

Notice to Homebuyers of Anthea Floors

1. All the allottees of residential project, known as 'Anthea Floors', are hereby informed that construction in respect of residential units can only be undertaken in conformity with Haryana Building Code 2017, read with amendments till the date of approval of revised building plans by the concerned Department.
2. As per the latest applicable regulations under the Haryana Building Code-2017, there are 04 major changes, which are highlighted as follows:
 - A. Provision for front and rear setbacks has been revised, vide Memo dated 24.04.2022, which is as under:

| Sr. No. | Size of Plots | Front Setback | | Rear Setback | |
|---------|---------------|---------------|---------|--------------|---------|
| | | Pre-revised | Revised | Pre-revised | Revised |
| (i) | 160 sq mtrs. | 3 mtrs. | 2 mtrs. | 3 mtrs. | 2 mtrs. |
| (ii) | 200 Sq Mtrs. | 3 mtrs. | 2 mtrs. | 3 mtrs. | 2 mtrs. |
| (iii) | 250 Sq. Mtrs. | 3 mtrs. | 2 mtrs. | 3 mtrs. | 2 mtrs. |
| (iv) | 300 Sq. Mtrs | 3 Mtrs. | 3 Mtrs. | 3 Mtrs. | 3 Mtrs. |
| (v) | 420 Sq. Mtrs. | 4 Mtrs. | 3 Mtrs | 3.5 Mtrs | 3 Mtrs. |

- B. Car bay size of 2.5 mtr. x 5 mtr., has to be provided within the residential plot boundary only, as per amendment dated 27.05.2020.
 - C. Since the Car parking has to be accommodated within the Plot Boundary in terms of amendment dated 27.05.2020, the spaces under small lawns, which were available in the front of the ground floor Units, will have to be used for accommodating the car parking as per the revised building regulations. Consequently, the plots could have 'No' or 'Smaller Lawns' in the front and rear portions, a comparative chart of which is given as under:

| Sr. No. | Category of Plots | Front Lawn | | Rear Lawn | |
|---------|-------------------|----------------------|---------------------|----------------------|---------------------|
| | | As per Original Plan | As per Revised Plan | As per Original Plan | As per Revised Plan |
| (i) | 160 sq mtrs. | 3 ft x 19 ft | 2 ft. x 19 ft | 10 ft x 26 ft | 6.5 ft x 26 ft |
| (ii) | 200 Sq Mtrs. | 4 ft x 26 ft | 0 ft | 10 ft x 32'9" | 6.5 ft x 32' 9" |
| (iii) | 250 Sq. Mtrs. | 10 ft x 25 ft | 0 ft. | 10 ft x 32'9" | 6.5 ft x 32' 9" |
| (iv) | 300 Sq. Mtrs | 10 ft x 25 ft | 4 ft x 25 ft | 10 ft x 39'6" | 10 ft x 39'6" |
| (v) | 420 Sq. Mtrs. | 16 ft x 40 ft | 12 ft x 28 ft | 16 ft x 49 ft | 15 ft x 49 ft |

- D. Super area of the sold units, as at the time of sale, and as per the revised floor plans, undergoes marginal variations, which now tentatively works out as follows:

| Sr. No. | Type | Typical Plot Size | Plot Area (in Sq. Yds.) | Floor | Super Area (in Sq. Ft.) | |
|---------|-----------|-------------------|-------------------------|----------|-------------------------|---------|
| | | | | | Original | Revised |
| 1. | Type - E | 08 m X 20 m | 191.36 | Basement | 781 | 783 |
| 2. | | | | Ground | 997 | 1011 |
| 3. | | | | First | 997 | 1044 |
| 4. | | | | Second | 997 | 1044 |
| 5. | Type - D | 10 m X 20 | 239.20 | Basement | 925 | 921 |
| 6. | | | | Ground | 1236 | 1243 |
| 7. | | | | First | 1236 | 1297 |
| 8. | | | | Second | 1236 | 1297 |
| 9. | Type - DC | 10 m X 25 m | 299.00 | Basement | 927 | 1019 |
| 10. | | | | Ground | 1430 | 1564 |
| 11. | | | | First | 1514 | 1582 |
| 12. | | | | Second | 1514 | 1582 |
| 13. | Type - C | 12 m X 25 m | 358.80 | Basement | 1252 | 1232 |
| 14. | | | | Ground | 1716 | 1697 |
| 15. | | | | First | 1685 | 1755 |
| 16. | | | | Second | 1685 | 1755 |
| 17. | Type - B | 15 m X 28 m | 502.32 | Basement | 1478 | 1499 |
| 18. | | | | Ground | 2193 | 2217 |
| 19. | | | | First | 2259 | 2315 |
| 20. | | | | Second | 2028 | 2069 |

3. The issue of preparation of revised floor plans in conformity with the Haryana Building Code - 2017, and amendments thereto, was shared with the representatives of 'Anthea Floors' Buyers Association in a meeting held on 28.04.2023, wherein hard copies of the original and revised floor plans were given to them for discussions. This was followed by circulation of the said plans in pdf format on the following day so as to enable them to share the same with their other members.
4. 'Anthea Floors' Home Buyers Association, through its President, has informed vide email dated 01.05.2023, that all the home buyers of 'Anthea Floors' in its General Body Meeting, have unanimously rejected the new revised floor plans.

5. It is imperative that each of the Homebuyers of Anthea Floors gives or denies his consent to the Revised Floor Plans necessitated on account of the applicable Building Regulations. Copies of the Original and the Revised Floor Plans are also being attached in pdf format for their perusal.

Note: *Option for construction as per old building regulations is not available since the floor plans to be approved hereinafter would have to be in conformity with the latest applicable regulations only.*

6. Relevant extract of the provisions in the Builder-Buyer Agreement on the subject is reproduced below:

“4d. Revision of Layout/ Area/ Specifications:

i) That the Developer may affect suitable alterations in the layout plan of the complex/ colony, if and when found necessary or as approved or directed by the Department of Town & Country Planning. However, before the layout plan is changed a public notice shall be issued in the newspapers in accordance with the directive issued by the Director General, Town and Country Planning, Haryana. Further, the floor area as mentioned herein is approximate and there could be a change in the area on account of any alteration in layout/ building plan during the course of development of the complex. The opinion of Developer’s architects on changes in the unit floor plan, location, Block or number of Plot, designs and specifications shall be final. In an event of change in specifications, material of equally good quality shall be used by the Developer.

Further, if there is any increase or decrease in the Plot Area, revised price and/ or PLC of the Plot shall be calculated at the rate of Rs. 70,000/- per sq. yards to be apportioned between all the floor Purchaser(s) on that plot. In the event of an increase or decrease in the Area of the Floor the adjustment of such increase/ decrease shall be at the rate as mentioned at the time of original booking. In case of any decrease in the plot area/ floor area the Developer shall be liable to refund the excess amount paid by the Purchaser (s) with simple interest @12% p.a. Such differential in the price of the Floor shall be adjusted/ demanded at the time of offer of possession of the Floor.

However, if the change in area of the floor exceeds +/- 10% to 12% of the originally booked area, the Purchaser(s) shall have the option to accept an alternative property offered by the developer or seek refund of the payments made by the Purchaser(s), the refund carrying simple interest @ 12% p.a. The Purchaser(s) shall choose any of these options within 30days of receipt of the offer of possession from the Developer. To implement any such change in the area, position, location of the Floor the same may be incorporated, if necessary, in a supplementary Agreement/ Deed to be executed between the Purchaser(s) and the Developer.

ii) That with respect to the change in the area of the Plot/ Floor or its location as mentioned hereinabove it is clearly understood by the Purchaser(s) that no claim, monetary or otherwise, shall be entertained or accepted by the Developer save and except the adjustments in the price/ charges mentioned in Clause 4.d.i.”

7. It may kindly be noted that the new management is finding it difficult to finalize the Tender Documents for invitation of bids and award of contracts for the project unless there is clarity in this behalf. Hence, by this Notice, the new Management of Unitech Limited calls for Consent of each individual home buyer, as per form attached as **Annexure 'A'** herewith, which the Homebuyer shall fill-up, scan and submit through email @ antheafloors@unitechgroup.com and/ or through physical copy addressed to **Sh. Nagendar Vats**, General Manager, Architecture, Unitech Limited, 13th Floor, Tower-B, Signature Towers, South City -1, Gurugram.
8. The Homebuyers are accordingly requested to convey their acceptance of the Revised Floor Plans or otherwise within a period of four (04) weeks i.e. latest by 07.07.2023, so as to enable the new Management to take timely action for approval of the building/ floor plans.
9. In case of those homebuyers, whose response is not received by 07.07.2023, it shall be presumed that the said home buyer(s) has/ have consented to the revised floor plans.

(Ashok Kumar Yadav),
Chief Executive Officer,
Unitech Limited

Encl. **Annexure-A**

Home Buyers of Floors in Anthea Floors Project Consent for Revised Floor Plans

| | |
|---|--|
| Name of Allottee(s) | |
| Apartment No./ Flat No. | |
| Customer Code | |
| Present Address with Contact No. and Email ID | |
| Status of refund | Whether any refund has been received from the Hon'ble Court, Ld. Amicus Curiae, Management or any other source? If yes, please provide the following details: |
| | Amount Refunded/ Paid: |
| | Date of Payment: |
| | Mode of Payment: |
| Consent to the Revised Floor Plans | <input type="checkbox"/> <p>Having gone through and understood the original and revised floor plans, I/We, hereby give my/ our consent to the Revised Floor Plans of the Unit/ floor allotted to me/us as per the applicable Building Regulations.</p> |
| | <input type="checkbox"/> <p>I/We, hereby decline to give my/ our consent to the Revised Floor Plans of the Unit/ floor allotted to me/us as per the applicable Building Regulations.</p> |

I hereby acknowledge and declare that the above information provided by me is true and correct.

Signature
[Home Buyer(s)]