

**19<sup>th</sup> June, 2026****Scrip Code : ANSALAPI**

National Stock Exchange of India Ltd  
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

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- Reg: (i) Intimation of Order dated the 16<sup>th</sup> June, 2026 passed by the District Judge (Commercial) Saket Court, Delhi (Vacation Judge) in the CS (Comm). No. 3770/2026.**
- Ref: (i) 5,55,64,816 Equity shares of the Company pledged by the Promoters and Promoter Group of the Company.**
- (ii) Regulations 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.**

Dear Sir / Madam,

With reference to the captioned matter, kindly note that Ansal Properties and Infrastructure Ltd. has filed a Commercial Civil Suit against (1) DMI Alternative Investment Fund"-Special Opportunities Scheme, (2) DMI Alternatives Private Limited, (3) DMI Finance Private Limited, (4) Vistra ITCL (India) Limited (Trustee) and (5) Trait IT Park Private Limited ("Defendants") before the Hon'ble Saket District Court, Delhi bearing CS (Comm) No.3770/2026 titled as "Ansal Properties & Infrastructure Ltd. Vs. Trait IT Park Private Limited and Others", seeking a decree of Rendition of Accounts and as well as a decree of Permanent Injunction thereby restraining the aforesaid Defendants from creating any kind of third party rights in any of the Securities provided by Ansal Properties & Infrastructure Ltd. or its Promoters including the Shares (i.e. 5,55,64,816 Equity shares) of Ansal Properties & Infrastructure Ltd. pledged by the Promoters / Promoter Group of the Company in favour of above named Defendants without rendition of accounts, completion of forensic audits & service of least seven days advance notice for invocation of pledge & creation of third party rights in any of the Pledged shares to the Company.

The following Order was passed by the Hon'ble District Judge (Commercial), South East District, Saket Courts, Delhi (Vacation Judge) upon hearing the said matter on the 16<sup>th</sup> June, 2026:-

**Ansal Properties & Infrastructure Ltd**

115, Ansal Bhawan, 16, Kasturba Gandhi Marg, New Delhi-110 001

Tel.: 23353316 & 23353550

Website: www.ansalapi.com

**CIN: L45101DL1967PLC004759**

**Email: contactansalapi@gmail.com**

*"In view of same, issue settlement of issues and notice of the application U/o XXXIX rule 1 & 2 CPC to the defendants on filing of PF/RC through all modes, including WhatsApp, email, and in terms of Rules 12, 13, and 14 of the Delhi District Courts Service Rules for 04.07.2026. Meanwhile, Keeping in the mind the plaintiffs apprehension and urgency in the matter, parties are directed to maintain status quo and also the defendants are restrained from creating any third party rights in any of the Securities provided by the plaintiff or its promoters till NDOH."*

Further, the copy of the aforesaid Order passed by Hon'ble District Judge (Commercial), South East District, Saket Court, Delhi dated the 16<sup>th</sup> June, 2026 is enclosed herewith as "**Annexure 1**"

This is for your information and record.

Thanking you,

Yours faithfully,

For **Ansal Properties & Infrastructure Ltd.**

**Siddharth Goenka**  
**Whole Time Director**  
**(DIN: 11524566)**

**Encl: a/a**

1) Vide Hon'ble NCLAT order dated the 07<sup>th</sup> 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 03<sup>rd</sup> 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 06<sup>th</sup> October, 2025.

3) The Fernhill Project of APIL, situated at District Gurgaon, Haryana, is managed by Shri Jalesh Kumar Grover, Resolution Professional of the said Project.

डॉ. तरुण सलरावत  
Dr. TARUN SALIRAWAT  
जिला न्यायाधीश (व्यापारिक न्यायालय)-07 (डिजिटल)  
District Judge (Commercial Court)-07 Digital  
नवीन न्यायालय ब्लॉक-2  
New Building Block-2  
कमरा नं. 30 दक्षिण-पूर्व जिला  
Room No. 30, South-East District  
साकेत न्यायालय परिसर, नई दिल्ली  
Saket Court Complex, New Delhi

जिला न्यायाधीश (व्यापारिक न्यायालय)-07 (डिजिटल)  
District Judge (Commercial Court)-07 Digital  
दक्षिण-पूर्व जिला  
South-East District  
साकेत न्यायालय परिसर, नई दिल्ली  
Saket Court Complex, New Delhi

**CS (Comm) no. 3770/2026**

**Ansal Properties & Infrastructure limited Vs. Trait It Park Private Limited & Ors.**

16.06.2026.

The present suit has been received vide order no. judl.-Vacation/F.83/South-East/Saket/2025/2322-2370 dated 02.06.2025 and order no. 229 dated 02.06.2026. It be checked and registered.

**Present:** Sh. Tarun Singla, Advocate for plaitniff.

1. Heard. File perused.
2. Brief facts as averred by the plaintiff are that the plaintiff is a public limited company listed with Bombay Stock Exchange and National Stock Exchange and that the share holders of the plaintiff company approved the resolutions for reconstitution of plaintiffs board of directors through postal ballot conducted by way of remote e-voting process on 20.03.2026 and since then, the plaintiff company is being managed by its re-constituted board of directors.
3. Defendant no. 1 is also a company incorporated under companies act and it is related party/group/sister/associate company of defendant no. 2 to 4. Defendant no. 2 acting through its Investment Manager advanced financial facilities to the extent of Rs. 297 crores to Amarnath Properties Pvt. Ltd. (Borrower) under 6 Debentures Subscription Agreement (DSA) between Borrower and the Lender whereby non convertible debentures worth Rs. 208.36 Crores were issued by Borrower to Lender.
4. It is further stated that defendant no. 2 to 5 took several properties as securities by way of mortgage/pledge for Financial Facility 1 and Financial Facility 2 including (i)



residential property bearing no. 26 situated at Firoz Shah Road (ii) pledge of Rs. 55564816 equity shares constituting about 35.30% shares of plaintiff owned by plaintiff's promoters. However, the Borrowers defaulted in repayment of both the financial facilities.

5. Thus, defendant no. 4 declared Financial Facility 2 as NPA on 14.06.2023. As per letter dated 18.06.2024 total outstanding amount of Financial Facility 2 was Rs. 54,87,17,576/- and defendant 4 took possession of the said property situated at Firoz Shah Road on 13.06.2024 under the provisions of SAR-FAESI Act 2002. Further, pursuant to the NOC granted by defendant no. 2, owners of Firoz shah property sold the same to the third party and the proceeds release from the same were attributed towards repayment of Financial Facility 1 as well as Financial Facility 2 as mentioned in "No Dues-Cum-Release" letter dated 19.02.2025 written by defendant no. 2 to the borrower of financial facility 1.

6. It is further stated that various properties as mentioned in schedule II of the said letter including pledges shares continued to remain pledged with defendant no. 2/Trustee.

7. As per the plaintiff's version, sale of Firoz Shah Property sold to third party and other property situated at SAS Nagar to the defendant no. 1, entire Financial Facility 1 and Financial Facility 2 stood repaid and nothing remained payable to defendant no. 2 to 5 for said financial facilities. It is further stated that the plaintiff is not a party to the aforesaid Debentures



Subscription Agreement (DSA) or the loan agreement and the plaintiff has not received any part of the Financial Facility 1 or Financial Facility 2. However, as per Schedule III A of the DSA Agreement dated 27.09.2019, plaintiff is required to make necessary disclosures to BSE/NSE under the SEBI regarding pledge of the pledged shares by the promoters.

8. Ld. Counsel for plaintiff further submits that defendant no. 2 to 5 are holding the securities (including the pledged shares) and therefore, there is a continuous fear and apprehension that they may sell or create third party rights therein. He further stated that on 11.06.2026, plaintiff came to know from its sources that defendant no. 2 to 5 were taking steps to invoke and sell the securities and since the pledged shares are of the plaintiff's company, any attempt by defendant nos. 2 to 5 to sell or create third party rights in the pledged shares will lead to plaintiff's collapse in the market and thus, its shareholders and home buyers/property buyers may suffer huge losses.

9. Ld. Counsel for plaintiff further submitted that defendant nos. 2 to 5 are liable to render true & complete accounts of the transactions under aforementioned 6 Debentures Subscription Agreements, Loan Agreement as well as all financial transactions involving plaintiff's promoters and their companies since beginning till date, so that the correct position of accounts against Financial Facility 1 & Financial Facility 2 can be ascertained.

10. Thus, the plaintiff has prayed for direction to the defendants to maintain status quo and also to restrain them from



creating any kind of third party rights in any of the securities provided by the plaintiff or its promoters.

11. I heard the arguments and perused the record. I note that vide letter dated 19.02.2025 issued by defendant no. 2 (DMI Alternative Investment Fund) itself, defendant no. 2 to 5 are holding the Securities (including pledged shares). As per the plaintiff's version, they have also served a legal notice dated 24.04.2026 upon defendant nos. 1 and 2 asking for rendition of account, disclosure of all loans & SARFAESI records and rendition of accounts, however, they have given any response. I perused the copy of the said notice and the proof of dispatch and delivery.

12. In view of same, issue settlement of issues and notice of the application U/o XXXIX rule 1 & 2 CPC to the defendants on filing of PF/RC through all modes, including WhatsApp, email, and in terms of Rules 12, 13, and 14 of the Delhi District Courts Service Rules for **04.07.2026**. Meanwhile, Keeping in the mind the plaintiff's apprehension and urgency in the matter, parties are directed to maintain status quo and also the defendants are restrained from creating any third party rights in any of the Securities provided by the plaintiff or its promoters till NDOH.

13. **The provision of Order XXXIX Rule 3 CPC be complied with immediately.**

14. Copy of this order be given dasti, as prayed for.



**(Dr. Tarun Sahrawat)**  
**District Judge (Commercial) (Digital-07)**  
**South-East, Saket Courts, Delhi (Vacation Judge)**  
**16.06.2026**