# Homebuyer Claim Filing Guide – Krishna Housing Scheme Project of M/s Raheja Developers Ltd (Under CIRP)

Date : 22.05.2026

The Hon'ble National Company Law Tribunal, New Delhi Bench, Court-IV, vide order dated 21.08.2025 passed in CP (IB) No. 284/2025 in the matter of Shravan Minocha & Ors. vs. M/s Raheja Developers Limited, has admitted the application filed under Section 7 of the Insolvency and Bankruptcy Code, 2016 ("IBC") and initiated Corporate Insolvency Resolution Process ("CIRP") against M/s Raheja Developers Limited ("Corporate Debtor"). Thereafter the Hon'ble NCALT, vide its order 10.04.2026 has restricted the CIRP to project specific for Krishna Housing Scheme Project only. Therefore, now the CIRP pertains to the project namely "Raheja Krishna Housing Scheme", Sector-14, Sohna, Gurugram, Haryana.

A corrigendum to the public Announcement in the newspapers has been issued in newspapers on 11.04.2026, inviting claims from all claimants of the subject project and receiving claims as well from Allottees and continue to receive the same.

## PART A: Homebuyer (Allottee) – Frequently Asked Questions (FAQ)

1. **Who can file a claim?**

   Any homebuyer/allottee who has booked a flat or unit in the Krishna Housing Scheme project of Raheja Developers Ltd and has paid any amount (part or full) is eligible to file a claim.

2. **Status of homebuyers under IBC**

   Homebuyers are treated as Financial Creditors (in class) under the Insolvency and Bankruptcy Code, 2016.

3. **Which form to use?**

   Homebuyers or Allottees must submit their claim in Form CA – Claim by Financial Creditors in a Class (Allottees/Homebuyers).

4. **Where to download Form CA**

   Form CA can be downloaded from the IBBI[1] website. The latest version must be used.

   Link: https://ibbi.gov.in/home/downloads

[1] Insolvency and Bankruptcy Board of India

5. **How and where to submit the claim?**

   Claims must be submitted only to the Resolution Professional (RP) and strictly in the manner specified in the Public Announcement dated 22.08.2025 followed by Corrigendum dated 11.04.2026. Homebuyers / Allottees must submit claims by **Email to:** **cirp.raheja.developers.khs@gmail.com**

   ***For any clarification or assistance regarding filing of claims, you may connect on WhatsApp to Mobile No: 8130041987.***

6. **Documents required;**
   a) Allotment Letter;
   b) Builder Buyer Agreement;
   c) Proof of payments made;
   d) PAN Card and Aadhaar Card
   e) Address proof;
   f) Any other supporting documents relating to the claim

7. **Amount of claim**

   Total amount paid to under the said project up to the insolvency commencement date i.e. 21.08.2025. The Allottees should follow the provisions of regulation 16 A (7) of the CIRP Regulations 2016, which provides that the voting share of a creditor in a class shall be in proportion to the financial debt which includes an interest at the rate of eight percent per annum unless a different rate has been agreed to between the parties.

8. **Last date of claim**

   The last date of submission of the Claim as per the corrigendum dated 11.04.2026 was 24.04.2026. However, the Allottees can submit their claim forms with proof up to the date of issue of request for resolution plans (RFRP) under regulation [2]36B or ninety days from the insolvency commencement date, whichever is later. Provided further that the creditor shall provide reasons for delay in submitting the claim beyond the period of ninety days from the insolvency commencement.

[2] Corporate Insolvency Resolution Process Regulation 2016

9. **Expectation for Refund: Query regarding expectation of Refund to Allottees or completion of project**

   It is clarified that the purpose of Insolvency proceedings is to make all efforts for revival of the stalled project by finding the new Developers after following the due process as per CIRP Regulations. Therefore, all efforts have to be made to bring in suitable Developer. The resolution plan(s) which will be submitted by the prospective developers (commonly referred as Prospective Resolution Applicants or for short "PRA") will be put up for the approval of all financial creditors, which include Allottees as well. Therefore, what will be the terms & conditions of the proposed resolution plan for implementation by the PRA will depend on the type of proposal being presented by them.

   Therefore, the Allottees should not assume to get refund after submission of their claim. The refund, if any, for those who do not want to take the completed flat will depend on the terms and conditions which may be proposed by the developer in their plan. The said Proposed plan(s) will be shared with all Allottees, and the RP will explain the conditions of all those plans before the same is approved by Allottees and other financial creditors, If any. After that the same, the approved plan will be presented to the Hon'ble NCLT [3] for approval. Thereafter, the implementation of the plan, which include construction will start.

## PART B: Quick Checklist

1. Latest Form CA to be used by downloading from IBBI website;
2. One claim per flat or unit;
3. Claim amount calculated up to 21.08.2025;
4. All documents attached and self-attested;
5. Form signed and submitted by email;

**IMPORTANT NOTE:** This document is issued for guidance only by the office of Resolution Professional. All claims shall be processed strictly in accordance with the Insolvency and Bankruptcy Code, 2016, CIRP Regulations, and orders of the Hon'ble NCLT and NCLAT.

[3] National Company Law Tribunal