

The Project has Viability of 1599 Units



**Serene Residency Group Housing Project at Sector ETA II Greater Noida
of Ansal Properties & Infrastructure Limited (Under CIRP)**

About Ansal Properties & Infrastructure Ltd

Ansal Properties and Infrastructure Limited is a Public Limited Company incorporated on 30 June 1967. It is classified as non-govt company and is registered at Registrar of Companies, Delhi. Its authorized share capital is Rs. 1,500,000,000 and its paid-up capital is Rs. 787,024,000.

Ansal Properties and Infrastructure Limited currently operates in a range of business verticals such as Integrated Townships, Condominiums, Group Housing, Malls, Shopping Complex, Hotels, SEZs, IT Parks and Infrastructure and Utility Services.

its registered address is 115 Ansal Bhawan 16 K G Marg New Delhi – 110001. Current status of Ansal Properties and Infrastructure Limited is - Active.

Company Name	Ansal Properties and Infrastructure Limited
CIN	L45101DL1967PLC004759
Company Status	Active
ROC	Delhi
Registration Number	4759
Company Category	Company listed by shares.
Company Sub-Category	Non-Govt Company
Class of Company	Public
Date of Incorporation	30 June 1967

About Project

The Project Corporate Debtor has The Project in the name of Serene Residency Group Housing Project at Sector ETA II, Greater Noida, which is a picture-perfect address that has beautifully captured your imagination. It is placed strategically in the lush green surroundings of Greater Noida that makes it the most modern habitat wrapped with comfort and recreational activities. Here every day you find life in its best form, pampering itself with fascinating features and amazing lifestyle.

The Project has the new address for impressive lifestyle for their buyers. It is place that can be vouched as the perfect confidence of simplicity, elegance and natural beauty. Designed eminently it is spread over **13 acres** of lush green landscape and brings to you 14 glorious towers comprise of lavish apartments and exclusively designed Studio,1BHK,2BHK&3BHK apartments and having planned units 1599. Out of 14 tower 2 tower has been finished and possession given to home owners, 3 towers there fully construction and 4 tower is under construction

Serene Residency has space for commercial shopping centre (2000 Sq.Mtr.), Milk Booth 200 (Sq. Mtr.) club house, Swimming pool, Tennis court, Basketball court, Skating ring, Kids Zone, Gathering space and other facilities. It also includes total planned basement parking area 36168 (Sq.Mtr) out of which 20700 (Sq.Mtr) is constructed and balance 15468 (Sq.Mtr.) is under constructed

It is a perfect habitat that gives you a peace of mind. The project is one such peaceful project in Greater Noida that stand out truly with no legal obstacles and brings happiness into your life.

Key Highlight of Project

This project is under project specific CIRP and it encompasses the following highlights.

- ✚ **Structure-** Earthquake resistant framed structure confirming to bis code with RCC Columns/Sher walls and beams arrangement with brick masonry filler walls.
- ✚ **Approvals/Consents/NOC** -Approvals such as Fire NOC, Environmental Clearance, Pollution CTO, Lift NOC, Airport Authority NOC, and NOC for withdrawal of groundwater have been obtained for this project. Some of the mentioned approvals are currently due for renewal.
- ✚ **Project Team** -The project has team of 11 employees of various department, like Service, Construction, and C.R.M. departments. The project has outsourced the Security Management Service and Facility Management Service.
- ✚ **Noida Airport** -Jewar International Airport is also known as the Noida International Airport. It is one of the upcoming International Airports in Uttar Pradesh.
- ✚ **Well Connected Area** -Eta II is well-connected to other parts of city by road, which passes through the heart of this suburb. Prominent shopping malls, movie theatres, school, and hospitals are present in proximity of this residential project.

- ✚ **Land Lease Deed** -Land lease deed of 13 acres made on 30th August 2007 between Greater Noida Industrial Development Authority constituted under section 3 read with section 2(d) of Uttar Pradesh Industrial Area Development Act, 1976 and Ansal Properties and Infrastructure Limited, a company incorporated under companies act 1956, having registered office at 115, ansal bhawan, 16 KG Marg, New Delhi.
- ✚ **TechZone 4 Greater Noida** -Techzone 4 is a fast-developing residential area located close to Noida Greater Noida Link Road, Sikandarabad Road and Yamuna Expressway.

Claims/Liabilities

Sr. No.	Category of creditors	Liabilities	Remarks
1	Financial Creditors (Secured)	2,95,96,53,130	Claim Admitted
2	Home Buyers (Class of Creditors)	1,94,73,76,827	As per books of account
3	Operational Creditors	3,17,92,412	

Attraction of Location

- Strategically located at Sector ETA-II, Greater Noida
- Close to WIPRO SEZ, LG, Moser Baer & Honda
- Close to proposed Metro Station
- Exclusively designed studio Apartments
- 1BHK, 2BHK, 2BHK +Servant/Study Room
- 3BHK, 3BHK+Servant/Study Room
- 80% Open Area
- 14 Towers Proposed
- Gated Colony with 24*7 Security
- Garden Jogging Track & Club House

- Children Play Area & In-House Shopping Complex
- 2 minutes' drive from Pari Chowk and 25minutes drive from DN
- ATM Provision

Tower wise status of project

S.No.	Tower No.	Total No. of Units	No. of Units Sold	Unsold Units	% of Completion	Status
1	T3	108	102	6	80%	Constructed
2	T4	108	104	4	70%	Constructed
3	T5	100	98	2	95%	Constructed
4	T6	100	100	-	100%	Delivered
5	T7	199	199	-	100%	Delivered
6	T8	199	147	52	50%	Under Construction
7	T10	100	71	29	40%	Under Construction
8	T11	100	68	32	40%	Under Construction
9	T12	96	56	40	35%	Under Construction
10	T13	100	19	81	0%	Construction not Started
	Total	1210	964	246		

Apart of above mention 10 tower remaining 4 towers constructions has been not started. Furthermore, the towers that are either under construction or have been completed will incur costs for the remaining work on both the units that have been sold and the unsold units.

CIRP

The project was admitted to Corporate Insolvency Resolution Process in accordance with the section 7 of the Insolvency and Bankruptcy Code, 2016 read with the Insolvency and Bankruptcy Board of India (Insolvency Resolution Process of Corporate Person) Regulations by an order of the Hon'ble National Company Law Tribunal, New Delhi Bench ("NCLT") in the case C.P. (IB)/ 297(ND)2023, 2016 vide its order dated 18th January, 2018 where Mr. Navneet Kumar Gupta, Insolvency Professional having registration number IBBI/IPA-001/IP-P00001/2016-2017/10009 had been appointed as an Interim Resolution Professional of the Corporate Debtor for the project named as "Serene Residency Group Housing Project at Sector ETA II, Greater Noida" w.e.f., **20th October 2023**. and further, per Coc, his appointment was confirmed as Resolution Professional.

Future Viability

The project possesses great potential to attract customers in the rapidly expanding market of Greater Noida. From this perspective, the project is anticipated to generate a substantial cash inflow of 450-500 crores. Additionally, the completion of the remaining towers will necessitate further construction costs.

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