NOTICE OF THE 23rd MEETING
OF
THE COMMITTEE OF CREDITORS OF

INTELLICITY BUSINESS PARK PVT.LTD.

(UNDER CORPORATE INSOLVENCY RESOLUTION PROCESS)
CIN NO: U45400DL2012PTC244744
Regd. Office- M-167, VIKASPURI, NEAR SYNDICATE BANK, NEW DELHI-110018

To,

1	Mr. Vivek Raheja JD 2C, 2nd Floor, Pitampura, New Delhi, Delhi-110034 vivek@vpgs.in	Authorised Representative of Financial Creditors in a Class (Home Buyers)
2	Mr. Manoj Kumar Chaudhary B-30, Sector-Gamma, Greater Noida (UP)-201306 Email: Mkc.ibp@gmail.com	Member of Suspended Board
3	Mr. Vikash Bhagat G-102, Alakhnanda Apartments, Rampuri, Ghaziabad-(UP)-201007 Email: Vikash.airwil@gmail.com	Member of Suspended Board
4	Mr. Anil Ram Sutar 304, Harsa Corner Complex, Ghazipur, New Delhi-110096 Email: anilramsutar@gmail.com	Member of Suspended Board
5	Mr. Sanjay Kumar B-30, Sector-Gamma-1, Greater Noida (UP)- 201306 Email: sanjay.airwil@gmail.com	Member of Suspended Board
6	Mr. Sameer Anil Sutar A-2, Sector-19, Noida, (UP)201301 Email: sameeranilsutar@gmail.com	Member of Suspended Board
7	Mr. Kamal Aggarwal S-563, 1st Floor, School Block, Sakarpur, Delhi,110092 Email: kamal.airwil@gmail.com	Member of Suspended Board
8	La Estructura Constructions LLP B 113, Sector 64, Noida, Up Email: laestructurallp@gmail.com	Operational Creditor
9	Aashiyana Civil Contractors Pvt Ltd. 304 Harsha Corner Complex, Local Shopping Centre, DDA, Gazipur, Delhi 110096 Email: swatisutar@hotmail.com	Operational Creditor
10	Dwarikadheesh Security Service (Mr. Rajvir Singh) S/o Kunwarpal Singh, Jagir, Kuberpur, Dharmangadpur, Bhongaon Mainpuri, Uttar Pradesh-205247 Email: rajvirsy1976@gmail.com	Operational Creditor
11	Confluence Consultancy Services (Mr. Vishal Sharma) S/o Late Sh. Nain Sukh Sharma , B-421, New Friends Colony, New Delhi-110065 Email: accounts@inconfluence.com	Operational Creditor
12	M/S Confluence Build Private Limited (Vishal Sharma) Confluence Build Private Limited, 151, 3rd Floor, Sukhdev Vihar, New Delhi-110025 Email: cbuild.india@gmail.com	Operational Creditor
13	Clavecon (India) Private Limited Khasra No.193, Vill-Patadi, Near NTPC, Dadri, Gautam Budh Nagar, Uttar Pradesh- 203208 Email: claveconindia@gmail.com	Operational Creditor

14	Vishal Contractor (Subhash Chauhan) Plot No.1 RC Colony, Bhangal, Noida, G.B Nagar Up Email: subtech.in@gmail.com	Operational Creditor
15	Dagmar Media (P) Ltd. 303, Dinar Bawan, 44, Nehru Place, New Delhi-110019 Email: info@dagmarmedia.com	Operational Creditor
16	Income Tax Department , 7/810-B, Tilak Nagar, Kanpur-208002 Email:vivek.singh@incometax.gov.in	Operational Creditor
17	Om Associates, Shop-11, Panchsheel Wellbazar, Crossing Republik, NH-24, Ghaziabad, U.P-201016 Email: omassociates777@gmail.com	Operational Creditor
18	Rajiv Singh, Deputy Commissioner, Commercial Tax, Noida Sector-3 Office of Deputy Commissioner, Commercial Tax, C-Block, Sector-18, Noida Email: rajeev.13111973@gov.in	Operational Creditor
19	Shri Radhika Tiles & Steel (Jai Narayan Bansal) 298/1, Near Kanawani Bridge, DPS School Road, Indrapuram, Ghaziabad, UP-201014 Email: bansalvishal1985@gmail.com	Operational Creditor
20	S.P. Construction (Pravendra Singh) 3rd floor, Dharam Market behind Sab Mall Sector-27 Noida-201301 Email: spconst@gmail.com	Operational Creditor
21	Yuvan Architect (Rohit Kumar) B-113, First Floor, Sector-64, Noida-201301 Email: yuvanarchitect@gmail.com	Operational Creditor
22	Ved Contractors Private Limited U-158, Vats Complex, Main Vikas Marg, Shakarpur, Delhi-110092 Email: vedprakash23@yahoo.co.in	Operational Creditor
23	Hukamchand 1015 street no.11, Ashok Nagar, Mandoli, New Delhi-110093 Email: arunkumar198213@gmail.com	Financial Creditor
24	Rita Rani, 126, Dwarka Puri, Muzaffarnagar Email: achintya@gmail.com	Financial Creditor
25	Asha Singh J-45, Sector-12, Pratap Vihar, Ghaziabad-201001 Email: spconst@gmail.com	Financial Creditor
26	Suranti & Vinod Kumar C-58, Sector-9, New Vijay Nagar, Gaziabad-201009 Email: vkvinod898@gmail.com	Financial Creditor
27	Bani Singh & Vinod Kumar C-58, Sector-9, New Vijay Nagar, Ghaziabad-201009 Email: vkvinod898@gmail.com	Financial Creditor
28	Neeraj Kumar Tayal 67/GF, Niti Khand-I, Indirapuram, Ghaziabad-201014 Email: neerajtayal14@gmail.com	Financial Creditor
29	Movie Time Cinemas Private Ltd. Kamal Cubena Building, Safdarjung Enclave, New Delhi Email: ankitkapur@movietimecinemas.in	Financial Creditor
30	Shri Bharat Traders(Huf) B-1/802,Sector-30,World Spa West, Gurgaon, Haryana-122001 Email:ajitdhawan@gmail.com	Financial Creditor

31	Shri Pushkar Traders (Huf) R/O B-1/802, Sector-30, World Spa West, Gurgaon-122001,Haryana Email:ajitdhawan@gmail.com	Financial Creditor
32	Shri Ajit Dhawan R/O B-1/802, Sector-30, World Spa West, Gurgaon-122001,Haryana Email:ajitdhawan@gmail.com	Financial Creditor
33	Shri Ajit Dhawan R/O B-1/802, Sector-30, World Spa West, Gurgaon-122001,Haryana Email:ajitdhawan@gmail.com	Financial Creditor
34	Kaveri Investment (Huf) R/O B-1/802, Sector-30, World Spa West, Gurgaon-122001,Haryana Email:ajitdhawan@gmail.com	Financial Creditor
35	Kashi Investment (Huf) R/O B-1/802, Sector-30, World Spa West, Gurgaon-122001,Haryana Email:ajitdhawan@gmail.com	Financial Creditor
36	Shri Rohit Dhawan R/O B-1/802, Sector-30, World Spa West, Gurgaon-122001,Haryana Email:ajitdhawan@gmail.com	Financial Creditor
37	Shri Amit Dhawan R/O B-1/802, Sector-30, World Spa West, Gurgaon-122001,Haryana Email:ajitdhawan@gmail.com	Financial Creditor
38	Shri Amit Dhawan R/O B-1/802, Sector-30, World Spa West, Gurgaon-122001,Haryana Email:ajitdhawan@gmail.com	Financial Creditor
39	M/S Dinesh Enterprises (Huf) R/O B-1/802, Sector-30, World Spa West, Gurgaon-122001,Haryana Email:ajitdhawan@gmail.com	Financial Creditor
40	M/s Ample Infrastructure Pvt. Ltd R/o D-995, New Friends Colony New Delhi-110025 Email: manoj@renrealty.in	Financial Creditor

Dear All,

NOTICE is hereby given that in accordance with the provisions of Regulations 17, 18 & 19 of the Insolvency and Bankruptcy Board of India (Insolvency Resolution Process for Corporate Persons) Regulations, 2016 ("CIRP Regulations"), the **23rd Meeting of the Committee of Creditors** ("CoC") of Intellicity Business Park Private Limited, will be held via video conferencing on **Thursday, 25-06-2026, at 03.00 P.M** at 4F-CS-14, Ansal Plaza Mall, Vaishali, Opp, Dabur, Ghaziabad, Uttar Pradesh ,201010. **Login details/ Link for video conferencing shall be shared in due course of time.**

Kindly make it convenient for yourself or your Authorised Representative to attend the meeting.

Kindly note that for class of creditor (Home Buyers), the CoC meeting shall be attended by the Authorised Representative of class of Creditors (Home Buyers).

As per the provisions of Regulation 16A of CIRP Regulations, Mr. Vivek Raheja, Insolvency Professional having IBBI Registration No. IBBI/IPA001/IP-P00055/2017- 2017/10133, having his office at JD 2C, 2nd Floor, Pitampura, Delhi-110034 Email: vivek@vpgs.in is acting as Authorised Representatives of the Financial Creditors in a class (Home Buyers).

For Intellicity Business Park Private Limited

Manoj Kulshrestha
Resolution Professional
Reg. No. IBBI/IPA-003/IP-N00005/2016-17/10024
Email: intellicitycirp@gmail.com

Date: 22.06.2026
Place: Ghaziabad
Encl:

1. Agenda and notes to agenda for the 23rd Meeting of CoC and resolutions which are proposed to be passed thereat and the Explanatory Statements to the said resolutions are also enclosed for your kind consideration.

NOTES

1. As per Regulation 21(2) of CIRP regulations, any Participant may attend the Meeting either in person or through an Authorized Representative. Those Participants who desire to depute authorised representative shall inform the Resolution Professional at least 24 hours in advance of the Meeting. The Authorized Representative is requested to carry proof of Identity for verification purpose.

2. As per Circular no. IBBI/CIRP/016/2018 dated 10th August, 2018, Person representing in the CoC should be competent and authorised to take decisions on the spot and without deferring decisions for want of any internal approval from the financial creditors.

3. Members who want to attend the Meeting Login ID/ Link of video conferencing shall be shared in due course of time. It is to be noted that the participants attending the aforesaid Meeting through video conferencing or other audio and visual means would also be considered as part of quorum for the aforesaid Meeting and a roll call will be carried out as per Regulation 24 (2) of CIRP Regulations for such participants.

4. A Participant being a Financial Creditor shall only be entitled to vote. **The Directors of the Corporate Debtor and one representative of the Operational Creditor (s), if any, attending the Meeting shall not have any right to vote at the Meeting and shall not form a part of the quorum**. A financial creditor being a related party of the Corporate Debtor shall not have any right of representation, participation or voting in the Meeting.

5. Only one representative of all Operational Creditor (s) shall be allowed to attend the meeting. Operational Creditors are requested to choose one representative amongst them and inform the Resolution Professional at least 24 hours before the meeting.

6. In terms of Regulation 13 of CIRP Regulations, the list of creditors is available for inspection.

7. As per provisions of Section 24 (4) of the Insolvency and Bankruptcy Code, 2016 ("Code"), the Directors, Partners and One Representative of Operational Creditors, of the Corporate Debtor may attend the Meeting of Committee of Creditors but shall not have any right to vote in such Meeting and shall not form a part of the quorum.

8. As per provisions of section 21 (8) of the Code, save as otherwise provided in the Code, all decisions of the committee of creditors shall be taken by a vote of not less than fifty-one per cent of voting share of the financial creditors.

9. In terms of provisions of Regulation 25(3) of The Insolvency and Bankruptcy Board of India (Insolvency Resolution Process for Corporate Persons) Regulations 2016, the resolution professional shall take a vote of the members of the committee present in the meeting, on any item listed for voting after discussion on the same.

10. As per provisions of Regulation 25(4) of CIRP Regulations, at the conclusion of voting at the Meeting, the decision taken on each of the items along with the names of the Members of the Committee of Financial Creditors (CoC) who voted for or against the decision, or abstained from voting will be announced.

11. In terms of provisions of Regulation 25(5)(a) of The Insolvency and Bankruptcy Board of India (Insolvency Resolution Process for Corporate Persons) Regulations 2016, the Resolution Professional shall circulate the minutes of the meeting by electronic means to all the members of the committee and authorised representative, if any, within forty-eight hours of the conclusion of the meeting.

12. In terms of provisions of Regulation 25(5)(b) of The Insolvency and Bankruptcy Board of India (Insolvency Resolution Process for Corporate Persons) Regulations 2016, Resolution Professional shall 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 of The Insolvency and Bankruptcy Board of India (Insolvency Resolution Process for Corporate Persons) Regulations, 2016 and voting shall be kept open for at least Twenty Four hours from the circulation of the Minutes.

13. Detailed instructions for e-voting follow on the next page.

INSTRUCTIONS FOR E-VOTING

START AND END TIME: The voting period will begin on _____ during this period, the members of the Committee of Creditors are being provided the platform to cast their vote electronically.

WEBSITE LINK TO VOTE: The participating members of the Committee of Creditors should log on to the e-voting website http://intellicitycirp.com/otp login during the voting period.

LOGIN by OTP: Enter your mobile or email id. Kindly ensure you use the same mobile number or Email id as notified to the IRP for e-Voting.

You will also receive an INVITE e-mail from **Claim-Bridge** on the registered email id and mobile number with the same link http://intellicitycirp.com/otp login).

PASSWORD: Enter your mobile number or Email id and click on submit button. Your unique OTP (One Time Password) would be delivered on your mobile number and registered email. Once you enter the OTP click on confidentiality agreement button and Submit you would be logged in to voting platform.

VOTING: Once logged in, you would go to voting's and click on it. Here you would see the voting from the **<company / IRP>** listed. Click on the event name i.e., **<Vote here>** and you would be taken to voting page.

OPTIONS: On the voting page, you will see all the items to be voted upon. Against each item, following options would be available:

YES

NO

ABSTAIN

CONFIRMATION: After selecting the option, click on **"SUBMIT"**. You would receive a "THANK YOU" message on the screen. This is a confirmation that your vote has been recorded and also receives a confirmation note on registered email and mobile.

CONTACT US: In case you have any queries or issues regarding e-voting, write an email to Tanya@claim-bridge.com.

INTELLICITY BUSINESS PARK PVT.LTD.

(UNDER CORPORATE INSOLVENCY RESOLUTION PROCESS)

CIN NO: U45400DL2012PTC244744

Regd. Office- M-167, VIKASPURI, NEAR SYNDICATE BANK, NEW DELHI-110018

AGENDA FOR THE 23rd MEETING OF COMMITEE OF CREDITORS

A- LIST OF ISSUES TO BE DISCUSSED/NOTED

ITEM NO. 1

CHAIRMAN OF THE MEETING

As per Regulation 24(1) of the Insolvency and Bankruptcy Board of India (Insolvency Resolution Process for Corporate Persons) Regulations, 2016, the Resolution Professional shall act as the Chairman of the meeting of the Committee of Creditors.

ITEM NO. 2

TO TAKE THE ROLL CALL AT THE MEETING

As per Regulation 24(2) of the Insolvency and Bankruptcy Board of India (Insolvency Resolution Process for Corporate Persons) Regulations, 2016, the Resolution Professional shall take a roll call, if any participant is attending the meeting through video conferencing or other audio and visual means.

ITEM NO. 3

TO ASCERTAIN THE QUORUM OF THE MEETING

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 members of the committee shall be at least 33% of the voting rights present either in person or by video conferencing or other audio-visual means. The committee may modify the percentage of voting rights required for quorum in respect of any future meetings of the committee.

ITEM NO. 4

TO TAKE NOTE OF THE MINUTES OF THE PREVIOUS MEETING OF COMMITTEE OF CREDITORS.

The Minutes of previous COC meeting i.e., 22nd COC held as on 25th March 2026 has already been circulated to all the participants as on 26th March 2026, as well as placed before Committee of Creditor (COC) which took note of the same.

Accordingly, the CoC members are requested to kindly take note of the same.

ITEM NO. 5

TO TAKE NOTE ON CIRP COST AND EXPENSES.

With reference to the Previous CoC meeting wherein the COC was desire to get update on the Total CIRP cost of the, the details of the COST are as follows;

F.Y.	Amount
2019-20	76,55,328
2020-21	71,41,975
2021-22	70,28,872
2022-23	54,26,662
2023-24	37,46,800
2024-25	36,59,210
2025-26	69,42,500
	4,16,01,347 (Approximately)

ITEM NO. 6

LIST OF APPLICATIONS PENDING BEFORE THE HON'BLE NATIONAL COMPANY LAW TRIBUNAL, BENCH II, NEW DELHI ARE AS FOLLOWS:

NUMBER	PARTICULARS	STATUS OF PLEADINGS	NEXT DATE
IA 3709/2023	Application filed by	Reply filed by	13.07.2026

	Resolution Professional against Greater Noida seeking setting-aside of Cancellation Letter dated 30.06.2023.	Greater Noida	
IA 705/2020	Application by RP for avoidance of transactions under Section 66, 67, 69 & 71 IBC.	No Reply filed by any Respondent till date	13.07.2026
IA 3551/2020	Objections of Intellicity Social Welfare Society against Resolution Plan and impugning the actions of the Resolution Professional.	Reply filed by the Resolution Professional	13.07.2026
IA 3377/2020	Plan Approval Application – SSR Township – Successful Resolution Applicant	Objections filed by Greater Noida in form of a Reply	13.07.2026
IA 4356/2022	Application by Airwil Intellicity Social Welfare Society seeking early approval of the Resolution Plan as approved by CoC.	No Reply to be filed by any Party	13.07.2026
IA 762/2021	Application by Amit Nagar to exclude assets of Ascot Projects Private	Reply filed by the Resolution Professional;	13.07.2026

	Limited from the CIRP of Intellicity Business Park	Rejoinder filed by the Applicant	
IA 4813/2022	Greater Noida objections to the Resolution Plan.	Reply filed by the Resolution Professional	13.07.2026
IA 3166/2024	Application by RP seeking replacement of Authorised Representative of Allottees	No Respondent in Application	13.07.2026
IA 4428/2025	Remand the Resolution Plan submitted by Respondent No. 2 back to the COC for fresh consideration in light of subsequent developments as stated in Para 12 of the present application	Notice issued, reply to be filed within 2 weeks.	13.07.2026

Accordingly, the CoC members are requested to kindly take note of the same.

ITEM NO. 7

TO TAKE NOTE ON THE INTERIM FINANCE FOR PRE-CONSTRUCTION ACTIVITIES AT THE PROJECT SITE.

The interim finance of ₹50.00 lakh was received on 25 February 2025. Further, the Resolution Professional has appointed Expert AE Solutions, Ghaziabad, for

conducting the pre-construction audit and Gaurav Construction, Noida, for carrying out the pre-construction activities. At present, the site cleaning work has been completed, and sheds covering the entire project boundary have been erected.

Advance payments, after deduction of applicable TDS, have been released to Expert AE Solutions and Gaurav Construction against the services rendered by them.

Accordingly, the members of the Committee of Creditors (CoC) are requested to take note of the above developments.

Item No. 8

Any Other matter with the permission of the chair.

To discuss such other matters with the permission of the Chair.

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