

Name of Corporate Debtor:	Ansal Properties And Infrastructure Limited
Date of Commencement of CIRP:	2/25/2025
Date of taking Office by IRP	2/25/2025
List of Creditors after:	5/26/2025
List of Creditors as on:	9/30/2025

Belayed List of Creditors_Version 1 (22nd October 2025)										
(Filing under clause (ca) of sub-regulation (2) of regulation 13 the IBBI (Insolvency Resolution Process for Corporate Persons) Regulations, 2016										
Sl.No.	Category of Creditor	Summary of Claims Received		Summary of Claims Admitted		Amount of Contingent Claims	Amount of Claim Not Admitted	Amount of Claims under Verification	Details in Annexure	Remarks, if any
		No. of Claims	Amount	No. of Claims	Amount of claims admitted					
1	Secured financial creditors belonging to any class of creditors									
2	Unsecured financial creditors belonging to any class of creditors	1,054	2,555,423,511	532	856,971,890	-	480,411,973	1,220,452,102	Annexure 1	
	Allottees/Homebuyers	952	2,488,410,728	433	823,148,556	-	479,329,767	1,184,987,359		
	Deposit Holders	102	67,012,783	99	33,823,333	-	1,082,206	35,464,743		
3	Secured financial creditors (other than financial creditors belonging to any class of creditors)	1	29,637,058	1	29,637,058	-	-	-	Annexure 2	
4	Unsecured financial creditors (other than financial creditors belonging to any class of creditors)	-	-	-	-	-	-	-	Annexure 3	
5	Operational creditors (Workmen)									
6	Operational creditors (Employees)	7	2,441,341	5	510,089	-	-	1,931,252	Annexure 4	
7	Operational creditors (Government Dues)	3	11,318,260,980	2	4,851,902,852	-	3,151,047	6,466,358,128	Annexure 5	
8	Operational creditors (other than Workmen and Employees and Government Dues)	24	34,696,706	22	3,677,378	-	8,473,817	22,545,511	Annexure 6	
9	Other creditors, if any, (other than financial creditors and operational creditors)	7	1,577,643,074	-	-	-	772,281,175	1,023,962,029	Annexure 7	
	Total	1,096	15,518,102,671	562	5,742,699,267		1,264,318,012	8,735,249,023		

Notes:	Recommendation List of Creditors of Ansal Properties and Infrastructure Limited dated 22nd October 2025 remains subject to following -
1	There have been many instances where a deposit holder has filed a claim in the category of homebuyer and vice versa. We have accordingly treated such claims according to supporting documents provided.
2	Verification of Claims:
2.1	The claims in the list are provisional and they may go under change. The treatment to these claims is subject to regulation 12 of Insolvency and bankruptcy board of India (INSOLVENCY RESOLUTION PROCESS FOR CORPORATE PERSONS) regulations, 2016.
2.2	The verification of claims is being conducted based on the data available in the Customer Relationship Management ("CRM") system to the extent such data has been made available to the RP.
2.3	Any duplicate or multiple claims filed in respect of the same unit/account have been rejected and the latest claim has been verified.
2.4	In cases, where the records maintained in the CRM system do not exactly match the details provided in the claim form, such claims have been kept under verification for the time being. A further detailed analysis will be conducted to validate these claims before any final determination.
2.5	Homebuyers claims are admitted as per bank receipts reflecting in the collection reports (books of accounts) of the Corporate Debtor. The RP may need any further information for verification of such claims.
2.6	Submission of false or misleading proofs of claims shall attract rejections as well as penalties.
2.7	Any claim pertaining to units which are irregular, illegal, unauthorised, or falling outside the scope of the approved DPR (Detailed Project Report), admission of such claims shall remain subject to further verification, legal scrutiny, and outcome of appropriate legal proceedings.
2.8	The company has been undergoing a complete transition of its ERP system from Oracle to Far Vision over the past two and a half years. However, due to various operational and administrative challenges, the transition has not been fully implemented. As a result, the claimant related data is scattered across multiple platforms and is not consolidated in a single location. This fragmented data structure is causing significant delays in the claim verification process, making it time consuming to identify and verify the correct claim amounts with accuracy and precision.
2.9	The delay in finalising and releasing the updated list is due to ongoing investigations, assistance to various authorities (local police, ED, Income Tax, LDA Forensic Audit, SFO), and seizure of file rooms, which has restricted access to customer files.
2.10	The claims of employees admitted in this list are provisional and subject to verification in accordance with the Insolvency and Bankruptcy Code, 2016 ("Code") and the CIRP Regulations. The admission of such claims is further subject to the return of any office property belonging to the Corporate Debtor, including but not limited to laptops, mobile phones, access devices, or any other assets provided during the course of employment. Non-return of such property may result in appropriate adjustments being made to the admitted claim amount, without prejudice to other legal remedies available.
3	Additional Information from Claimants:
3.1	The RP may seek additional information, documents, and clarifications from the respective claimants to ensure a fair and accurate assessment of claims.
3.2	Claimants are required to provide any supplementary details as may be necessary for the verification process.
3.3	Claims pertaining to registry and possession are provisionally verified and admitted wherever specified, subject to receipt and verification of additional information or documents that may be sought prior to the execution of registry and possession.
4	Compliance with the Insolvency and Bankruptcy Code and CIRP Regulations:
4.1	The verification and admission of claims are subject to compliance with the provisions of the Insolvency and Bankruptcy Code, 2016 ("Code") and the Insolvency and Bankruptcy Board of India (Insolvency Resolution Process for Corporate Persons) Regulations, 2016 ("CIRP Regulations").
4.2	This recommendation list pertains to claims received after 26th May 2025 (from 90th day of insolvency commencement date) till 30th September 2025 as per regulation 12 of Insolvency and bankruptcy board of India (INSOLVENCY RESOLUTION PROCESS FOR CORPORATE PERSONS) regulations, 2016. The Claims received after 26th May 2025 shall be updated in the list of creditors after taking due recommendation from CoC members for condonation of delay in filing of late claim followed by approval from hon'ble NCLT.
4.3	The claims pertaining to registry and possession of the units shall not form a part of liquidation estate as per regulation 46A.
4.4	As per regulation 13 (1C) of IBBI (Insolvency Resolution Process for Corporate Persons) Regulations, 2016, The interim resolution professional or resolution professional, as the case may be, shall: (a) intimate the creditor within seven days of categorisation thereof under sub-regulation (1B) and provide reasons where such claim has been categorised as non-acceptable for collation;... Accordingly, this list serves as an intimation to all creditors mentioned herein regarding the categorization of their respective claims. □
4.5	As per regulation 13 of IBBI (Insolvency Resolution Process for Corporate Persons) Regulations, 2016 "The interim resolution professional or the resolution professional, as the case may be, shall verify every claim, as on the insolvency commencement date, within seven days from the last date of the receipt of the claims, and thereupon maintain a list of creditors containing names of creditors along with the amount claimed by them, the amount of their claims admitted and the security interest, if any, in respect of such claims, and update it....." Accordingly, this list serves as an intimation to all creditors mentioned herein regarding their respective claims.
4.6	As per Regulation 13 of IBBI (Insolvency Resolution Process for Corporate Persons) Regulations, 2016 "[1(A) Where the interim resolution professional or the resolution professional, as the case may be, does not collate the claim after verification, he shall provide reasons for the same." Accordingly, the reason pertaining to the same has been updated wherever necessary, and this serves as an intimation to all creditors mentioned under this category whose claim have not been collated post verification. □
5	Directions from NCLT and Higher Courts:
5.1	The recommendation list is subject to any further directions or orders that may be issued by the Hon'ble National Company Law Tribunal ("NCLT"), the Hon'ble National Company Law Appellate Tribunal ("NCLAT"), or any other higher judicial authority.
6	Observations from Transaction and Forensic Audit:
6.1	The final determination of claims shall be subject to findings and observations of any ongoing or future transaction audit and/or forensic audit, as applicable.
7	Review of Adjustments in CRM Software:
7.1	The RP shall conduct a detailed examination of any adjustments, modifications, or anomalies captured in the CRM software, which may impact the admissibility and quantum of claims.
8	ZERO value claims:
8.1	The homebuyers who have offer for possession as per books of accounts of corporate debtor have also kept in the Zero amount list.
9	Related Party Status:
9.1	The claimants who have not disclosed their related party status in their claim forms shall not be given voting rights until they clearly disclose such status in the claim form.
9.2	The claimants who have mentioned related party status as "Yes" shall not be given voting rights.
9.3	The claimants included in this recommendation list shall be granted voting rights only upon receipt of the appropriate approval from the Hon'ble NCLT, in accordance with Regulation 12 of the Insolvency and Bankruptcy Board of India (Insolvency Resolution Process for Corporate Persons) Regulations, 2016.
10	Diligence on Title and Ownership of Property:
10.1	The claims related to properties or assets shall be subject to independent due diligence to verify the legal title, ownership status, and authenticity of documents submitted by the claimants
10.2	Further it is to be noted that the RP shall update and publish the revised list of creditors from time to time based on the verification and assessment of existing claims, as well as any new claims filed by the claimants during the Corporate Insolvency Resolution Process ("CIRP"). Certain claims are currently under further verification, and the claim amounts reflected in the published list may be subject to modification based on the outcome of the verification process. Further, there has been major loss of data with in few days of insolvency commencement date, wherein, all emails of all employees have been lost/compromised including historical data, this has caused huge inconvenience to the process, thus affecting the receipt of information from the employees of the company, nevertheless, the IRP team has endeavoured to find alternates, and will publish the updated version of list from time to time.
10.3	The corporate debtor has been subjected to Income Tax Search and Seizure as well as Search procedure by Enforcement Directorate recently. Consequently, the staff and as well as RP team spent lot of time complying with the directions from these authorities and supplying them the requested information. Consequent to Income Tax Search and Seizure, certain CRM files were taken away by authorities and the record rooms at Lucknow has been sealed. All this combined has a significant impact on the claim verification process in terms of timely verification.
11	The above notes are issued in the interest of transparency and should not be construed as a final determination of any claim. The RP reserves the right to make further modifications, inclusions, or exclusions to the list of creditors based on ongoing verification and legal compliance, and reserves all legal remedies available in accordance with law.

12	The Resolution Professional reserves a right to reverify the admitted amount based on additional documents including but not limited to details/information received from RERA or any other statutory authority.
13	Submission of Queries
13.1	If any claimant has any query with respect to their claim, he/she may reach out to RP through submission of Google Form only. Link of Google Form - https://forms.gle/ntdG67yEBAoxxmh6

Annexure 2:

Ansal Properties and Infrastructures Limited - List of secured financial creditors (other than financial creditors belonging to any class of creditors) as on 30.09.2025

Sl. No.	Name of Creditor	Details of claim received		Details of claim admitted						(Amount in INR)				Remarks, if any	No. of days delayed	Reason for Delay
		Date of receipt	Amount claimed	Amount of claim admitted	Nature of claim	Amount covered by security interest	Amount covered by guarantee	Whether related party?	% of voting share in CoC	Amount of contingent claim	Amount of any mutual dues, that may be set-off	Amount of claim not admitted	Amount of claim under verification			
1	Punjab National Bank	7/11/2025	29,637,058	29,637,058	Secured	29,637,058		Not Mentioned					-	Claim verified and related party status requested.	46	In reference to trailing mail we would like to inform that due to some technical issue the lodgment of claim delayed.
Total			29,637,058	29,637,058		29,637,058.41	-		0.00%	-	-	-	-			

Annexure 4:												Last Date			
Ansal Properties and Infrastructure Limited- List of Operational Creditors (Employees) as on 30.09.2025												5/26/2025			
Sl.No.	Name of the authorised Representative, if any	Name of Employee	Details of Claim received		Details of Claims Admitted				Amount of Contingent Claims	Amount of any Mutual dues, that may be set-off	Amount of Claim Not Admitted	Amount of Claims under Verification	Remarks, if any	No. of days delayed	Reason for Delay
			Date of receipt	Amount Claimed	Amount of claim admitted	Nature of Claim	Whether related party?	% of voting share in CoC,if applicable							
1		PRADEEP KUMAR	7/10/2025	₹ 261,732	-	Employee	Field not available in Form D	-	-	-	-	261,732.00	Not Related to Corporate Debtor	45	I tried contacting office many times for the pending salary. They would not respond. Now came to know that the company is under NCLT. Hence, claiming as soon as I got the information.
2		NAVEEN MATHUR	6/11/2025	₹ 11,008	11,008	Employee	Field not available in Form D	-	-	-	-	-		16	I was unaware about this process
3		Vikramjeet Singh	8/18/2025	₹ 562,853	-	Employee	Field not available in Form D	-	-	-	-	₹ 562,853	As per the books of account of APIL, there are no outstanding dues. Further information requested.	84	Matter in Patiala House Court
4		Rama Kant Pandit	8/8/2025	₹ 221,271	82,267	Employee	Field not available in Form D	-	-	-	-	₹ 139,004	Amount not rejected, amount under verification. Further information requested.	74	Not available in Delhi NCR, I am residing at my native place Bihar, there was not updated the news related the company
5		Dharam Singh Bora	6/25/2025	₹ 1,142,831	246,114	Employee	Field not available in Form D	-	-	-	-	₹ 896,717	Amount not rejected, amount under verification. Further information requested.	30	Please note that there has been a delay in submitting this claim due to my health issues, for which I sincerely apologize.
6		IAI SINGH (Employee Code-4043)	6/19/2025	₹ 146,015	103,146	Employee	Field not available in Form D	-	-	-	-	₹ 42,869	Amount not rejected, amount under verification. Further information requested.	24	I WAS UNAWARE OF THE NCLT PROCEEDINGS, HENCE FILLING THE CLAIM AS SOON AS I GET TO KNOW ABOUT THE CURRENT PROCEEDINGS
7		DHARMENDRA KUMAR SINGH (Employee Code - 4425)	6/19/2025	₹ 95,631	67,554	Employee	Field not available in Form D	-	-	-	-	₹ 28,077	Amount not rejected, amount under verification. Further information requested.	24	I WAS UNAWARE OF THE NCLT PROCEEDINGS, HENCE FILLING THE CLAIM AS SOON AS I GET TO KNOW ABOUT THE CURRENT PROCEEDINGS
Total				2,441,341	510,089			-	-	-	-	1,931,252			

Annexure 2:

Annual Properties and Infrastructure Limited- List of Operational Creditors (Government Debt) as on 30.09.2025

														(Amount in INR)				
Details of Claims																		
Sl. No.	Department	Government	Date of receipt	Details of claim received		Details of claim admitted						Amount of claim not admitted, that may be set-off	Amount of claim not admitted	Amount of claim under verification	Remarks, if any	No. of days delayed	Reason for Delay	
				Amount claimed	Amount of claim admitted	Nature of claim	Amount covered by security interest	Amount covered by guarantee	Whether related party?	% of voting share held	Amount of contingent claim							
1	Director, Town and Country Planning	Haryana Government	# # # # # # #	₹ 8,916,100,000	₹ 4,851,563,715.00					Not Mentioned				₹ 4,064,536,285.00	Amount not rejected, amount under verification. Further information requested.	91	It is respectfully submitted that the delay in filing the claim is attributable to the technical complications involved in accurately computing the outstanding dues, including External Development Charges, Internal Development Charges, and Leasing Renewal Fees, as on the insolvency commencement date, i.e., 25.02.2025. Given that the licences issued to the Corporate Debtor pertain to various projects spread across different locations within the State of Haryana, the process of collating the requisite data necessitated coordination with multiple dealing offices and retrieval of respective case files. This exercise, by its very nature, is a time-intensive process.	
2	DAKSHIN HARYANA BILU UTTRAN NIGAM LIMITED	Haryana Government	6/9/2025	₹ 2,402,160,980	339,131					Not Mentioned				₹ 2,401,821,849.43	Amount not rejected, amount under verification. Further information requested.	9	CLAIM INFORMATION SOUGHT FROM VARIOUS FIELD OFFICES	
3	New Delhi Municipal Council	New Delhi Government	9/25/2025	₹ 3,151,047	0					Not Mentioned			3151047		Claim does not pertain to APIL	122	(Reason not provided)	
Total				₹ 11,318,260,980.43	₹ 4,851,902,852.00	₹ 0.00	₹ 0.00	₹ 0.00	₹ 0.00	₹ 0.00	₹ 0.00	₹ 0.00	₹ 0.00	₹ 3,151,047.00	₹ 6,466,358,128.43			

ANNEXURE C													Amount in INR)		
Annual Properties and Infrastructure Limited- List of Operational Creditors		Other Bank Workmen, Employees and Government) on an 08/09/2022										Amount in INR)			
Sl. No.	Name of Operational Creditor	Date of receipt	Details of claim received			Details of claim admitted				Amount of claim not admitted	Amount of claim under verification	Remarks, if any	No. of days delayed	Reason for Delay	
			Amount claimed	Amount of claim admitted	Nature of claim	Amount covered by security interest	Amount covered by guarantee	Whether related party	% of voting share in Cap.						Amount of outstanding claim
1	Vinay Electricals	7/29/2025	₹ 3,823,226.17	-	Other Operational Creditors	-	-	-	-	-	3,823,226	As per the books of accounts of APIL on amount of ₹. ₹200 is Receivable	64	No information regarding NCLT claim	
2	UNIFIED INFRA SERVICES PRIVATE LIMITED	7/28/2025	₹ 346,256.00	-	Other Operational Creditors	-	-	-	-	-	346,256	As per the books of account of APIL, there are no outstanding dues. Further information requested.	63	for the month of Jan 2025	
3	M/s Babu Fabrication	7/22/2025	₹ 605,542.05	499,682	Other Operational Creditors	-	-	-	-	-	105,860	As per the books of account of APIL, there are no outstanding dues. Further information requested.	57	The claim could not be submitted within the stipulated time due to unawareness of the CIRP proceedings and the public announcement. The claimant came to know about the insolvency process recently and is submitting the claim immediately thereafter. The delay is neither deliberate nor intentional, and the claimant respectfully requests the RP to consider and admit the claim in the interest of justice.	
4	SHRI VAISHNAVI POWERGEN	7/17/2025	₹ 2,635,630.40	-	Other Operational Creditors	-	-	-	-	-	2,635,630	As per the books of accounts of APIL on amount of ₹. ₹200 is Receivable	52	I was not aware about situation of company I was thinking it is a temporary.	
5	SK INTERIOR	7/7/2025	₹ 1,770,573.93	502,168	Other Operational Creditors	-	-	-	-	-	1,178,406	Amount not rejected, amount under verification. Further information requested.	42	The delay in submission of this claim is unintentional and occurred due to lack of timely information regarding the initiation of the insolvency resolution process. As an operational creditor involved in ongoing project based works and with partial payments being received earlier, we were under the genuine impression that the outstanding dues were under processing. Upon learning of the CIRP proceedings and appointment of the RP, we have promptly complied and submitted our claim with all necessary supporting documentation. We request you to kindly condone the delay and consider our claim in the interest of justice and equity.	
6	Prabhakar Bulditech through its proprietor namely Mr. Ram Manohar Singh	7/2/2025	₹ 6,789,493.39	-	Other Operational Creditors	-	-	-	-	-	6,789,493	As per the books of account of APIL, there are no outstanding dues. Further information requested.	37	Claimant is Senior Citizen and due illness the claimant is failed to arrange the documents and to meet with their advocate. Due critical illness the claim has been filed with delay. Therefore, it is requested you to kindly condone the delay in filing claim and admit the claim for refund of amount as awarded by the Arbitrator through their award along with interest @18% p.a. till the date of payment.	
7	Prabhakar Bulditech through its proprietor namely Mr. Ram Manohar Singh	7/2/2025	₹ 6,789,493.39	-	Other Operational Creditors	-	-	-	-	-	6,789,493	-	37	Claimant is Senior Citizen and due illness the claimant is failed to arrange the documents and to meet with their advocate. Due critical illness the claim has been filed with delay. Therefore, it is requested you to kindly condone the delay in filing claim and admit the claim for refund of amount as awarded by the Arbitrator through their award along with interest @18% p.a. till the date of payment.	
8	Mayank Buldicon	6/12/2025	₹ 255,386.90	196,748	Other Operational Creditors	-	-	-	-	-	58,648	Amount not rejected, amount under verification. Further information requested.	17	Unaware about claim process.	
9	TECH CARE OFFICE SOLUTIONS	6/4/2025	₹ 195,879.00	177,091	Other Operational Creditors	-	-	-	-	-	18,788	Amount not rejected, amount under verification. Further information requested.	9	Not aware about this procedure	
10	SKYLIGHT ENTERPRISES	6/2/2025	₹ 1,684,324.00	-	Other Operational Creditors	-	-	-	-	-	1,684,324	As per the books of APIL there is a receivable amount of ₹. 136607.	7	There was delay in filing the form due to health reasons and lack of information about the last date.	
11	SIEGER ELECTRICAL SYSTEM PRIVATE LIMITED	5/31/2025	₹ 3,400,707.00	-	Other Operational Creditors	-	-	-	-	-	3,400,707	As per the books of APIL there is a receivable amount of ₹. 14,0000.	5	Due to lack of knowledge about this portal and continuous payment assurance from ANSAL as our material is categorized in Essential Services product i.e. for electricity supply.	
12	RAJA RAM YADAV	5/28/2025	₹ 110,833.18	72,527	Other Operational Creditors	-	-	-	-	-	38,306	Claim admitted as per the books of account of APIL. Further information requested.	2	HEALTH ISSUE	
13	SKYLIGHT ENTERPRISES	5/27/2025	₹ 1,684,324.00	-	Other Operational Creditors	-	-	-	-	-	1,684,324	-	1	Duplicate	
14	SOBTI CONTRACTS	8/7/2025	₹ -	-	Other Operational Creditors	-	-	-	-	-	-	-	92	Claim Updation	
15	ADVANCE SWITCH GARE CD	8/25/2025	₹ -	-	Other Operational Creditors	-	-	-	-	-	-	-	91	Bill 53	
16	ADVOCATE BHAGAT SINGH	8/23/2025	₹ 1,308,000.00	-	Other Operational Creditors	-	-	-	-	-	1,308,000	As per the books of account of APIL there is receivable amount of ₹. 282729.	89	I had filed a civil suit in Sonapat District court wherein during the court proceedings, I learned that the company has filed for insolvency. Thus I am filing the following claim.	
17	Alok Shanker Dabey	5/29/2025	₹ 118,750.00	103,500	Other Operational Creditors	-	-	-	-	-	15,250	Amount not rejected, amount under verification. Further information requested.	3	I would like to inform you that I have filed my claim from a delay due to my ill health and was not in a condition to file my claim within time. I request you to consider my delay on ground of illness of Claimant.	
18	BEE Limited	6/9/2025	₹ 3,178,287.00	2,035,660	Other Operational Creditors	-	-	-	-	-	1,142,627	Amount not rejected, amount under verification. Further information requested.	14	(Reason for delay not provided)	
19	Shiva Construction	8/11/2025	₹ 1,843,813.00	-	Other Operational Creditors	-	-	-	-	-	1,843,813	As per the books of account of APIL, there are no outstanding dues. Further information requested.	77	That, Operational Creditor became aware of the CIRP only when a complaint was filed before the District Level, Micro and Small Enterprises Facilitation Council, SAS Nagar, Mohali bearing Complaint No. PB/20/M/SAS/420 which was pending adjudication. Therein an application was filed by the council for the Resolution Professional representing the Corporate Debtor who informed the Council about the commencement of CIRP. Immediately upon gaining such knowledge, the undersigned filed the claim without delay. Throughout this entire period, the Ansal team never disclosed anything about the insolvency process or the NCLT proceedings, keeping us completely in the dark.	
20	Chahal Contractors Lip	9/19/2025	₹ 253,700.00	82,269.00	Other Operational Creditors	-	-	-	-	-	191,431	Amount not rejected, amount under verification. Further information requested.	116	We were waiting to get the payment done itself	
21	Nayak Security Service	9/19/2025	₹ 794,879.00	799,283.00	Other Operational Creditors	-	-	-	-	-	55,590	Amount not rejected, amount under verification. Further information requested.	116	We have thought that payment will be cleared directly now we got to know that we have to file claim for payment.	
22	SIDDHARTH KUMAR SHARMA	9/13/2025	₹ 33,000.00	33,000.00	Other Operational Creditors	-	-	-	-	-	-	-	110	Annual account staff has confirm delay	
23	Rajendra And Sons Infra Pvt Ltd	9/30/2025	₹ 22,327,994.00	12,766,450.66	Other Operational Creditors	-	-	-	-	-	9,461,543	Amount not rejected, amount under verification. Further information requested.	127	Due to miscommunication from the Ansal Api Project team bills are verified but not returned by the accounts team for the GST bill.	
24	A.A. Enterprises	9/30/2025	₹ 254,248.80	271,602.00	Other Operational Creditors	-	-	-	-	-	82,748	Amount not rejected, amount under verification. Further information requested.	127	MY AMOUNT WAS HOLD IN ACCOUNT SECTION	
Total			₹ 34,096,786	₹ 3,677,378							₹ 8,473,817			22,545,511	

Annexure 7:															
Usal Properties and Infrastructure Limited-List of Other creditors, if any, other than financial creditors and operational creditors as on 30.09.2025															
Sl. No.	Name of Operational Creditor	Details of claims received			Details of claim admitted						(Amount in INR)				
		Date of receipt	Amount claimed	Amount of claim admitted	Nature of claim	Amount covered by security interest	Amount covered by guarantee	Whether related party?	% of voting share in CoE	Amount of contingent claim	Amount of any mutual dues, that may be set-off	Amount of claim not admitted	Amount of claim under verification	Remarks, if any	No. of days delayed
1	M/S AYUSHMAN CAPITAL INVESTMENT	7/31/2025	₹ 20,560,202	-				Not Specified	-	-	-	₹ 20,560,202	As per the books of account of APIL, there is no amount payable to the claimant. Further information requested.	66	Due to lack of intimation.
2	R K BUILDERS	7/10/2025	₹ 12,520,522	-				Not Specified				₹ 12,520,522	As per the books of account of APIL, there is no amount payable to the claimant. Further information requested.	45	NOT KNOWING TO FILED CLAIM
3	Apartment Owners Welfare Association Ansal Chamber-2	6/27/2025	₹ 772,281,175	-				Not Specified				₹ 772,281,175	Duplicate	32	We being the Apartment Owners Welfare Association came to know only three days back from some office bearer that the AP (CD) went in to CIRP and being the association not having any access to the newspapers or not received any communication in respect of initiation of CIRP. You are requested to take these documents on record and accept our claim in the interest of justice.
4	Apartment Owners Welfare Association Ansal Chamber-2	6/30/2025	₹ 772,281,175	-				Not Specified				₹ 772,281,175	As per the books of account of APIL, there is no amount payable to the claimant. Further information requested.	35	We being the Apartment Owners Welfare Association came to know only three days back from some office bearer that the AP (CD) went in to CIRP and being the association not having any access to the newspapers or not received any communication in respect of initiation of CIRP. You are requested to take these documents on record and accept our claim in the interest of justice.
5	Army Welfare Housing Organisation	9/15/2025	₹ 210,200,500					Not Specified				₹ 210,200,500	As per the books of account of APIL, there is an amount of Rs 30,00,000- as receivable. Further information requested.	112	(Reason for delay not provided)
6	Naveen Bhatta	7/31/2025	₹ 5,599,753									₹ 5,599,753	As per the books of account of APIL, the warrants were already forfeited by the BOD on 2nd March 2024. Further information requested.	66	Staying outside India
7	Geeta Rajpal	7/31/2025	₹ 2,799,877									₹ 2,799,877	As per the books of account of APIL, the warrants were already forfeited by the BOD on 2nd March 2024. Further information requested.	66	Ill Health
Total			1,577,643,074	-								772,281,175	1,023,962,029		