

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.

The Key Asset (Land Parcel)

PRIME ASSET: KNOWLEDGE PARK, GREATER NOIDA

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 their possession.

Investment Highlights



WHY INVEST IN UIPL?



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



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



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).



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

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

Correspondence Address:

RR Insolvency Professionals LLP

R-4/39, Raj Nagar, Ghaziabad-201002

Contact:

Process Email ID:

cirp.ultimateinfovision@gmail.com

Phone: 8860441411,9810371373