

TEASER

ULTIMATE INFOVISION PRIVATE LIMITED
(Under Corporate Insolvency Resolution Process)

**Investment Opportunity in
Prime Institutional Land in
Greater Noida, U.P**

Presented by:
CA. Reshma Mittal
Resolution Professional
Regn. No.: IBBI/IPA-001/IP-P00297/2017-18/10541



Introduction & Process Status

INITIATION OF CIRP

- **Authority:** The National Company Law Tribunal (NCLT), New Delhi Bench-VI.
- **Order Date:** CIRP initiated vide order dated May 29, 2024.
- **Case Number:** CP(IB)-31/ND/2023.
- **RP Appointment:** Ms. Reshma Mittal has been appointed as the Resolution Professional to conduct the Corporate Insolvency Resolution Process (CIRP) by Hon'ble NCLT vide order dated 19.11.2025 replacing Bharat Bhushan Sethi, IRP.
- **Goal:** Invitation for Resolution Plans to revive the Corporate Debtor and unlock the value of its primary land asset.

Company Overview

ABOUT THE COMPANY

- **Name:** Ultimate Infovision Private Limited.
- **Incorporation:** 13th July 2007.
- **CIN:** U72300DL2007PTC165838.
- **Registered Office:** 403, 4th Floor, Shahpuri Tirath Singh Tower, C-58, Janakpuri, New Delhi - 110058.
- **Industry:** Information Technology / Software Development (Mobile App, Cloud Services, IOT, etc.).
- **Current Status:** Non-operational; Registered office is locked; No active employees.

Capital Structure:

- **Authorized Capital:** Rs. 5,00,00,000
- **Paid-up Capital:** Rs. 4,40,00,000



Board of Directors

S.N O.	Name of Directors	DIN/PAN	Designation
1	RAJU VERMA	00349311	Director
2	HARINDER BASHISTA	00946244	Director
3	NARENDER KUMAR	10337592	Additional Director

The Key Asset (Land Parcel)

PRIME ASSET: KNOWLEDGE PARK, GREATER NOIDA

- Asset Type: Leasehold Institutional Plot.
- Location: Industrial Plot No. 12A, Sector KP-03 (Knowledge Park 3), Greater Noida, Distt. Gautam Budh Nagar, Uttar Pradesh.
- Total Land Area: 38,014.54 Sq. Mtrs.
- Strategic Location: Situated in a prominent educational and industrial hub.
- Land use : Primarily for **IT Industries and IT Enabled Services (IT/ITES)**, with specific allowances for supporting commercial, residential, and institutional facilities.

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Status of Possession & Title:

- Mortgage: The land is mortgaged with Bank of Baroda.
- Lease Status: GNIDA cancelled the lease deed (dated 18.09.2013) due to non-payment and non-completion of the project in given timeframe.
- Litigation: Bank of Baroda has challenged the cancellation via a Writ Petition pending before the Hon'ble High Court of Delhi.
- Current Possession: Physical possession is currently with the Resolution Professional. However, GNIDA has also affixed a public notice that Land is in them possession

Investment Highlights

WHY INVEST IN UIPL?



Clean Slate Acquisition:
Resolution under IBC allows the investor to start with a "Clean Slate" regarding past liabilities, subject to NCLT approval.



Strategic Revival:
Opportunity to resolve the GNIDA dues and revive the lease for a high-value IT/Commercial project.



Massive Land Bank:
Opportunity to acquire ~38,000 Sq. Mtrs. in the lucrative Knowledge Park region of Greater Noida.



Tax Efficiencies: Potential benefits from brought forward losses and unabsorbed depreciation under Section 79 of the IT Act (subject to specific conditions for IBC cases).

Financial Snapshot

FINANCIAL POSITION (As per Last Audited Balance Sheet 31.03.2022)

Assets	Amount (INR '000)	Liabilities	Amount (INR '000)
Inventories (Land/Project)	1,56,070.92	Share Capital	44,000.00
Long Term Loans & Advances	73,736.74	Long Term Borrowings	1,49,149.09
Short Term Loans & Advances	6,207.93	Other Current Liabilities	69,078.29
Total Assets	2,61,757.88	Total Liabilities	2,61,757.88

Note: The company has not provided books of accounts for the current period. Figures are historical.

Financial Snapshot (3-Year Trend)

FINANCIAL SUMMARY (AUDITED) (*Figures in INR '000*)

PARTICULARS	FY 2021-22	FY 2020-21	FY 2019-20
REVENUE & PROFITABILITY			
Revenue from Operations	0.00	0.00	0.00
Other Income	648.59	1,006.77	913.40
Total Revenue	648.59	1,006.77	913.40
Profit/(Loss) Before Tax	498.42	124.38	192.35
ASSETS			
Inventories (Key Asset – Land)	1,56,070.92	1,56,070.92	1,56,070.92
Long Term Loans & Advances	73,736.74	73,736.74	71,106.74
Other Non-Current Assets	716.29	716.42	716.78
Current Assets	31,233.93	31,200.42	31,373.86
TOTAL ASSETS	2,61,757.88	2,61,724.50	2,59,268.31
LIABILITIES			
Share Capital	44,000.00	44,000.00	44,000.00
Reserves & Surplus	(1,554.42)	(1,923.22)	(2,015.35)
Long Term Borrowings	1,49,149.09	1,48,048.81	1,41,932.25
Current Liabilities	70,163.21	71,598.91	75,351.41
TOTAL EQUITY & LIABILITIES	2,61,757.88	2,61,724.50	2,59,268.31

Summary of Claims

ADMITTED CLAIMS (As of 22.12.2025)

1. Financial Creditors (Bank of Baroda):

Claim Admitted: **Rs. 19.34 Crores.**

Security: First charge on the Land and Building at
Plot No. 12A, Knowledge Park-03,
Greater Noida.

2. Financial Creditors (Class - Allottees):

Homebuyers/Allottees: **Rs. 1.25 Crores**

3. Operational Creditors :

GNIDA (Greater Noida Industrial Development
Authority): **Rs. 35.70 Crores.**

TOTAL CLAIMS : Rs. 56.30 crores

Site Photographs



Site Photographs



Contact Details:

FOR EXPRESSION
OF INTEREST &
QUERIES

Resolution Professional:

CA. (IP) Reshma Mittal

Regn No : IBBI/IPA-001/IP-P00297/2017-18/10541

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