form submitted by the Applicant. Subject to aforementioned, the IA stands disposed of. If the revised claim of the Applicant for the Units is accepted, the CoC would require resolution in the nature of addendum to the Resolution Plan. No order as to cost.”

Further, the RP apprised the CoC that the addendum to the Resolution Plan, if required, can be obtained once the present exercise is completed and, in the interim, the affidavit has been submitted by the SRA.

The RP further stated that the intention is to file the voting results in respect of the present matter along with the affidavit submitted by the SRA prior to 16.07.2026, being the next date of hearing before the Hon'ble Adjudicating Authority.

The RP further apprised the CoC that, on the next date of hearing, in the event the Hon'ble Bench directs that an addendum to the Resolution Plan is required, a separate meeting of the CoC shall be convened for the purpose of considering and approving the addendum to be submitted by the SRA.

The RP apprised the CoC, that pursuant to the directions issued by Hon'ble NCLT, the RP has sent an email dated 06.07.2026 to Applicants of Three (3) IA's, bearing IA No. 968 of 2026, IA No. 990 of 2026 and IA No. 1428 of 2026, requesting them to submit their representation to the undersigned clearly indicating their choice regarding the treatment of their claim, including whether they wish to continue with the treatment presently contemplated under the Resolution Plan or seek allotment of the unit, if so desired by them. Further, requesting them to furnish any documents, explanations or submissions which they consider relevant in support of their representation for consideration by the Committee of Creditors.

The RP further apprised the CoC, that in regard to remaining two IAs i.e. IA No. 969 OF 2026 and IA No. 967 of 2026, RP had already received the mails of the allottees conveying their choice regarding the treatment of their claim.

Further, the list of Applicant and their representation regarding the choice:

S. No.	Application No.	Party /Homebuyer Name	Request as per claim form	Representation of Homebuyers
1.	IA No. 968 of 2026	Radha Abrol	Total: Rs. 2,14,61,914/- Principal Amount: Rs. 28,50,252/-	Preferred taking possession of unit
		Sudha Abrol	Interest: Rs. 1,86,11,662/- <i>Interest calculated till 31st March 2021 @ 24% p.a. Compounded quarterly as per Clause 4.6 of the 'Flat/Villa Buyer Agreement and Section 2(z)(a) of RERA 2016'</i>	Preferred taking possession of unit
		Inderdeep Singh Arneja	Rs 82,43,482/- Pursuant to HARERA order dated 16th Sep 2021 (Complaint No. 765 of 2019) Total amount of Claim = Rs 82,43,482/- (Rupees Eighty-two lacs, forty-three thousand four hundred and eighty-two only)	Preferred taking possession of unit

2.	IA No. 969 OF 2026	Preeti Saini	Total: Rs. 2,62,35,783/- Principal Amount: Rs. 49,77,008/-	Preferred taking possession of unit
		Naveen Saini	Interest: Rs. 2,03,78,933/- <i>Interest calculated till 31st March 2021 @ 24% p.a. Compounded quarterly as per Clause 4.6 of the 'Flat/Villa Buyer Agreement and Section 2(z)(a) of RERA 2016'</i>	Preferred taking possession of unit
4	IA No. 990 of 2026	Usha Rani Kharbanda	Rs. 26,40,755.92/- was paid and interest @ 9.30% p.a. from the date of each payment up till 16/11/2022 is Rs. 25,18,562.04/- & respondent had also been burdened with costs of Rs. 1,00,000/- as per the order of the Adjudicating Officer, HREERA, Gurugram, vide order dated 15.09.2021. so, the total amount including interest and costs is Rs. 52,59,317.96/-.	Preferred taking possession of unit
4.	IA No. 967 of 2026	Pankaj Saini	Total: Rs. 2,47,07,944/- Principal Amount: Rs. 47,99,149/-	Preferred taking possession of unit
		Kavita Saini	Interest: Rs. 1,99,08,795/- <i>Interest calculated till 31st March 2021 @ 24% p.a. Compounded quarterly as per Clause 4.6 of the 'Flat/Villa Buyer Agreement and Section 2(z)(a) of RERA 2016'</i>	Preferred taking possession of unit
5.	IA No. 1428 of 2026	Vikas Gupta	Total Claim Amount: Rs. 1,22,99,783/- Principal: Rs. 40,83,333/- Interest @24% p.a.: Rs. 82,16,450/-	Preferred taking possession of unit
		Devender Singh Lather	Total claim amount: Rs. 62,53,047/- Principal: Rs. 37,61,263/- Interest @8% p.a.: Rs. 24,91,784/-	Preferred taking possession of unit

Further, the Chairman apprised the members of the Committee of Creditors that the Resolution Professional has received certain communications from homebuyers/allottees, other than the Applicants of above IAs, containing their respective representations regarding their preferred mode of treatment of their claims.

The list of allottees/Homebuyers and their representation regarding the choice other than applicants:

S. No.	Party /Homebuyer Name	Request as per claim form	Representation of Homebuyers
1.	Suresh Goyal	Principal amount due is Rs. 54,72,267.06/- paid in following instalments: • Rs. 18,24,089/- paid on 15.11.2011 • Rs. 18,24,089/- paid on 11.01.2012 • Rs. 18,24,089.06/- paid on 21.03.2012 Amount of claim along with interest of 10% (The State Bank of India highest marginal cost of lending rate (MCLR) applicable as on date of submission of claim + 2%) (as directed by HRERA order attached) Total Claim: Rs. 1,26,95,659.58/-	Preferred choice of unit- GH 001
2.	Mukesh Gupta	Principal amount due is Rs. 53,60,583/- paid in following instalments: • Rs. 17, 86,861/- paid on 12. 12.2011 • Rs. 17,86,861/- paid on 20.01.2012 • Rs. 17,86, 861/- paid on 27.02.2012 Amount of claim along with interest of 10% (The State Bank of India highest marginal cost of lending rate (MCRL) applicable as on date of submission of claim + 2%) (as directed by HRERA order attached) ""* Total Claim 1,24,36,552.55/-	choice for allotment of Unit (GH-03)
3.	Upender Dahiya	Total: ₹1,82,40,831 Principal Amount: ₹25,54,822 Interest: ₹1,56,86,009 Interest calculated till 1st December 2022 @ 24% p.a. Compounded	sole preference is to receive possession/allotment of unit.

		<i>quarterly as per Clause 4.6 of the 'Flat/Villa Buyer Agreement and Section 2(z)(a) of RERA 2016'</i>	
4.	Saurabh Goyal	Total Amount Principle Rs. 46,84,360/- and Interest Amount Rs. 38,93,635.84. Total Refundable Amount of Rs. 85,77,995.84/- as per Hon'ble HARERA Authority in Complaint No. RERA-GRG-1072-2020.	Preferred choice of unit

Further, the RP stated that the order dated 02.07.2026 provides that the CoC shall take an appropriate decision with reference to the books of accounts and records pertaining to the Fernhill Project. Accordingly, the RP apprised the CoC that the details of allottees holding decrees/orders shall be shared with the AR for the purpose of facilitating communication with the concerned allottees. The RP further apprised the CoC that the aforesaid order also refers that CoC shall consider revised claims of the allottees; however, as on date, the RP has not received any revised claim forms from any of the concerned allottees.

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 Committee of Creditors hereby approves the representations submitted by the allottees/homebuyers who have obtained decrees/orders from the RERA, indicating their respective choices for either retention of the allotted unit or receipt of refund, in compliance with the Order dated 02.07.2026 passed by the Hon’ble National Company Law Tribunal.”

AGENDA ITEM NO. 54.08

TO RATIFY AND APPROVE THE EXPENSES INCURRED DURING THE CIRP PERIOD FROM 11.05.2026 TILL 30.06.2026

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 11.05.2026 till 30.06.2026 for ratification by the COC. The details of the same are given below: -

Expenses incurred by RP during the period from 11.05.2026 to 30.06.2026							
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	-	-	1800	-	11,800
2	Notary & Stamp charges	300	-	-	54	-	354
3	Conveyance of Site Manager	3,000	-	-	540	-	3,540
4	Expense paid for filing TDS return Q-4	59	-	-	10.62	-	70
5	E-voting Expenses (E-voting on the agendas of 52nd COC meeting)	21,050			3789		24,839
TOTAL		34,409.00	0.00	0.00	6,193.62	0.00	40,602.62
							Round of Rs. 40,603

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 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 11.05.2026 till 30.06.2026, totaling to Rs 40,603/- be and is hereby approved by the Committee of Creditors having requisite majority.”

AGENDA ITEM NO 54.09

TO SEEK APPROVAL FOR THE ESTIMATED CIRP EXPENSES FOR THE UPCOMING ONE MONTH

The Chairperson apprised the Committee that pursuant to the Insolvency and Bankruptcy Board of India (Insolvency Resolution Process for Corporate Persons) (Fourth Amendment) Regulations, 2026, as per Regulation 31B (5), the Resolution Professional is required to place before the CoC the estimated insolvency resolution process costs (CIRP Costs) till the next CoC meeting, for its consideration and approval. Further, any deviation from the approved estimate is required to be duly recorded along with reasons in the subsequent CoC meeting.

“Regulation 31B (5) – Approval of committee for insolvency resolution process costs.

The resolution professional shall, at each meeting of the committee—

(a) place statements of estimate of income, expense and cash flow for the period up to the next meeting;

(b) seek approval for insolvency resolution process costs proposed to be incurred until the next meeting; and

(c) place a statement comparing actual insolvency resolution process costs with the estimates of costs approved by the committee in the previous meeting.”

Accordingly, an estimated CIRP cost has been prepared for the upcoming one month, which is expected to be approximately Rs. 7,25,005/- (subject to actual expenses incurred). The estimate includes RP Fee, AR expenses, Security expenses and administrative costs, necessary, to be incurred up to the next CoC meeting.

The details of estimated expenses are as follows:

Expenses to be incurred by RP during the period from 01.07.2026 to 31.07.2026							
S. No.	Particulars of Expenses	Amount (Rs.)	GST@ 5%	GST@ 5% RCM	GST@ 18%	GST@ 18% RCM	Total including GST
1	Printing & Stationary	5,000	-	-	900	-	5,900
2	Notary & Stamp charges	250	-	-	45	-	295

3	Conveyance of Site Manager	5,197	-	-	935.46	-	6,132
4	E-voting Expenses (E-voting on the agendas of 54th COC meeting)	21,050	-	-	3,789	-	24,839
5	Expenses of Site Manager	5,000	-	-	900	-	5,900
6	Security Fees for the Month of July 2026	2,07,914	-	-	37,424.52	-	2,45,339
7	Legal Counsel Fees	70,000	-	-	12,600	-	82,600
8	Fees of RP	2,50,000	-	-	45,000	-	295,000
9	Fees of AR	40,000			7,200		47,200
10	Miscellaneous Expenses	10,000	-	-	1,800	-	11,800
TOTAL		614,411.00	0.00	0.00	110,593.98	0.00	7,25,004.98 <i>Round off</i> 7,25,005

The Resolution Professional further apprised the CoC that the fees payable to the Authorized Representative was inadvertently omitted from the notice and the same has now been included and considered as part of the estimated CIRP costs.

Further, the AR raised a query as to whether the fees of the RP and AR, which had already been approved by the CoC, were required to be approved again on a monthly basis or whether the inclusion of the same in the estimated CIRP cost was merely for the purpose of intimation. In response, the RP apprised the CoC that the Security Fees, Fees of Legal Counsel, Fees of RP and Fees of AR had already been approved by the CoC and were included in the estimated CIRP cost, in accordance with the amended regulations. Further, RP apprised that these expenses were for the purpose of intimation to the CoC and will not be included in the Estimated cost from the next CoC Meeting.

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 Committee members hereby approves the estimated CIRP cost amounting to Rs. 7,25,005/- to be incurred up to next meeting. The said cost shall be paid on actuals and to be approved in next meeting on an actual basis.”

VOTE OF THANKS

There being no other business to transact, the matter was concluded at 05:00 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

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

Email for Correspondence -cirp.fernhill@gmail.com

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

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

Date: 11.07.2026

Place: Chandigarh