ANNEXURE- IV

RAHEJA DEVELOPERS LIMITED (Shilas Low Rise Project)

DATE OF ORDER: 20.03.2026

DELAY POSSESSION COMPENSATION CALCULATED TILL : 31.08.2025(As per NCLAT Order dated 25.08.2025)

CLASS OF CREDITORS - HOME BUYERS (Eligible for Their Home plus admitted Delay Possession Charges as Per Hon'ble NCLAT order)

S.No.	Name of creditor	Details of Claims		Details of Claim admitted						Amount of Contingent Claim	Amount of any mutual dues, that may be set-off	Amount of claim not admitted	Amount of Claims Under verification	Remarks,
		Date of reciept	Amount Claimed	Amount of claim admitted (DPC Amount)	Nature of Claim	Amount covered by security interest	Amount covered by guarantee	Whether related party?	% of voting share in Class of Creditors					
1	Ravi Kiran	06-03-2026	₹ 86,20,869.00	₹ 19,25,364.20	Unsecured Financial Creditor Class	NA	NA	NO	1.35	NA	NA	₹ 66,95,504.80	-	Eligible for Registration of Home plus DPC Claim
2	Amit Kadian and Satvanti	12-02-2024	₹ 2,33,70,833.00	₹ 12,61,818.06	Unsecured Financial Creditor Class	NA	NA	NO	0.89	NA	NA	₹ 2,21,09,014.94	-	Eligible for Registration of Home plus DPC Claim
3	Manohar lal Kapur	30-11-2024	₹ 3,42,30,343.00	₹ 32,12,339.44	Unsecured Financial Creditor Class	NA	NA	NO	2.26	NA	NA	₹ 3,10,18,003.56	-	Eligible for Registration of Home plus DPC Claim
4	Om Shankar Tiwari	16-09-2025	₹ 1,81,88,034.04	₹ 18,12,933.55	Unsecured Financial Creditor Class	NA	NA	NO	1.27	NA	NA	₹ 1,63,75,100.49	-	Eligible for Registration of Home plus DPC Claim
5	Meera Tiwari		₹ 2,49,76,845.91	₹ 11,79,122.05	Unsecured Financial Creditor Class	NA	NA	NO	0.83	NA	NA	₹ 2,37,97,723.86	-	Eligible for Registration of Home plus DPC Claim
6	Renu Pushkarna	30-11-2024	₹ 2,93,24,953.00	₹ 1,44,286.61	Unsecured Financial Creditor Class	NA	NA	NO	0.10	NA	NA	₹ 2,91,80,666.39	-	Eligible for Registration of Home plus DPC Claim
7	Siddharth Sharma & Sunil Kumar	30-11-2024	₹ 3,74,94,824.00	₹ 2,52,417.77	Unsecured Financial Creditor Class HomeBuyer	NA	NA	NO	0.18	NA	NA	₹ 3,72,42,406.23	-	Eligible for Registration of Home plus DPC Claim
8	vipul jain	03-04-2026	₹ 24,68,824.00	₹ 14,63,966.82	Unsecured Financial Creditor Class	NA	NA	NO	1.03	NA	NA	₹ 10,04,857.18	-	Eligible for Registration of Home plus DPC Claim
9	Sunil Kumar			₹ 28,01,305.27	Unsecured Financial Creditor Class	NA	NA	NO	1.97	NA	NA	-	-	Eligible for Registration of Home plus DPC Claim
10	Sudhir Bagga	01-12-2024	₹ 2,52,00,530.00	₹ 19,56,999.24	Unsecured Financial Creditor Class	NA	NA	NO	1.38	NA	NA	₹ 2,32,43,530.76	-	Eligible for Registration of Home plus DPC Claim
11	Rajinder Singh	03-12-2024	₹ 2,10,72,777.00	₹ 17,60,652.15	Unsecured Financial Creditor Class	NA	NA	NO	1.24	NA	NA	₹ 1,93,12,124.85	-	Eligible for Registration of Home plus DPC Claim
12	Sanjay Uppal	30-11-2024	₹ 1,40,56,043.21	₹ 5,79,401.55	Unsecured Financial Creditor Class	NA	NA	NO	0.41	NA	NA	₹ 1,34,76,641.66	-	Eligible for Registration of Home plus DPC Claim
13	Shahid Iquebal Haider	12-02-2024	₹ 4,83,69,537.75	₹ 5,06,867.54	Unsecured Financial Creditor Class	NA	NA	NO	0.36	NA	NA	₹ 4,78,62,670.21	-	Eligible for Registration of Home plus DPC Claim
14	Preeti Sanjay Sahni	03-12-2024	₹ 1,25,56,785.00	₹ 14,26,600.53	Unsecured Financial Creditor Class	NA	NA	NO	1.00	NA	NA	₹ 1,11,30,184.47	-	Eligible for Registration of Home plus DPC Claim
15	Tarun Nandwani	24-11-2024	₹ 2,79,73,263.12	₹ 6,03,225.40	Unsecured Financial Creditor Class	NA	NA	NO	0.42	NA	NA	₹ 2,73,70,037.72	-	Eligible for Registration of Home plus DPC Claim
16	Manju Jain	04-04-2026	₹ 26,89,803.00	₹ 5,88,298.98	Unsecured Financial Creditor Class	NA	NA	NO	0.41	NA	NA	₹ 21,01,504.02	-	Eligible for Registration of Home plus DPC Claim
17	Ravi Kumar Verma	01-12-2024	₹ 3,14,18,578.00	₹ 1.00	Unsecured Financial Creditor Class	NA	NA	NO	0.00	NA	NA	₹ 3,14,18,577.00	-	Eligible for Registration of Home plus DPC Claim
18	Assem Kumar Kashyap / Vandana Kashyap	01-12-2024	₹ 3,38,65,508.12	₹ 12,83,758.16	Unsecured Financial Creditor Class HomeBuyer	NA	NA	NO	0.90	NA	NA	₹ 3,25,81,749.96	-	Eligible for Registration of Home plus DPC Claim
19	Anjuli Shivarama Krishnan	01-12-2024	₹ 90,39,184.00	₹ 5,61,276.88	Unsecured Financial Creditor Class	NA	NA	NO	0.39	NA	NA	₹ 84,77,907.12	-	Eligible for Registration of Home plus DPC Claim
20	Vishesh Sood	01-12-2024	₹ 91,91,323.00	₹ 10,62,964.75	Unsecured Financial Creditor Class	NA	NA	NO	0.75	NA	NA	₹ 81,28,358.25	-	Eligible for Registration of Home plus DPC Claim
21	Dolly Jaiswal	03-12-2024	₹ 3,34,16,288.00	₹ 20,47,168.82	Unsecured Financial Creditor Class	NA	NA	NO	1.44	NA	NA	₹ 2,77,79,041.30	-	Eligible for Registration of Home plus DPC Claim
22		03-12-2024		₹ 13,89,106.59	Unsecured Financial Creditor Class	NA	NA	NO	0.98	NA	NA		-	Eligible for Registration of Home plus DPC Claim
23		03-12-2024		₹ 12,48,532.19	Unsecured Financial Creditor Class	NA	NA	NO	0.88	NA	NA		-	Eligible for Registration of Home plus DPC Claim
24		03-12-2024		₹ 9,52,439.10	Unsecured Financial Creditor Class	NA	NA	NO	0.67	NA	NA		-	Eligible for Registration of Home plus DPC Claim
25	Sujata Bhardwaj	30-11-2024	₹ 2,00,20,034.00	₹ 1.00	Unsecured Financial Creditor Class HomeBuyer	NA	NA	NO	0.00	NA	NA	₹ 2,00,20,033.00	-	Eligible for Registration of Home plus DPC Claim
26	Ramesh Sangwan & Dr. Kamla Sangwan	02-12-2024	₹ 47,75,717.00	₹ 19,87,731.73	Unsecured Financial Creditor Class HomeBuyer	NA	NA	NO	1.40	NA	NA	₹ 27,87,985.27	-	Eligible for Registration of Home plus DPC Claim
27	Neelabh Chugh, Radha Chugh and Haritabh Chugh		₹ 1,44,44,811.84	₹ 17,32,126.57	Unsecured Financial Creditor Class HomeBuyer	NA	NA	NO	1.22	NA	NA	₹ 1,27,12,685.27	-	Eligible for Registration of Home plus DPC Claim

28	Aditi Rajyalaxmi & Shivani Pratap Singh	01-12-2024	₹ 2,01,38,089.41	₹ 5,54,986.01	Unsecured Financial Creditor Class HomeBuyer	NA	NA	NO	0.39	NA	NA	₹ 1,95,83,103.40	-	Eligible for Registration of Home plus DPC Claim
29	Shyam Garg	03-02-2024	₹ 2,92,89,602.00	₹ 14,31,298.46	Unsecured Financial Creditor Class	NA	NA	NO	1.01	NA	NA	₹ 2,78,58,303.54	-	Eligible for Registration of Home plus DPC Claim
30	Sachendra Pratap Singh Sisodiya	30-11-2024	₹ 2,51,21,164.00	₹ 24,26,601.48	Unsecured Financial Creditor Class HomeBuyer	NA	NA	NO	1.71	NA	NA	₹ 2,26,94,562.52	-	Eligible for Registration of Home plus DPC Claim
31	Amit Mahajan	23-11-2024	₹ 1,35,65,670.00	₹ 15,09,192.70	Unsecured Financial Creditor Class	NA	NA	NO	1.06	NA	NA	₹ 1,20,56,477.30	-	Eligible for Registration of Home plus DPC Claim
32	Mrs Shalini Khanduja Madvesh and Mr Krishna Prasad Madvesh	30-11-2024	₹ 94,63,948.00	₹ 6,01,063.83	Unsecured Financial Creditor Class HomeBuyer	NA	NA	NO	0.42	NA	NA	₹ 88,62,884.17	-	Eligible for Registration of Home plus DPC Claim
33	Pushap Kumar Kathuria	01-12-2024	₹ 2,47,10,183.00	₹ 5,96,212.21	Unsecured Financial Creditor Class	NA	NA	NO	0.42	NA	NA	₹ 2,41,13,970.79	-	Eligible for Registration of Home plus DPC Claim
34	Priya Verma Amit Verma	29-11-2024	₹ 3,20,53,393.00	₹ 1.00	Unsecured Financial Creditor Class	NA	NA	NO	0.00	NA	NA	₹ 3,20,53,392.00	-	Eligible for Registration of Home plus DPC Claim
35	Balwinder Kaur	02-12-2024	₹ 2,72,06,980.28	₹ 20,55,013.06	Unsecured Financial Creditor Class	NA	NA	NO	1.45	NA	NA	₹ 2,51,51,967.22	-	Eligible for Registration of Home plus DPC Claim
36	Seema Sharma	02-12-2024	₹ 2,69,64,028.00	₹ 9,51,336.39	Unsecured Financial Creditor Class	NA	NA	NO	0.67	NA	NA	₹ 2,60,12,691.61	-	Eligible for Registration of Home plus DPC Claim
37	Visalakshi Chandramouli & N.V Chandramouli	03-12-2024	₹ 2,73,56,482.00	₹ 5,68,857.95	Unsecured Financial Creditor Class HomeBuyer	NA	NA	NO	0.40	NA	NA	₹ 2,67,87,624.05	-	Eligible for Registration of Home plus DPC Claim
38	Chander Shekhar Arora	30-11-2024	₹ 1,65,75,084.49	₹ 11,18,643.07	Unsecured Financial Creditor Class	NA	NA	NO	0.79	NA	NA	₹ 1,54,56,441.42	-	Eligible for Registration of Home plus DPC Claim
39	Siddharth Bhardwaj	02-12-2024	₹ 78,98,300.00	₹ 2,15,726.05	Unsecured Financial Creditor Class	NA	NA	NO	0.15	NA	NA	₹ 76,82,573.95	-	Eligible for Registration of Home plus DPC Claim
40	Birendra Rawat	30-11-2024	₹ 2,51,00,784.00	₹ 24,16,522.89	Unsecured Financial Creditor Class	NA	NA	NO	1.70	NA	NA	₹ 2,26,84,261.11	-	Eligible for Registration of Home plus DPC Claim
41	Adarsh Kumar	27-11-2024	₹ 4,42,37,647.60	₹ 14,86,466.37	Unsecured Financial Creditor Class	NA	NA	NO	1.05	NA	NA	₹ 4,27,51,181.23	-	Eligible for Registration of Home plus DPC Claim
42	Sohan Singh Gulia	04-12-2024	₹ 2,39,64,978.00	₹ 5,66,850.55	Unsecured Financial Creditor Class	NA	NA	NO	0.40	NA	NA	₹ 2,33,98,127.45	-	Eligible for Registration of Home plus DPC Claim
43	Sanjay Kumar	01-12-2024	₹ 3,79,56,896.00	₹ 5,97,437.70	Unsecured Financial Creditor Class	NA	NA	NO	0.42	NA	NA	₹ 3,73,59,458.30	-	Eligible for Registration of Home plus DPC Claim
44	Paramjeet Singh	03-12-2024	₹ 2,74,15,948.00	₹ 24,26,318.42	Unsecured Financial Creditor Class	NA	NA	NO	1.71	NA	NA	₹ 2,49,89,629.58	-	Eligible for Registration of Home plus DPC Claim
45	Neeraj Walmik	03-12-2024	₹ 1,78,97,308.00	₹ 9,52,038.35	Unsecured Financial Creditor Class	NA	NA	NO	0.67	NA	NA	₹ 1,69,45,269.65	-	Eligible for Registration of Home plus DPC Claim
46	Kanika Malik & Anuj Chahal	02-12-2024	₹ 3,62,85,184.00	₹ 5,41,091.82	Unsecured Financial Creditor Class HomeBuyer	NA	NA	NO	0.38	NA	NA	₹ 3,57,44,092.18	-	Eligible for Registration of Home plus DPC Claim
47	vinay kumar singh			₹ 2,21,382.57	Unsecured Financial Creditor Class	NA	NA	NO	0.16	NA	NA	-	-	Eligible for Registration of Home plus DPC Claim
48	B Ashok	03-12-2024	₹ 3,34,31,112.00	₹ 23,84,259.66	Unsecured Financial Creditor Class	NA	NA	NO	1.68	NA	NA	₹ 3,10,46,852.34	-	Eligible for Registration of Home plus DPC Claim
49	Devki Rawat	03-12-2024		₹ 12,87,708.74	Unsecured Financial Creditor Class	NA	NA	NO	0.91	NA	NA	-	-	Eligible for Registration of Home plus DPC Claim
50	Ritu Barthwal **(2 flats)**	01-12-2024	₹ 2,60,40,613.00	₹ 4,07,141.57	Unsecured Financial Creditor Class	NA	NA	NO	0.29	NA	NA	₹ 2,56,33,471.43	-	Eligible for Registration of Home plus DPC Claim
51		01-12-2024	₹ 2,36,62,976.00	₹ 1.00	Unsecured Financial Creditor Class	NA	NA	NO	0.00	NA	NA	₹ 2,36,62,975.00	-	Eligible for Registration of Home plus DPC Claim
52	Ajit Singh Dugal & Saroj Dugal	29-11-2024	₹ 3,55,44,625.00	₹ 5,33,478.91	Unsecured Financial Creditor Class HomeBuyer	NA	NA	NO	0.38	NA	NA	₹ 3,50,11,146.09	-	Eligible for Registration of Home plus DPC Claim
53	Bhim Singh	03-12-2024	₹ 39,00,000.00	₹ 1.00	Unsecured Financial Creditor Class	NA	NA	NO	0.00	NA	NA	₹ 38,99,999.00	-	Eligible for Registration of Home plus DPC Claim
54	Anubhav Singhal			₹ 4,13,890.45	Unsecured Financial Creditor Class	NA	NA	NO	0.29	NA	NA	-	-	Eligible for Registration of Home plus DPC Claim
55	Himani Pushkarna	30-11-2024	₹ 3,13,86,734.00	₹ 5,97,241.30	Unsecured Financial Creditor Class	NA	NA	NO	0.42	NA	NA	₹ 3,07,89,492.70	-	Eligible for Registration of Home plus DPC Claim
56	Vivek Kumar	06-12-2024	₹ 1,51,86,830.00	₹ 4,45,567.00	Unsecured Financial Creditor Class	NA	NA	NO	0.31	NA	NA	₹ 1,47,41,263.00	-	Eligible for Registration of Home plus DPC Claim
57	Kamaljeet Singh Saini & Jyoti	01-12-2024	₹ 1,20,08,512.00	₹ 1.00	Unsecured Financial Creditor Class HomeBuyer	NA	NA	NO	0.00	NA	NA	₹ 1,20,08,511.00	-	Eligible for Registration of Home plus DPC Claim
58	Rohit Singh	01-12-2024	₹ 19,18,974.00	₹ 1.00	Unsecured Financial Creditor Class	NA	NA	NO	0.00	NA	NA	₹ 19,18,973.00	-	Eligible for Registration of Home plus DPC Claim

59	Jyoti Berry	27-11-2024	₹ 71,68,811.86	₹ 1.00	Unsecured Financial Creditor Class	NA	NA	NO	0.00	NA	NA	₹ 71,68,810.86	-	Eligible for Registration of Home plus DPC Claim
60	Vishal Sharma	03-12-2024	₹ 1,88,49,403.00	₹ 5,11,653.10	Unsecured Financial Creditor Class	NA	NA	NO	0.36	NA	NA	₹ 1,83,37,749.90	-	Eligible for Registration of Home plus DPC Claim
61	Raj Kumar Mittal			₹ 5,36,406.59	Unsecured Financial Creditor Class	NA	NA	NO	0.38	NA	NA	-	-	Eligible for Registration of Home plus DPC Claim
62	Anshu Sarin		₹ 22,80,457.78	₹ 2,39,499.08	Unsecured Financial Creditor Class	NA	NA	NO	0.17	NA	NA	₹ 20,40,958.70	-	Eligible for Registration of Home plus DPC Claim
63	Bal Kishna Gupta & Ritu Gupta	26-11-2024	₹ 2,18,36,809.00	₹ 20,10,214.57	Unsecured Financial Creditor Class	NA	NA	NO	1.41	NA	NA	₹ 1,98,26,594.43	-	Eligible for Registration of Home plus DPC Claim
64	Ekta Gupta	01-12-2024	₹ 1,80,45,960.00	₹ 16,26,272.76	Unsecured Financial Creditor Class	NA	NA	NO	1.14	NA	NA	₹ 1,64,19,687.24	-	Eligible for Registration of Home plus DPC Claim
65	Sushil Saxena	03-12-2024	₹ 16,55,290.00	₹ 11,33,759.38	Unsecured Financial Creditor Class	NA	NA	NO	0.80	NA	NA	₹ 5,21,530.62	-	Eligible for Registration of Home plus DPC Claim
66	Mr. Amarjeet Singh Gadhok	25-11-2024	₹ 1,45,77,874.00	₹ 13,28,527.56	Unsecured Financial Creditor Class	NA	NA	NO	0.93	NA	NA	₹ 1,32,49,346.44	-	Eligible for Registration of Home plus DPC Claim
67	Rajesh Kumar	17-12-2024	₹ 79,88,207.00	₹ 1.00	Unsecured Financial Creditor Class	NA	NA	NO	0.00	NA	NA	₹ 79,88,206.00	-	Eligible for Registration of Home plus DPC Claim
68	Anukool Bedarkar	30-11-2024	₹ 3,07,75,759.00	₹ 24,40,157.85	Unsecured Financial Creditor Class	NA	NA	NO	1.72	NA	NA	₹ 2,83,35,601.15	-	Eligible for Registration of Home plus DPC Claim
69	Bipin Kumar Singh and Preeti Sahni	03-12-2024	₹ 1,25,56,785.00	₹ 15,23,684.93	Unsecured Financial Creditor Class	NA	NA	NO	1.07	NA	NA	₹ 1,10,33,100.07	-	Eligible for Registration of Home plus DPC Claim
70	charu Sharma			₹ 2,35,581.44	Unsecured Financial Creditor Class	NA	NA	NO	0.17	NA	NA	-	-	Eligible for Registration of Home plus DPC Claim
71	Ashish Dewan	02-12-2024	₹ 3,43,34,493.00	₹ 5,70,690.51	Unsecured Financial Creditor Class	NA	NA	NO	0.40	NA	NA	₹ 3,37,63,802.49	-	Eligible for Registration of Home plus DPC Claim
72	Amit Malik			₹ 1.00	Unsecured Financial Creditor Class				0.00			-		Eligible for Registration of Home plus DPC Claim
73	Sh. Sisira Kanta Dash and Mrs. Suchitra	01-12-2024	₹ 2,49,75,741.00	₹ 20,39,108.76	Unsecured Financial Creditor Class	NA	NA	NO	1.43	NA	NA	₹ 2,29,36,632.24	-	Eligible for Registration of Home plus DPC Claim
74	Neelam Bala	31-01-2025	₹ 6,52,40,000.00	₹ 15,04,489.26	Unsecured Financial Creditor Class	NA	NA	NO	1.06	NA	NA	₹ 6,37,35,510.74	-	Eligible for Registration of Home plus DPC Claim
75	Anurup Arora	30-11-2024	₹ 2,64,46,643.00	₹ 5,68,778.57	Unsecured Financial Creditor Class	NA	NA	NO	0.40	NA	NA	₹ 2,58,77,864.43	-	Eligible for Registration of Home plus DPC Claim
76	Ajesh Kumar	29-11-2024	₹ 2,33,57,743.00	₹ 6,56,779.56	Unsecured Financial Creditor Class	NA	NA	NO	0.46	NA	NA	₹ 2,27,00,963.44	-	Eligible for Registration of Home plus DPC Claim
77	Subhash Chauhan			₹ 1.00	Unsecured Financial Creditor Class	NA	NA	NO	0.00	NA	NA	-	-	Eligible for Registration of Home plus DPC Claim
78	Dr. Prabhakaran Dorairaj	30-11-2024	₹ 1,62,41,098.87	₹ 19,44,047.94	Unsecured Financial Creditor Class	NA	NA	NO	1.37	NA	NA	₹ 1,42,97,050.93	-	Eligible for Registration of Home plus DPC Claim
79	Niranjan Singh	30-11-2025	₹ 97,13,570.00	₹ 14,27,022.93	Unsecured Financial Creditor Class	NA	NA	NO	1.00	NA	NA	₹ 82,86,547.07	-	Eligible for Registration of Home plus DPC Claim
80	Vinod Wadhwa		₹ 2,94,28,274.80	₹ 5,54,769.85	Unsecured Financial Creditor Class	NA	NA	NO	0.39	NA	NA	₹ 2,88,73,504.95	-	Eligible for Registration of Home plus DPC Claim
81	Anoop Singh Dahiya	02-12-2024	₹ 3,61,88,965.00	₹ 5,09,748.25	Unsecured Financial Creditor Class	NA	NA	NO	0.36	NA	NA	₹ 3,56,79,216.75	-	Eligible for Registration of Home plus DPC Claim
82	Evneet Bhatia	02-12-2024	₹ 1,60,77,342.00	₹ 10,11,337.80	Unsecured Financial Creditor Class	NA	NA	NO	0.71	NA	NA	₹ 1,50,66,004.20	-	Eligible for Registration of Home plus DPC Claim
83	Dharampal Singh	02-12-2024	₹ 65,58,176.00	₹ 13,59,632.58	Unsecured Financial Creditor Class	NA	NA	NO	0.96	NA	NA	₹ 51,98,543.42	-	Eligible for Registration of Home plus DPC Claim
84	Amit Saxena	02-12-2024	₹ 1,15,94,346.38	₹ 10,99,746.08	Unsecured Financial Creditor Class	NA	NA	NO	0.77	NA	NA	₹ 1,04,94,600.30	-	Eligible for Registration of Home plus DPC Claim
85	Ragini Aggrawal	03-12-2024	₹ 3,76,40,783.00	₹ 5,76,531.26	Unsecured Financial Creditor Class	NA	NA	NO	0.41	NA	NA	₹ 3,70,64,251.74	-	Eligible for Registration of Home plus DPC Claim
86	Telu Ram	02-12-2024	₹ 2,10,76,304.00	₹ 1.00	Unsecured Financial Creditor Class	NA	NA	NO	0.00	NA	NA	₹ 2,10,76,303.00	-	Eligible for Registration of Home plus DPC Claim
87	Umesh Aggrawal			₹ 1.00	Unsecured Financial Creditor Class	NA	NA	NO	0.00	NA	NA	-	-	Eligible for Registration of Home plus DPC Claim
			₹ 1,63,76,56,591.46	₹ 8,64,55,485.06					60.80%					