

ANNEXURE -4_ UNSECURED FINANCIAL CREDITORS INCLUDING CLAIM SUBMITTED BY TAHSILDAR, GHAZIABAD ON EXECUTION OF RECOVERY CERTIFICATE ON UPRERA ORDER
IDEA BUILDERS PRIVATE LIMITED
COMPANY UNDER CORPORATE INSOLVENCY RESOLUTION PROCESS
DATE OF COMMENCEMENT OF CIRP-05.07.2023
LIST OF CREDITORS AS ON : 31.03.2026

S.No.	Name of Creditors	Date of receipt of Claim	Amount Claimed	Amount of Claim Admitted (Provisionally)	Nature of Claim	Amount covered by Security Interest	Amount Covered By Guarantee	Whether related party	% Voting share in CoC	Amount of contingent claim	Amount of any mutual dues ,that may be set off	Amount of claim not admitted	Amount of claim under verification	Remarks, if any
1	Manju J Homes India Limited	22-07-2024	₹ 29,45,92,159.00	₹ 0.00	Unsecured Financial Creditors against Claims	NIL	NIL	YES	0	NIL	NIL	₹ 29,45,92,159.00	₹ 0.00	Claims rejected as the claimant has given the Guarantee for the homeloans of the Homebuyers of Idea Builders Private Limited and not for the Idea Builders Private Limited as Company Claims Submitted by Tehsildar Ghaziabad on behalf of UPRERA. Considered as Financial Creditors - List of Home Buyers for RC execution is as below
2	Tahsildar, Ghaziabad Claims on behalf of Home Buyers on execution of RERA recovery Order : As per List Below:	07-02-2024	₹ 40,34,82,757.39	₹ 6,02,28,938.20	Unsecured Financial Creditors against Claims on execution of recovery certificate on UPRERA Order	NIL	NIL	No	4.3514	NIL	NIL	₹ 34,32,53,819.19	₹ 6,02,28,938.20	
2.01	Dharmendra Pratap Singh	07-02-2024	₹ 32,25,306.08	₹ 0.00	Unsecured FC	NIL	NIL	No		NIL	NIL	₹ 32,25,306.08	₹ 0.00	Claim rcvd from Original Home Buyers
2.02	Anupam Seth	08-02-2024	₹ 37,50,883.59	₹ 0.00	Unsecured FC	NIL	NIL	No		NIL	NIL	₹ 37,50,883.59	₹ 0.00	Claim rcvd from Original Home Buyers
2.03	Rishabh Maheshwari	09-02-2024	₹ 31,88,537.32	₹ 0.00	Unsecured FC	NIL	NIL	No		NIL	NIL	₹ 31,88,537.32	₹ 0.00	Claim rcvd from Original Home Buyers
2.04	Deep Jindal	10-02-2024	₹ 53,51,410.44	₹ 0.00	Unsecured FC	NIL	NIL	No		NIL	NIL	₹ 53,51,410.44	₹ 0.00	Claim rcvd from Original Home Buyers
2.05	Akash Bansal	11-02-2024	₹ 51,55,088.20	₹ 0.00	Unsecured FC	NIL	NIL	No		NIL	NIL	₹ 51,55,088.20	₹ 0.00	Claim rcvd from Original Home Buyers
2.06	Pradeep Kumar Jha	12-02-2024	₹ 37,78,972.02	₹ 0.00	Unsecured FC	NIL	NIL	No		NIL	NIL	₹ 37,78,972.02	₹ 0.00	Claim rcvd from Original Home Buyers
2.07	Naushad Saifi	13-02-2024	₹ 33,48,586.81	₹ 0.00	Unsecured FC	NIL	NIL	No		NIL	NIL	₹ 33,48,586.81	₹ 0.00	Claim rcvd from Original Home Buyers
2.08	Amit Kumar	14-02-2024	₹ 43,31,834.12	₹ 0.00	Unsecured FC	NIL	NIL	No		NIL	NIL	₹ 43,31,834.12	₹ 0.00	Claim rcvd from Original Home Buyers
2.09	Vivek Sachdeva	15-02-2024	₹ 47,24,740.85	₹ 0.00	Unsecured FC	NIL	NIL	No		NIL	NIL	₹ 47,24,740.85	₹ 0.00	Claim rcvd from Original Home Buyers
2.1	Prince Piyush	16-02-2024	₹ 25,74,274.36	₹ 0.00	Unsecured FC	NIL	NIL	No		NIL	NIL	₹ 25,74,274.36	₹ 0.00	Claim rcvd from Original Home Buyers
2.11	Abhishek Mohan	17-02-2024	₹ 33,14,531.85	₹ 0.00	Unsecured FC	NIL	NIL	No		NIL	NIL	₹ 33,14,531.85	₹ 0.00	Claim rcvd from Original Home Buyers
2.12	Tushar	18-02-2024	₹ 28,98,070.92	₹ 0.00	Unsecured FC	NIL	NIL	No		NIL	NIL	₹ 28,98,070.92	₹ 0.00	Claim rcvd from Original Home Buyers
2.13	Robin Dabas	19-02-2024	₹ 46,17,988.17	₹ 0.00	Unsecured FC	NIL	NIL	No		NIL	NIL	₹ 46,17,988.17	₹ 0.00	Claim rcvd from Original Home Buyers
2.14	Rajpal	20-02-2024	₹ 30,15,337.55	₹ 0.00	Unsecured FC	NIL	NIL	No		NIL	NIL	₹ 30,15,337.55	₹ 0.00	Claim rcvd from Original Home Buyers
2.15	Anil Singh	21-02-2024	₹ 19,76,319.18	₹ 0.00	Unsecured FC	NIL	NIL	No		NIL	NIL	₹ 19,76,319.18	₹ 0.00	Claim rcvd from Original Home Buyers
2.16	Anil Singh	22-02-2024	₹ 1,05,01,167.37	₹ 0.00	Unsecured FC	NIL	NIL	No		NIL	NIL	₹ 1,05,01,167.37	₹ 0.00	Claim rcvd from Original Home Buyers
2.17	Vikas Kamal	23-02-2024	₹ 40,29,636.79	₹ 0.00	Unsecured FC	NIL	NIL	No		NIL	NIL	₹ 40,29,636.79	₹ 0.00	Claim rcvd from Original Home Buyers
2.18	Chander Prakash Goel	24-02-2024	₹ 35,43,263.10	₹ 0.00	Unsecured FC	NIL	NIL	No		NIL	NIL	₹ 35,43,263.10	₹ 0.00	Claim rcvd from Original Home Buyers
2.19	Bhaskar Bhatt	25-02-2024	₹ 33,50,592.65	₹ 0.00	Unsecured FC	NIL	NIL	No		NIL	NIL	₹ 33,50,592.65	₹ 0.00	Claim rcvd from Original Home Buyers
2.2	Anil Singh	26-02-2024	₹ 72,37,798.44	₹ 0.00	Unsecured FC	NIL	NIL	No		NIL	NIL	₹ 72,37,798.44	₹ 0.00	Claim rcvd from Original Home Buyers
2.21	Dipankar Ghosh	27-02-2024	₹ 33,88,723.02	₹ 0.00	Unsecured FC	NIL	NIL	No		NIL	NIL	₹ 33,88,723.02	₹ 0.00	Claim rcvd from Original Home Buyers
2.22	Devesh Pathak	28-02-2024	₹ 98,31,025.53	₹ 0.00	Unsecured FC	NIL	NIL	No		NIL	NIL	₹ 98,31,025.53	₹ 0.00	Claim rcvd from Original Home Buyers
2.23	Praveen Kumar	29-02-2024	₹ 41,26,771.06	₹ 0.00	Unsecured FC	NIL	NIL	No		NIL	NIL	₹ 41,26,771.06	₹ 0.00	Claim rcvd from Original Home Buyers
2.24	Neeraj Kumar Mittal	01-03-2024	₹ 42,94,598.33	₹ 0.00	Unsecured FC	NIL	NIL	No		NIL	NIL	₹ 42,94,598.33	₹ 0.00	Claim rcvd from Original Home Buyers
2.25	Meenakshi Singh	02-03-2024	₹ 44,72,972.78	₹ 0.00	Unsecured FC	NIL	NIL	No		NIL	NIL	₹ 44,72,972.78	₹ 0.00	Claim rcvd from Original Home Buyers
2.26	Rahul Maini	03-03-2024	₹ 39,55,257.34	₹ 0.00	Unsecured FC	NIL	NIL	No		NIL	NIL	₹ 39,55,257.34	₹ 0.00	Claim rcvd from Original Home Buyers
2.27	Subodh Kumar Gupta	04-03-2024	₹ 63,52,125.24	₹ 0.00	Unsecured FC	NIL	NIL	No		NIL	NIL	₹ 63,52,125.24	₹ 0.00	Claim rcvd from Original Home Buyers
2.28	Yogesh Sharma	05-03-2024	₹ 33,48,255.58	₹ 0.00	Unsecured FC	NIL	NIL	No		NIL	NIL	₹ 33,48,255.58	₹ 0.00	Claim rcvd from Original Home Buyers
2.29	Rohtash Kanwar Malik	06-03-2024	₹ 42,31,782.47	₹ 0.00	Unsecured FC	NIL	NIL	No		NIL	NIL	₹ 42,31,782.47	₹ 0.00	Claim rcvd from Original Home Buyers
2.3	Ashish Sharma	07-03-2024	₹ 35,97,943.58	₹ 0.00	Unsecured FC	NIL	NIL	No		NIL	NIL	₹ 35,97,943.58	₹ 0.00	Claim rcvd from Original Home Buyers
2.31	Vishal Kumar Pandey	08-03-2024	₹ 27,40,930.74	₹ 0.00	Unsecured FC	NIL	NIL	No		NIL	NIL	₹ 27,40,930.74	₹ 0.00	Claim rcvd from Original Home Buyers
2.32	Mitul Kumar Mandal	09-03-2024	₹ 32,88,435.44	₹ 0.00	Unsecured FC	NIL	NIL	No		NIL	NIL	₹ 32,88,435.44	₹ 0.00	Claim rcvd from Original Home Buyers
2.33	Deepak Kumar Singhal	10-03-2024	₹ 46,12,956.71	₹ 0.00	Unsecured FC	NIL	NIL	No		NIL	NIL	₹ 46,12,956.71	₹ 0.00	Claim rcvd from Original Home Buyers
2.34	Jimmy Pahwa	11-03-2024	₹ 51,23,876.23	₹ 0.00	Unsecured FC	NIL	NIL	No		NIL	NIL	₹ 51,23,876.23	₹ 0.00	Claim rcvd from Original Home Buyers

2.35	Shweta Maheshwari	12-03-2024	₹ 34,67,902.34	₹ 0.00	Unsecured FC	NIL	NIL	No	NIL	NIL	₹ 34,67,902.34	₹ 0.00	Claim rcvd from Original Home Buyers
2.36	Sunil Tyagi	13-03-2024	₹ 37,16,675.14	₹ 0.00	Unsecured FC	NIL	NIL	No	NIL	NIL	₹ 37,16,675.14	₹ 0.00	Claim rcvd from Original Home Buyers
2.37	Sanjay Sharma	14-03-2024	₹ 41,48,224.30	₹ 0.00	Unsecured FC	NIL	NIL	No	NIL	NIL	₹ 41,48,224.30	₹ 0.00	Claim rcvd from Original Home Buyers
2.38	Partha Pratim Patra	15-03-2024	₹ 38,83,924.37	₹ 0.00	Unsecured FC	NIL	NIL	No	NIL	NIL	₹ 38,83,924.37	₹ 0.00	Claim rcvd from Original Home Buyers
2.39	Pawan Kumar Saraswat	16-03-2024	₹ 41,33,151.89	₹ 0.00	Unsecured FC	NIL	NIL	No	NIL	NIL	₹ 41,33,151.89	₹ 0.00	Claim rcvd from Original Home Buyers
2.4	Pershant Kumar Jain	17-03-2024	₹ 45,92,976.33	₹ 0.00	Unsecured FC	NIL	NIL	No	NIL	NIL	₹ 45,92,976.33	₹ 0.00	Claim rcvd from Original Home Buyers
2.41	Krishan Kumar Pandey	18-03-2024	₹ 49,22,688.39	₹ 49,22,688.39	Unsecured FC	NIL	NIL	No	NIL	NIL	₹ 0.00	₹ 49,22,688.39	Subject to claims from Original H Buyer
2.42	Mahesh Kumar	19-03-2024	₹ 38,99,688.77	₹ 0.00	Unsecured FC	NIL	NIL	No	NIL	NIL	₹ 38,99,688.77	₹ 0.00	Claim rcvd from Original Home Buyers
2.43	Amit Kumar	20-03-2024	₹ 32,13,199.72	₹ 0.00	Unsecured FC	NIL	NIL	No	NIL	NIL	₹ 32,13,199.72	₹ 0.00	Claim rcvd from Original Home Buyers
2.44	Ankit Sharma	21-03-2024	₹ 40,66,849.94	₹ 0.00	Unsecured FC	NIL	NIL	No	NIL	NIL	₹ 40,66,849.94	₹ 0.00	Claim rcvd from Original Home Buyers
2.45	Deepika Malik & Sunita Malik	22-03-2024	₹ 48,96,025.02	₹ 0.00	Unsecured FC	NIL	NIL	No	NIL	NIL	₹ 48,96,025.02	₹ 0.00	Claim rcvd from Original Home Buyers
2.46	Ashok Kumar	23-03-2024	₹ 18,17,539.91	₹ 0.00	Unsecured FC	NIL	NIL	No	NIL	NIL	₹ 18,17,539.91	₹ 0.00	Claim rcvd from Original Home Buyers
2.47	Preeti	24-03-2024	₹ 40,60,470.12	₹ 0.00	Unsecured FC	NIL	NIL	No	NIL	NIL	₹ 40,60,470.12	₹ 0.00	Claim rcvd from Original Home Buyers
2.48	Vishnu Shankar	25-03-2024	₹ 47,23,889.98	₹ 0.00	Unsecured FC	NIL	NIL	No	NIL	NIL	₹ 47,23,889.98	₹ 0.00	Claim rcvd from Original Home Buyers
2.49	Lucy Singh	26-03-2024	₹ 10,42,875.77	₹ 10,42,875.77	Unsecured FC	NIL	NIL	No	NIL	NIL	₹ 0.00	₹ 10,42,875.77	Subject to claims from Original H Buyer
2.5	Vinod Kumar Gupta	27-03-2024	₹ 51,22,440.18	₹ 0.00	Unsecured FC	NIL	NIL	No	NIL	NIL	₹ 51,22,440.18	₹ 0.00	Claim rcvd from Original Home Buyers
2.51	Rajneesh Aggarwal	28-03-2024	₹ 35,61,686.59	₹ 0.00	Unsecured FC	NIL	NIL	No	NIL	NIL	₹ 35,61,686.59	₹ 0.00	Claim rcvd from Original Home Buyers
2.52	Narendra Pal Singh	29-03-2024	₹ 44,32,008.91	₹ 44,32,008.91	Unsecured FC	NIL	NIL	No	NIL	NIL	₹ 0.00	₹ 44,32,008.91	Subject to claims from Original H Buyer
2.53	Pawan Kumar	30-03-2024	₹ 50,89,399.93	₹ 0.00	Unsecured FC	NIL	NIL	No	NIL	NIL	₹ 50,89,399.93	₹ 0.00	Claim rcvd from Original Home Buyers
2.54	Inder Kumar Alwadmi	31-03-2024	₹ 51,51,999.94	₹ 51,51,999.94	Unsecured FC	NIL	NIL	No	NIL	NIL	₹ 0.00	₹ 51,51,999.94	Subject to claims from Original H Buyer
2.55	Lokesh Kumar	01-04-2024	₹ 34,66,796.78	₹ 0.00	Unsecured FC	NIL	NIL	No	NIL	NIL	₹ 34,66,796.78	₹ 0.00	Claim rcvd from Original Home Buyers
2.56	Bishwajeet Naidu	02-04-2024	₹ 44,31,350.37	₹ 0.00	Unsecured FC	NIL	NIL	No	NIL	NIL	₹ 44,31,350.37	₹ 0.00	Claim rcvd from Original Home Buyers
2.57	Sukhdeep Singh Maan	03-04-2024	₹ 53,59,165.80	₹ 0.00	Unsecured FC	NIL	NIL	No	NIL	NIL	₹ 53,59,165.80	₹ 0.00	Claim rcvd from Original Home Buyers
2.58	Lakshmi Narayan Saini	04-04-2024	₹ 44,76,703.42	₹ 44,76,703.42	Unsecured FC	NIL	NIL	No	NIL	NIL	₹ 0.00	₹ 44,76,703.42	Subject to claims from Original H Buyer
2.59	Shalini Pandey	05-04-2024	₹ 29,66,930.15	₹ 0.00	Unsecured FC	NIL	NIL	No	NIL	NIL	₹ 29,66,930.15	₹ 0.00	Claim rcvd from Original Home Buyers
2.6	Sajjan Kumar	06-04-2024	₹ 63,18,476.71	₹ 63,18,476.71	Unsecured FC	NIL	NIL	No	NIL	NIL	₹ 0.00	₹ 63,18,476.71	Subject to claims from Original H Buyer
2.61	Mukta Bansal	07-04-2024	₹ 27,83,727.35	₹ 0.00	Unsecured FC	NIL	NIL	No	NIL	NIL	₹ 27,83,727.35	₹ 0.00	Claim rcvd from Original Home Buyers
2.62	Avnish Kumar	08-04-2024	₹ 33,52,175.11	₹ 0.00	Unsecured FC	NIL	NIL	No	NIL	NIL	₹ 33,52,175.11	₹ 0.00	Claim rcvd from Original Home Buyers
2.63	Sudesh Pal	09-04-2024	₹ 57,03,849.06	₹ 0.00	Unsecured FC	NIL	NIL	No	NIL	NIL	₹ 57,03,849.06	₹ 0.00	Claim rcvd from Original Home Buyers
2.64	Sushil Kumar	10-04-2024	₹ 56,58,742.57	₹ 0.00	Unsecured FC	NIL	NIL	No	NIL	NIL	₹ 56,58,742.57	₹ 0.00	Claim rcvd from Original Home Buyers
2.65	Karan Parashar	11-04-2024	₹ 47,60,130.96	₹ 0.00	Unsecured FC	NIL	NIL	No	NIL	NIL	₹ 47,60,130.96	₹ 0.00	Claim rcvd from Original Home Buyers
2.66	Manoj Kumar	12-04-2024	₹ 34,21,143.25	₹ 0.00	Unsecured FC	NIL	NIL	No	NIL	NIL	₹ 34,21,143.25	₹ 0.00	Claim rcvd from Original Home Buyers
2.67	Faizan Ahmad	13-04-2024	₹ 45,13,032.61	₹ 45,13,032.61	Unsecured FC	NIL	NIL	No	NIL	NIL	₹ 0.00	₹ 45,13,032.61	Subject to claims from Original H Buyer
2.68	Dhananjay Mishra	14-04-2024	₹ 43,46,251.23	₹ 0.00	Unsecured FC	NIL	NIL	No	NIL	NIL	₹ 43,46,251.23	₹ 0.00	Claim rcvd from Original Home Buyers
2.69	Ravinder Chaudhary	15-04-2024	₹ 32,00,125.37	₹ 0.00	Unsecured FC	NIL	NIL	No	NIL	NIL	₹ 32,00,125.37	₹ 0.00	Claim rcvd from Original Home Buyers
2.7	Kanti Prasad	16-04-2024	₹ 43,09,453.73	₹ 0.00	Unsecured FC	NIL	NIL	No	NIL	NIL	₹ 43,09,453.73	₹ 0.00	Claim rcvd from Original Home Buyers
2.71	Rahul Agarwal	17-04-2024	₹ 37,05,379.92	₹ 37,05,379.92	Unsecured FC	NIL	NIL	No	NIL	NIL	₹ 0.00	₹ 37,05,379.92	Subject to claims from Original H Buyer
2.72	Manoj Kumar Singhal	18-04-2024	₹ 51,88,877.52	₹ 0.00	Unsecured FC	NIL	NIL	No	NIL	NIL	₹ 51,88,877.52	₹ 0.00	Claim rcvd from Original Home Buyers
2.73	Sudhir Kumar Gupta	19-04-2024	₹ 37,22,432.95	₹ 0.00	Unsecured FC	NIL	NIL	No	NIL	NIL	₹ 37,22,432.95	₹ 0.00	Claim rcvd from Original Home Buyers
2.74	Kusum	20-04-2024	₹ 51,74,065.32	₹ 0.00	Unsecured FC	NIL	NIL	No	NIL	NIL	₹ 51,74,065.32	₹ 0.00	Claim rcvd from Original Home Buyers
2.75	Sanjay Kumar Singh	21-04-2024	₹ 53,70,164.56	₹ 0.00	Unsecured FC	NIL	NIL	No	NIL	NIL	₹ 53,70,164.56	₹ 0.00	Claim rcvd from Original Home Buyers
2.76	Sujeet Kumar	22-04-2024	₹ 38,76,911.64	₹ 38,76,911.64	Unsecured FC	NIL	NIL	No	NIL	NIL	₹ 0.00	₹ 38,76,911.64	Subject to claims from Original H Buyer
2.77	Ghantana Shri Hari	23-04-2024	₹ 4,69,187.76	₹ 4,69,187.76	Unsecured FC	NIL	NIL	No	NIL	NIL	₹ 0.00	₹ 4,69,187.76	Subject to claims from Original H Buyer
2.78	Hari Kumar Aggarwal	24-04-2024	₹ 46,84,502.63	₹ 0.00	Unsecured FC	NIL	NIL	No	NIL	NIL	₹ 46,84,502.63	₹ 0.00	Claim rcvd from Original Home Buyers
2.79	Sanjay Shukla	25-04-2024	₹ 42,95,065.27	₹ 42,95,065.27	Unsecured FC	NIL	NIL	No	NIL	NIL	₹ 0.00	₹ 42,95,065.27	Subject to claims from Original H Buyer
2.8	Praveen Rawat	26-04-2024	₹ 51,86,082.31	₹ 0.00	Unsecured FC	NIL	NIL	No	NIL	NIL	₹ 51,86,082.31	₹ 0.00	Claim rcvd from Original Home Buyers
2.81	Nishant Tyagi	27-04-2024	₹ 51,59,219.95	₹ 0.00	Unsecured FC	NIL	NIL	No	NIL	NIL	₹ 51,59,219.95	₹ 0.00	Claim rcvd from Original Home Buyers
2.82	Vivek Walia	28-04-2024	₹ 46,14,986.30	₹ 0.00	Unsecured FC	NIL	NIL	No	NIL	NIL	₹ 46,14,986.30	₹ 0.00	Claim rcvd from Original Home Buyers
2.83	Faizan Ahmad	29-04-2024	₹ 60,66,463.67	₹ 60,66,463.67	Unsecured FC	NIL	NIL	No	NIL	NIL	₹ 0.00	₹ 60,66,463.67	Subject to claims from Original H Buyer
2.84	Anju Kher	30-04-2024	₹ 42,86,943.91	₹ 0.00	Unsecured FC	NIL	NIL	No	NIL	NIL	₹ 42,86,943.91	₹ 0.00	Claim rcvd from Original Home Buyers
2.85	Kapil	01-05-2024	₹ 19,40,874.81	₹ 19,40,874.81	Unsecured FC	NIL	NIL	No	NIL	NIL	₹ 0.00	₹ 19,40,874.81	Subject to claims from Original H Buyer
2.86	Sushma Singhal	02-05-2024	₹ 29,39,105.10	₹ 0.00	Unsecured FC	NIL	NIL	No	NIL	NIL	₹ 29,39,105.10	₹ 0.00	Claim rcvd from Original Home Buyers
2.87	Sachin Rathor	03-05-2024	₹ 55,74,931.09	₹ 0.00	Unsecured FC	NIL	NIL	No	NIL	NIL	₹ 55,74,931.09	₹ 0.00	Claim rcvd from Original Home Buyers
2.88	Vivek Walia	04-05-2024	₹ 44,96,690.50	₹ 0.00	Unsecured FC	NIL	NIL	No	NIL	NIL	₹ 44,96,690.50	₹ 0.00	Claim rcvd from Original Home Buyers
2.89	Raj Kumar	05-05-2024	₹ 36,74,678.08	₹ 0.00	Unsecured FC	NIL	NIL	No	NIL	NIL	₹ 36,74,678.08	₹ 0.00	Claim rcvd from Original Home Buyers
2.9	Dara Singh	06-05-2024	₹ 45,69,092.84	₹ 0.00	Unsecured FC	NIL	NIL	No	NIL	NIL	₹ 45,69,092.84	₹ 0.00	Claim rcvd from Original Home Buyers
2.91	Komal Singh Sambhalwal	07-05-2024	₹ 40,92,328.18	₹ 0.00	Unsecured FC	NIL	NIL	No	NIL	NIL	₹ 40,92,328.18	₹ 0.00	Claim rcvd from Original Home Buyers
2.92	Kavita Verma	08-05-2024	₹ 48,16,781.36	₹ 48,16,781.36	Unsecured FC	NIL	NIL	No	NIL	NIL	₹ 0.00	₹ 48,16,781.36	Subject to claims from Original H Buyer
2.93	Abhay Kumar Awasthi	09-05-2024	₹ 42,00,488.02	₹ 42,00,488.02	Unsecured FC	NIL	NIL	No	NIL	NIL	₹ 0.00	₹ 42,00,488.02	Subject to claims from Original H Buyer

2.94	Raj Kumar	10-05-2024	₹ 18,70,751.10	₹ 0.00	Unsecured FC	NIL	NIL	No		NIL	NIL	₹ 18,70,751.10	₹ 0.00	Claim rcvd from Original Home Buyers
2.95	Sanjay Kumar Singh	11-05-2024	₹ 36,38,995.89	₹ 0.00	Unsecured FC	NIL	NIL	No		NIL	NIL	₹ 36,38,995.89	₹ 0.00	Claim rcvd from Original Home Buyers
2.96	Subhash Chandra Agarwal	12-05-2024	₹ 35,76,090.84	₹ 0.00	Unsecured FC	NIL	NIL	No		NIL	NIL	₹ 35,76,090.84	₹ 0.00	Claim rcvd from Original Home Buyers
	TOTAL		₹ 40,34,82,757.39	₹ 6,02,28,938.20								₹ 34,32,53,819.19	₹ 6,02,28,938.20	

ANNEXURE -4a_UNSECURED FINANCIAL CREDITORS INCLUDING CLAIM SUBMITTED BY TAHSILDAR, GHAZIABAD ON EXECUTION OF RECOVERY CERTIFICATE ON RERA ORDER
IDEA BUILDERS PRIVATE LIMITED COMPANY UNDER
CORPORATE INSOLVENCY RESOLUTION PROCESS
DATE OF COMMENCEMENT OF CIRP-05.07.2023
LIST OF CREDITORS AS ON : 31.03.2026

S.No.	Name of Creditors	Date of receipt of Claim	Amount Claimed	Amount of Claim Admitted (Provisionally)	Nature of Claim	Amount covered by Security Interest	Amount Covered By Guarantee	Whether related party	% Voting share in CoC	Amount of contingent claim	Amount of any mutual dues that may be set off	Amount of claim not admitted	Amount of claim under verification	Remarks, if any
1	Punjab National Bank - Claim submitted on behalf of Home Buyers under Tripartite Agreement on account of Home Loan - As per details of Home Buyers as below:		₹ 36,01,61,291.56	₹ 13,63,72,162.20	Unsecured Financial Creditors against Claims - Without Voting Rights	Mortgage of Land by Manu J Homes Pvt. Ltd.	NIL	NO	0	NIL	NIL	₹ 22,37,89,129.36	₹ 13,63,72,162.20	Claims accepted provisionally subject to receipt of final claims from original Home Buyers
1.01	VIRENDRA JAIN		₹ 4,07,01,911.00	₹ 4,07,01,911.00	Unsecured FC	NIL	NIL	NO	0	NIL	NIL	₹ 0.00	₹ 4,07,01,911.00	Subject to claims from Original H Buyer
1.02	DIVYE SIKKA		₹ 30,71,264.00	₹ 0.00	Unsecured FC	NIL	NIL	NO	0	NIL	NIL	₹ 30,71,264.00	₹ 0.00	Claim rcvd from Original Home Buyers
1.03	KUSUM W/O RAJENDRA		₹ 35,08,582.00	₹ 0.00	Unsecured FC	NIL	NIL	NO	0	NIL	NIL	₹ 35,08,582.00	₹ 0.00	Claim rcvd from Original Home Buyers
1.04	VINOD KUMAR TYAGI		₹ 21,37,585.36	₹ 21,37,585.36	Unsecured FC	NIL	NIL	NO	0	NIL	NIL	₹ 0.00	₹ 21,37,585.36	Subject to claims from Original H Buyer
1.05	HARISH PRAKASH		₹ 42,27,169.00	₹ 0.00	Unsecured FC	NIL	NIL	NO	0	NIL	NIL	₹ 42,27,169.00	₹ 0.00	Claim rcvd from Original Home Buyers
1.06	AMIT SAXENA		₹ 26,60,461.00	₹ 0.00	Unsecured FC	NIL	NIL	NO	0	NIL	NIL	₹ 26,60,461.00	₹ 0.00	Claim rcvd from Original Home Buyers
1.07	AMIT KUMAR BHARTI		₹ 22,04,207.00	₹ 0.00	Unsecured FC	NIL	NIL	NO	0	NIL	NIL	₹ 22,04,207.00	₹ 0.00	Claim rcvd from Original Home Buyers
1.08	SATPAL SINGH TANWAR		₹ 48,16,990.00	₹ 0.00	Unsecured FC	NIL	NIL	NO	0	NIL	NIL	₹ 48,16,990.00	₹ 0.00	Claim rcvd from Original Home Buyers
1.09	MUKESH KUMAR		₹ 40,82,894.00	₹ 0.00	Unsecured FC	NIL	NIL	NO	0	NIL	NIL	₹ 40,82,894.00	₹ 0.00	Claim rcvd from Original Home Buyers
1.1	NISHANT TYAGI KRISHI		₹ 38,83,360.00	₹ 0.00	Unsecured FC	NIL	NIL	NO	0	NIL	NIL	₹ 38,83,360.00	₹ 0.00	Claim rcvd from Original Home Buyers
1.11	SANJAY SHARMA		₹ 47,27,116.76	₹ 0.00	Unsecured FC	NIL	NIL	NO	0	NIL	NIL	₹ 47,27,116.76	₹ 0.00	Claim rcvd from Original Home Buyers
1.12	MEENU SINGH		₹ 47,77,043.00	₹ 47,77,043.00	Unsecured FC	NIL	NIL	NO	0	NIL	NIL	₹ 0.00	₹ 47,77,043.00	Subject to claims from Original H Buyer
1.13	NITIN N KHAPEKAR		₹ 35,10,741.00	₹ 0.00	Unsecured FC	NIL	NIL	NO	0	NIL	NIL	₹ 35,10,741.00	₹ 0.00	Claim rcvd from Original Home Buyers
1.14	NEERAJ KUMAR MITTAL		₹ 34,24,184.00	₹ 0.00	Unsecured FC	NIL	NIL	NO	0	NIL	NIL	₹ 34,24,184.00	₹ 0.00	Claim rcvd from Original Home Buyers
1.15	RAVINDER KUMAR		₹ 45,21,511.00	₹ 45,21,511.00	Unsecured FC	NIL	NIL	NO	0	NIL	NIL	₹ 0.00	₹ 45,21,511.00	Subject to claims from Original H Buyer
1.16	Manish Kumar		₹ 28,68,797.50	₹ 28,68,797.50	Unsecured FC	NIL	NIL	NO	0	NIL	NIL	₹ 0.00	₹ 28,68,797.50	Subject to claims from Original H Buyer
1.17	MOHD ANWAR		₹ 52,91,772.00	₹ 0.00	Unsecured FC	NIL	NIL	NO	0	NIL	NIL	₹ 52,91,772.00	₹ 0.00	Claim rcvd from Original Home Buyers
1.18	NARENDRA PAL SINGH		₹ 47,91,719.00	₹ 0.00	Unsecured FC	NIL	NIL	NO	0	NIL	NIL	₹ 47,91,719.00	₹ 0.00	Claim rcvd from Original Home Buyers
1.19	ARUN KUMAR MISHRA		₹ 23,85,017.00	₹ 0.00	Unsecured FC	NIL	NIL	NO	0	NIL	NIL	₹ 23,85,017.00	₹ 0.00	Claim rcvd from Original Home Buyers
1.2	MEENAKSHI SINGH		₹ 37,39,941.00	₹ 0.00	Unsecured FC	NIL	NIL	NO	0	NIL	NIL	₹ 37,39,941.00	₹ 0.00	Claim rcvd from Original Home Buyers
1.21	INDER KUMAR ALAWADHI		₹ 58,13,568.00	₹ 0.00	Unsecured FC	NIL	NIL	NO	0	NIL	NIL	₹ 58,13,568.00	₹ 0.00	Claim rcvd from Original Home Buyers
1.22	VINOD KUMAR GUPTA		₹ 55,97,641.76	₹ 0.00	Unsecured FC	NIL	NIL	NO	0	NIL	NIL	₹ 55,97,641.76	₹ 0.00	Claim rcvd from Original Home Buyers
1.23	VUJAY PAL		₹ 34,91,231.00	₹ 34,91,231.00	Unsecured FC	NIL	NIL	NO	0	NIL	NIL	₹ 0.00	₹ 34,91,231.00	Subject to claims from Original H Buyer
1.24	NEENA TYAGI		₹ 49,23,092.00	₹ 49,23,092.00	Unsecured FC	NIL	NIL	NO	0	NIL	NIL	₹ 0.00	₹ 49,23,092.00	Subject to claims from Original H Buyer
1.25	BHUVESH TANEJA		₹ 51,61,778.00	₹ 0.00	Unsecured FC	NIL	NIL	NO	0	NIL	NIL	₹ 51,61,778.00	₹ 0.00	Claim rcvd from Original Home Buyers
1.26	ALOK KUMAR SINGHAL		₹ 49,06,922.00	₹ 49,06,922.00	Unsecured FC	NIL	NIL	NO	0	NIL	NIL	₹ 0.00	₹ 49,06,922.00	Subject to claims from Original H Buyer
1.27	Niraj Kumar Jaiswal		₹ 19,47,203.00	₹ 0.00	Unsecured FC	NIL	NIL	NO	0	NIL	NIL	₹ 19,47,203.00	₹ 0.00	Claim rcvd from Original Home Buyers
1.28	DEEPAK KUMAR SINGHAL		₹ 52,28,554.00	₹ 0.00	Unsecured FC	NIL	NIL	NO	0	NIL	NIL	₹ 52,28,554.00	₹ 0.00	Claim rcvd from Original Home Buyers
1.29	MANOJ KUMAR SINGHAL		₹ 56,87,269.76	₹ 0.00	Unsecured FC	NIL	NIL	NO	0	NIL	NIL	₹ 56,87,269.76	₹ 0.00	Claim rcvd from Original Home Buyers
1.3	JAVED AHMED		₹ 35,98,940.00	₹ 0.00	Unsecured FC	NIL	NIL	NO	0	NIL	NIL	₹ 35,98,940.00	₹ 0.00	Claim rcvd from Original Home Buyers
1.31	NEETU JAIN		₹ 49,48,975.00	₹ 0.00	Unsecured FC	NIL	NIL	NO	0	NIL	NIL	₹ 49,48,975.00	₹ 0.00	Claim rcvd from Original Home Buyers
1.32	KAVITA VERMA		₹ 49,22,883.76	₹ 0.00	Unsecured FC	NIL	NIL	NO	0	NIL	NIL	₹ 49,22,883.76	₹ 0.00	Claim rcvd from Original Home Buyers
1.33	SAURABH JAIN		₹ 49,11,219.00	₹ 0.00	Unsecured FC	NIL	NIL	NO	0	NIL	NIL	₹ 49,11,219.00	₹ 0.00	Claim rcvd from Original Home Buyers
1.34	PRADEEP KUMAR		₹ 35,64,776.00	₹ 0.00	Unsecured FC	NIL	NIL	NO	0	NIL	NIL	₹ 35,64,776.00	₹ 0.00	Claim rcvd from Original Home Buyers
1.35	HIMANSHU GUPTA		₹ 55,84,808.00	₹ 0.00	Unsecured FC	NIL	NIL	NO	0	NIL	NIL	₹ 55,84,808.00	₹ 0.00	Claim rcvd from Original Home Buyers
1.36	SANJAY KUMAR		₹ 49,12,489.00	₹ 49,12,489.00	Unsecured FC	NIL	NIL	NO	0	NIL	NIL	₹ 0.00	₹ 49,12,489.00	Subject to claims from Original H Buyer
1.37	VINEET GHILDYAL		₹ 35,70,587.00	₹ 0.00	Unsecured FC	NIL	NIL	NO	0	NIL	NIL	₹ 35,70,587.00	₹ 0.00	Claim rcvd from Original Home Buyers
1.38	RAJU SHARMA		₹ 67,81,046.00	₹ 67,81,046.00	Unsecured FC	NIL	NIL	NO	0	NIL	NIL	₹ 0.00	₹ 67,81,046.00	Subject to claims from Original H Buyer

1.39	PAWAN KUMAR SARASWAT		₹ 34,21,128.00	₹ 0.00	Unsecured FC	NIL	NIL	NO	0	NIL	NIL	₹ 34,21,128.00	₹ 0.00	Claim rcvd from Original Home Buyers
1.4	Jimmy Pahwa		₹ 21,33,402.00	₹ 0.00	Unsecured FC	NIL	NIL	NO	0	NIL	NIL	₹ 21,33,402.00	₹ 0.00	Claim rcvd from Original Home Buyers
1.41	GOPAL PRAKASH		₹ 42,69,234.00	₹ 42,69,234.00	Unsecured FC	NIL	NIL	NO	0	NIL	NIL	₹ 0.00	₹ 42,69,234.00	Subject to claims from Original H Buyer
1.42	PRASHANT GOSWAMI		₹ 68,44,616.00	₹ 68,44,616.00	Unsecured FC	NIL	NIL	NO	0	NIL	NIL	₹ 0.00	₹ 68,44,616.00	Subject to claims from Original H Buyer
1.43	BRAHM SINGH		₹ 58,18,480.00	₹ 58,18,480.00	Unsecured FC	NIL	NIL	NO	0	NIL	NIL	₹ 0.00	₹ 58,18,480.00	Subject to claims from Original H Buyer
1.44	ROHTAS KANWAR MALIK		₹ 49,15,844.76	₹ 0.00	Unsecured FC	NIL	NIL	NO	0	NIL	NIL	₹ 49,15,844.76	₹ 0.00	Claim rcvd from Original Home Buyers
1.45	MONIKA CHAUHAN		₹ 58,67,375.00	₹ 58,67,375.00	Unsecured FC	NIL	NIL	NO	0	NIL	NIL	₹ 0.00	₹ 58,67,375.00	Subject to claims from Original H Buyer
1.46	GAJENDRA SINGH SEKHAWAT		₹ 58,39,761.00	₹ 0.00	Unsecured FC	NIL	NIL	NO	0	NIL	NIL	₹ 58,39,761.00	₹ 0.00	Claim rcvd from Original Home Buyers
1.47	ISWAR SINGH		₹ 56,15,825.00	₹ 56,15,825.00	Unsecured FC	NIL	NIL	NO	0	NIL	NIL	₹ 0.00	₹ 56,15,825.00	Subject to claims from Original H Buyer
1.48	VIJENDRA SINGH		₹ 56,05,929.66	₹ 56,05,929.66	Unsecured FC	NIL	NIL	NO	0	NIL	NIL	₹ 0.00	₹ 56,05,929.66	Subject to claims from Original H Buyer
1.49	RAJEEV KUMAR VATS		₹ 31,68,533.00	₹ 0.00	Unsecured FC	NIL	NIL	NO	0	NIL	NIL	₹ 31,68,533.00	₹ 0.00	Claim rcvd from Original Home Buyers
1.5	ROHIT TIWARI		₹ 47,28,565.00	₹ 0.00	Unsecured FC	NIL	NIL	NO	0	NIL	NIL	₹ 47,28,565.00	₹ 0.00	Claim rcvd from Original Home Buyers
1.51	RAJESH KUMAR TYAGI		₹ 31,98,372.36	₹ 0.00	Unsecured FC	NIL	NIL	NO	0	NIL	NIL	₹ 31,98,372.36	₹ 0.00	Claim rcvd from Original Home Buyers
1.52	SUSHIL KUMAR		₹ 58,10,087.66	₹ 0.00	Unsecured FC	NIL	NIL	NO	0	NIL	NIL	₹ 58,10,087.66	₹ 0.00	Claim rcvd from Original Home Buyers
1.53	SUDESH PAL DESHWAL		₹ 45,78,906.00	₹ 0.00	Unsecured FC	NIL	NIL	NO	0	NIL	NIL	₹ 45,78,906.00	₹ 0.00	Claim rcvd from Original Home Buyers
1.54	RIAYA SAT ALI		₹ 33,73,061.00	₹ 33,73,061.00	Unsecured FC	NIL	NIL	NO	0	NIL	NIL	₹ 0.00	₹ 33,73,061.00	Subject to claims from Original H Buyer
1.55	AKASH BANSAL		₹ 60,33,386.94	₹ 0.00	Unsecured FC	NIL	NIL	NO	0	NIL	NIL	₹ 60,33,386.94	₹ 0.00	Claim rcvd from Original Home Buyers
1.56	NIZAM CHAUDHARY		₹ 35,47,853.00	₹ 35,47,853.00	Unsecured FC	NIL	NIL	NO	0	NIL	NIL	₹ 0.00	₹ 35,47,853.00	Subject to claims from Original H Buyer
1.57	MANGAT RAM		₹ 48,95,906.34	₹ 0.00	Unsecured FC	NIL	NIL	NO	0	NIL	NIL	₹ 48,95,906.34	₹ 0.00	Claim rcvd from Original Home Buyers
1.58	NITISH JAIN		₹ 42,02,188.00	₹ 0.00	Unsecured FC	NIL	NIL	NO	0	NIL	NIL	₹ 42,02,188.00	₹ 0.00	Claim rcvd from Original Home Buyers
1.59	LATA JALAN		₹ 47,01,274.68	₹ 47,01,274.68	Unsecured FC	NIL	NIL	NO	0	NIL	NIL	₹ 0.00	₹ 47,01,274.68	Subject to claims from Original H Buyer
1.6	KAVITA ARORA		₹ 48,87,047.00	₹ 48,87,047.00	Unsecured FC	NIL	NIL	NO	0	NIL	NIL	₹ 0.00	₹ 48,87,047.00	Subject to claims from Original H Buyer
1.61	JAY PRAKASH		₹ 70,08,844.00	₹ 0.00	Unsecured FC	NIL	NIL	NO	0	NIL	NIL	₹ 70,08,844.00	₹ 0.00	Claim rcvd from Original Home Buyers
1.62	PARVEEN KUMAR		₹ 49,18,901.00	₹ 0.00	Unsecured FC	NIL	NIL	NO	0	NIL	NIL	₹ 49,18,901.00	₹ 0.00	Claim rcvd from Original Home Buyers
1.63	SURYA KANT TRIPATHI		₹ 53,59,553.00	₹ 0.00	Unsecured FC	NIL	NIL	NO	0	NIL	NIL	₹ 53,59,553.00	₹ 0.00	Claim rcvd from Original Home Buyers
1.64	SUDHIR KUMAR SHARMA		₹ 67,76,118.00	₹ 0.00	Unsecured FC	NIL	NIL	NO	0	NIL	NIL	₹ 67,76,118.00	₹ 0.00	Claim rcvd from Original Home Buyers
1.65	TRILOK CHAND SHARMA		₹ 67,60,979.00	₹ 0.00	Unsecured FC	NIL	NIL	NO	0	NIL	NIL	₹ 67,60,979.00	₹ 0.00	Claim rcvd from Original Home Buyers
1.66	YOGENDRA KUMAR S/O DALEEP SINGH		₹ 95,40,473.26	₹ 0.00	Unsecured FC	NIL	NIL	NO	0	NIL	NIL	₹ 95,40,473.26	₹ 0.00	Claim rcvd from Original Home Buyers
1.67	SUKH VEER SINGH		₹ 58,19,839.00	₹ 58,19,839.00	Unsecured FC	NIL	NIL	NO	0	NIL	NIL	₹ 0.00	₹ 58,19,839.00	Subject to claims from Original H Buyer
1.68	MANOJ KUMAR		₹ 68,93,187.00	₹ 0.00	Unsecured FC	NIL	NIL	NO	0	NIL	NIL	₹ 68,93,187.00	₹ 0.00	Claim rcvd from Original Home Buyers
1.69	PAWAN KUMAR S/O RAM NIWAS SINGHAL		₹ 67,41,372.00	₹ 0.00	Unsecured FC	NIL	NIL	NO	0	NIL	NIL	₹ 67,41,372.00	₹ 0.00	Claim rcvd from Original Home Buyers
2	Indian Bank (Previously Allahabad Bank)- Claim submitted on behalf of Home Buyers under Tripartite Agreement on account of Home Loan - As per details of Home Buyers as below:		₹ 2,03,04,141.00	₹ 2,03,04,141.00	Unsecured Financial Creditors against Claims - Without Voting Rights	NIL	NIL	NO	0	NIL	NIL	₹ 0.00	₹ 2,03,04,141.00	Claims accepted provisionally subject to receipt of final claims from original Home Buyers
2.01	Vinod Kumar & Sonia Teotia		₹ 39,89,709.00	₹ 39,89,709.00	Unsecured FC	NIL	NIL	NO	-	NIL	NIL	₹ 0.00	₹ 39,89,709.00	Subject to claims from Original H Buyer
2.02	Ankit Garg		₹ 15,81,879.00	₹ 15,81,879.00	Unsecured FC	NIL	NIL	NO	-	NIL	NIL	₹ 0.00	₹ 15,81,879.00	Subject to claims from Original H Buyer
2.03	Daljeet		₹ 42,55,825.00	₹ 42,55,825.00	Unsecured FC	NIL	NIL	NO	-	NIL	NIL	₹ 0.00	₹ 42,55,825.00	Subject to claims from Original H Buyer
2.04	Seema Bajaj & Sunil Kumar Bajaj		₹ 23,74,116.00	₹ 23,74,116.00	Unsecured FC	NIL	NIL	NO	-	NIL	NIL	₹ 0.00	₹ 23,74,116.00	Subject to claims from Original H Buyer
2.05	Avinash Dixit & Arti Dixit		₹ 41,38,710.00	₹ 41,38,710.00	Unsecured FC	NIL	NIL	NO	-	NIL	NIL	₹ 0.00	₹ 41,38,710.00	Subject to claims from Original H Buyer
2.06	Anisur Rahman		₹ 39,63,902.00	₹ 39,63,902.00	Unsecured FC	NIL	NIL	NO	-	NIL	NIL	₹ 0.00	₹ 39,63,902.00	Subject to claims from Original H Buyer
	TOTAL (1+2)		₹ 38,04,65,432.56	₹ 15,66,76,303.20								₹ 22,37,89,129.36	₹ 15,66,76,303.20	