

NOTICE OF THE 25th 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)- Intellicity
2	Mr. RAJIV BAJAJ R/o- LG, B-269, Chattarpur Enclave, Phase-II ,New Delhi ,Delhi ,110079 rbajajip@gmail.com	Resolution Professional of Ascot Projects Private Limited
3	Gagan Gulati A-179, FIRST FLOOR ,SUDERSHAN PARK, NEW DELHI ,West ,National Capital Territory of Delhi ,110015 advocategulati@gmail.com	Authorised Representative of Financial Creditors in a Class (Home Buyers)- Ascot
4	IRR Insolvency Professionals Private Limited 6772/2, 4th Floor, Dev Nagar, DB Gupta Road Opposite Bali Nursing Home Karol Bagh, New Delhi – 110005 jindalrahul60@gmail.com	Process Monitor

Member of Suspended Board

1	Mr. Manoj Kumar Chaudhary B-30, Sector-Gamma, Greater Noida (UP)-201306 Email: Mkc.ibp@gmail.com	Intellicity
2	Mr. Vikash Bhagat G-102, Alakhnanda Apartments, Rampuri, Ghaziabad- (UP)-201007 Email: Vikash.airwil@gmail.com	Intellicity
3	Mr. Anil Ram Sutar 304, Harsa Corner Complex, Ghazipur, New Delhi-110096 Email: anilramsutar@gmail.com	Intellicity
4	Mr. Sanjay Kumar B-30, Sector-Gamma-1, Greater Noida (UP)- 201306 Email: sanjay.airwil@gmail.com	Intellicity
5	Mr. Sameer Anil Sutar A-2, Sector-19, Noida, (UP)201301 Email: sameeranilsutar@gmail.com	Intellicity
6	Mr. Kamal Aggarwal S-563, 1st Floor, School Block, Sakarpur, Delhi,110092 Email: kamal.airwil@gmail.com	Intellicity

7	RAKESH KUMAR BAJAJ H. No 12 2nd floor Pkt 11,Rajeev Enclave Sector-5,Rohini Sector-5,North West Delhi 110085 bajajrakesh@rediffmail.com	Ascot
8	SANJAY KUMAR SACHDEV R/o 244, ATS Prelude Golf Meadows, Barwala Road, Dera Bassi Sas Nagar Mohali Punjab- 140507 san_sachdev@hotmail.com	Ascot

Statutory Authorise

1	Greater Noida Industrial Development Authority Plot No. 01, Knowledge Park-04 Greater Noida Gautam Budh Nagar, Uttar Pradesh – 201308	authority@gnida.in
2	Income tax department	delhi.ito12.1@incometax.gov.in KANPUR.TRO.CENTRAL@incometax.gov.in
3	EPFO department	ro.noida@epfindia.gov.in

Financial Creditors

1	HUKUM CHAND 1015 STREET NO.11, ASHOK NAGAR, MANDOLI, NEW DELHI-110093	arunkumar198213@gmail.com
2	RITA RANI,ACHINTYA AGRAWAL,ARPIT AGRAWAL 126, DWARIKA PURI,MUZAFFAR NAGAR,251001	achintya@gmail.com
3	ASHA SINGH J-45, SECTOR-12 PRATAP VIHAR, GHAZIABAD-201001	spconst@gmail.com
4	SURANTI & VINOD KUMAR C-58, SECTOR-9 NEW VIJAY NAGAR, GHAZIABAD-201009	vkvinod898@gmail.com
5	BANI SINGH & VINOD KUMAR C-58, SECTOR-9 NEW VIJAY NAGAR, GHAZIABAD-201009	vkvinod898@gmail.com
6	NEERAJ KUMAR TAYAL 67/GF NITI KHAND-I, INDRAPURAM, GHAZIABAD-201014	neerajtayal14@gmail.com
7	MOVIE TIME CINEMAS PRIVATE LTD. KAMAL CUBENA BUILDING, SAFDARJUNG ENCLAVE, NEW DELHI	ankitkapur@movietimecinemas.in

8	SHRI BHARAT TRADERS(HUF) B-1/802,SECTOR-30,WORLD SPA WEST, GURGAON, HARYANA-122001	ajitdhawan@gmail.com
9	SHRI PUSHKAR TRADERS (HUF) R/O B-1/802, SECTOR-30, WORLD SPA WEST, GURGAON-122001,HARYANA	ajitdhawan@gmail.com
10	SHRI AJIT DHAWAN R/O B-1/802, SECTOR-30, WORLD SPA WEST, GURGAON-122001,HARYANA	ajitdhawan@gmail.com
11	SHRI AJIT DHAWAN R/O B-1/802, SECTOR-30, WORLD SPA WEST, GURGAON-122001,HARYANA	ajitdhawan@gmail.com
12	KAVERI INVESTMENT (HUF) R/O B-1/802, SECTOR-30, WORLD SPA WEST, GURGAON-122001,HARYANA	ajitdhawan@gmail.com
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14	SHRI ROHIT DHAWAN R/O B-1/802, SECTOR-30, WORLD SPA WEST, GURGAON-122001,HARYANA	ajitdhawan@gmail.com
15	SHRI AMIT DHAWAN R/O B-1/802, SECTOR-30, WORLD SPA WEST, GURGAON-122001,HARYANA	ajitdhawan@gmail.com
16	SHRI AMIT DHAWAN R/O B-1/802, SECTOR-30, WORLD SPA WEST, GURGAON-122001,HARYANA	ajitdhawan@gmail.com
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18	Siddhant Garg	gargsiddhantgarg.1981@gmail.com
19	Nisha Rani Gupta	1978nisharani@gmail.com
20	Aditya kumar Garg	ranigorja8@gmail.com
21	VANDANA GUPTA	vandanag29@gmail.com
22	AMIT VERMA	amitharsi1982@gmail.com
23	ASHWANI DWIVEDI AND VAIBHAV MISHRA	ashwani7iit@gmail.com
24	ANJU SINGH	rakeshmittal7@yahoo.co.in
25	United Associates c/o Mr. Girdhar Gopal Gulati	chairman@united.ac.in
26	CD IMPEX	impexcd84@gmail.com

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 **25th Meeting of the Committee of Creditors ("CoC")** of Intellicity Business Park Private Limited, will be held via video conferencing on **Wednesday, 26-08-2026, at 07.30 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

The block contains a handwritten signature in blue ink that reads 'Manoj Kulshrestha'. To the right of the signature is a circular blue ink stamp. The stamp contains the text: 'MANOJ KULSHRESTHA', 'IBBI Reg. No. IBBI/IPA-003/IP-N00005/2016-17/10024', and 'INSOLVENCY PROFESSIONAL' around the bottom edge.

Manoj Kulshrestha

Resolution Professional

Reg. No. IBBI/IPA-003/IP-N00005/2016-17/10024

Email: intellicitycirp@gmail.com

Date: 24.08.2026

Place: Ghaziabad

Enclosed:

1. Agenda and notes to agenda for the 24th 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.

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AGENDA FOR THE 25th MEETING OF COMMITTEE OF CREDITORS

1. 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.

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ITEM NO. 4

TO TAKE NOTE OF THE MINUTES OF THE PREVIOUS MEETING OF COMMITTEE OF CREDITORS i.e., 23rd and 24th.

The Minutes of the 23rd Meeting of the Committee of Creditors (CoC), held on 25th June 2026, were circulated to all the participants on 26th June 2026.

The Minutes of the 24th Meeting of the Committee of Creditors (CoC), held on 2nd August 2026, were circulated to all the participants on 5th August 2026.

Accordingly, the members of the Committee of Creditors are requested to take note of the Minutes of the 23rd and 24th CoC Meetings.

ITEM NO. 5

TO TAKE NOTE OF EXPRESSION OF INTEREST RECEIVED PURSUANT TO FORM G

Following the publication of Form G dated 06.08.2026, the Resolution Professional ("RP") received **15 (fifteen) expression of interest** who have submitted their Expressions of Interest along with the requisite documents and deposited application money out of these 1 (one) has not deposited the amount.

The CoC is requested to take note of the above.

ITEM NO. 6

TO TAKE NOTE THE APPEAL FILED BY CONSORTIUM OF SSR TOWNSHIPS PVT LTD AND SANJEEV MITLA

It is further informed that, challenging the Order dated 24.07.2026 passed by the Hon'ble NCLT, the erstwhile Resolution Applicant, the

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Consortium of SSR Townships Private Limited and Mr. Sanjeev Mitla, has filed an appeal before the Hon'ble National Company Law Appellate Tribunal (NCLAT).

The details of the appeal are as follows:

S.NO.	PARTICULARS	CASE NO.
1	Consortium of SSR Townships Pvt Ltd and Sanjeev Mitla Vs. Manoj Kulshrestha & Anr.	Comp. App. (AT) (Ins) No. 1550 of 2026
2	Consortium of SSR Townships Pvt Ltd and Sanjeev Mitla Vs. Rajiv Bajaj & Anr.	Comp. App. (AT) (Ins) No. 1551 of 2026

The appeal was listed before the Hon'ble NCLAT on 21.08.2026. On the said date, the matter was heard by the Hon'ble Court; however, owing to the limited time available, the matter was further listed for hearing on 24.08.2026.

On 24.08.2026, the matter was heard at length by the Hon'ble NCLAT, and certain directions were issued by the Hon'ble Court. The detailed order has not yet been uploaded on the NCLAT website. The same shall be provided to the CoC as and when it is uploaded on the website.

This update is accordingly placed before the Committee of Creditors for taking note of the aforesaid development and for considering the consequential course of action in accordance with the directions of the Hon'ble NCLAT and applicable provisions of law.

The CoC is requested to take note of the above.

2. ANY OTHER MATTER WITH THE PERMISSION OF THE CHAIR.

The members of COC would be entitled to raise any other matter to be discussed and decided with the permission of the chair.
