

Sector 117, Noida

Status of different phases and the Plan for inviting Tenders (As on 04.09.2023)

The management of Unitech Group has been receiving large number of e-mails from the aggrieved Home-buyers of Sector-117, Noida projects, to know about the status of Invitation of Tenders and Award of Contracts in respect of their projects. While it becomes difficult to respond to each mail individually, it has been considered advisable to upload a note on the same for kind information of all the Homebuyers. Hence this status note which gives the status update in this behalf.

1. The erstwhile management of Unitech had planned development of Sector 117 in six phases (plus the balance land for future development) wherein a total of 3286 residential Units have been sold to the Homebuyers (after taking into account refunds in 41 cases on grounds of Medical Exigencies and others on the directions of Hon'ble Supreme Court). The present physical status of the Projects across these phases is given below:

| Sr. No. | Phase | No. of Towers Planned | No. of Units Planned | No. of Units Sold | Present Status |
|--------------|--|-----------------------|----------------------|-------------------|--|
| 1 | Phase – 1 – Unihomes-1 | 13 | 1032 | 1027 | Super-structure complete and only finishing works to be completed. |
| 2 | Phase – 2 – Unihomes-2 | 14 | 1128 | 1112 | Super-structure complete and only finishing works to be completed. |
| 3 | Phase – 3 – Uniworld Gardens | 06 | 336 | 329 | Super-structure complete and only finishing work remains. |
| 4 | Phase – 4 – Exquisite | 01 | 56 | 43 | Only pile foundation work complete. Balance yet to start. |
| 5 | Phase – 5 – The Residences | 09 | 504 | 408 | Partial construction taken up and foundation works and superstructure work up to ground/ first/ second floor only in few towers. |
| 6 | Phase – 6 – Unihomes-2 G & H | 04 | 448 | 367 | |
| 7 | Phase – 7 – New Towers for balance FAR | 12 | 768 | 0 | Construction yet to start. |
| Total | | 59 | 4272 | 3286 | |

2. It has been observed that the erstwhile management applied for Fire NOC and Occupation Certificate (OC) in respect of a total of 19 Towers of Phase-1 (13 Towers) and Phase-2 (06 Towers). The then management simultaneously

offered possession of 1176 residential units in 15 towers (11 towers in Unihomes-1 and 04 towers in Unihomes-2) wherein 711 families took possession of their homes and currently, about 620 families are residing in the complex with incomplete infrastructure and lack of basic facilities like electricity, water and sanitation which are being provided on temporary basis for the last few years.

3. Pursuant to Hon'ble Supreme Court order dated 28.10.2021, 05 nos. of Project Management Consultants (PMCs) were appointed by the Management in December 2021, to undertake "As-is-Assessment" of various projects, preparation of "Bills of Quantities" (BOQs) for the balance works at individual project sites and preparation of tender documents for award of contracts for completion of projects. Accordingly, M/s Sangam Project Consultants, was allocated the Sector-117 Noida projects. Simultaneously, Engineers India Limited (EIL) was appointed in the month of March, 2022 as a Third Party Inspection and Monitoring Agency (TPIA) to review the work of PMCs. Further, the Hon'ble Supreme Court appointed Justice (Retd.) A. M. Sapre vide its order dated 18.05.2022 to be associated with every stage of tendering process and to be carried out under his supervision.
4. Based on the ground-work done by the said PMC, it was estimated that about 14 Tenders would be required to be floated for completion of all Sector-117 Noida projects. Since it was not possible to float all the tenders in one go, the Management decided to float these 14 tenders in phases/ Lots along with Tenders for other Unitech projects.
5. Accordingly, after preparation of 01 tender by the PMC as part of Lot-1, its thorough review by EIL, approval of the Board of Directors (BoD) and Justice (Retd.) A. M. Sapre in the month of December 2022, the same was floated on 02.01.2023 on Unitech's e-tendering web portal etenders.unitechgroup.com. After the last date of submission of tenders of Lot-1 (20.02.2023), the received bids were opened for technical evaluation. Subsequently, after the technical evaluation of the bidders, the financial bid was opened on 29.03.2023 wherein it was found that the quoted price by the single bidder was marginally higher than the justified cost. The L-1 bidder was called for negotiation on 06.04.2023 and was successfully persuaded to revise its bid to be within justified cost by the Negotiation committee. The successful bid was recommended for award of contract by the Board of Directors and followed by approval from Justice (Retd.) A.M. Sapre in the month of April 2023. Subsequently, the award of contract to the successful bidder was submitted to Hon'ble Supreme Court for seeking its approval, which is yet to be received.

6. Similarly, two more tenders pertaining to the completion of Civil and Internal MEP works for all six phases of Sector-117, Noida projects were floated as part of Lot-2 Tenders on 08.05.2023 on Unitech's e-tendering web portal. After the last date of submission of tenders (22.06.2023), it was discovered that no bids were received against one tender pertaining to Phase-4, Phase-5 & Phase-6, whereas one single bid was received against the tender pertaining to Phase-1, Phase-2 and Phase-3. After the technical evaluation, vetting thereof by EIL and opening of financial bid on 26.07.2023, it was found that the lone financial bid was unacceptably high. Thus bids are required to be invited afresh in respect of these 02 tenders splitting the same in to 05 Tenders. Now, the Tenders have been re-cast and it is proposed to invite 08 Tenders pertaining to Sector-117, Noida projects as part of Lot-3 Tenders which is likely to be floated by mid-September 2023.
7. The list of 14 Tenders pertaining to Sector-117, Noida projects is as tabulated below:

| Status of Tenders pertaining to Sector-117, Noida projects | | | | |
|---|---|--|---|--|
| Sr. No. | Tender Description | Estimated cost put to Tender (Rs. In Cr.) | Tentative Completion Time from the date of Award of Contract (in months) | Status of Tender |
| 1 | External Drainage, SWD, RWH, Water supply and STP works along with STP AMC for 5 years of Unihomes- Phase-1, Phase-2 & Phase-3 (Gardens) | 6.37 | 24 | Finalized and waiting for Supreme Court approval for award of contract. |
| Lot-3 Tenders (Tentatively proposed to be floated by 20.09.2023) | | | | |
| 2 | RCC, Civil, Finishing, Internal MEP & Elevator SITC Works of Unihome: Phase-1 & Phase-2 (27 towers + basement) | 113.82 | 24 | Floated in Lot-2 but the quoted Single Bid price was unacceptably high. To be re-floated in Lot-3. |
| 3 | RCC, Civil, Finishing, Internal MEP & Elevator SITC Works of Uniworld Gardens: Phase-3 (06 towers + basement) | 47.80 | 24 | |
| 4 | RCC, Civil, Finishing, Internal MEP & Elevator SITC Works of Exquisite: Phase-4 (One Tower with old design and 4 towers with new design including basement) | 172.17 | 36 | Floated in Lot-2 but no bids were received. To be re-floated in Lot-3 |
| 5 | RCC, Civil, Finishing, Internal MEP & Elevator SITC Works of The Residences: Phase-5 (09 towers + basement) | 193.70 | 36 | |
| 6 | RCC, Civil, Finishing, Internal MEP & Elevator SITC Works of Unihomes-2 G & H: Phase-6 (04 towers + basement) | 122.14 | 36 | |

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|--|--|--|---|-------------------------|
| Sr. No. | Tender Description | Estimated cost put to Tender (Rs. In Cr.) | Tentative Completion Time from the date of Award of Contract (in months) | Status of Tender |
| 7 | Excavation, Road work, Hard & Soft Landscape & Horticulture works of Unihomes Phase-1 & Phase-2 and Uniworld Gardens | 26.28 | 24 | To be floated in Lot-3 |
| 8 | Substation & External Electrification Works for Unihomes Phase-1 & Phase-2 and Uniworld Gardens, Noida-117 | 8.79 | 24 | To be floated in Lot-3 |
| 9 | Basement ventilation, lift pressurization and associated works for Unihomes Phase-1 & Phase-2 and Uniworld Gardens, Noida-117 | 2.06 | 24 | To be floated in Lot-3 |
| Lot - 4 Tenders (Tentatively proposed to be floated in December 2023) | | | | |
| 10 | Phase 4, 5, 6, 7 & 8A: External Drainage, STP, Water supply, WTP, RW, Irrigation etc. works at Secor-117, Noida | 12.90 | 36 | To be floated in Lot-4 |
| 11 | Excavation, Road work, Hard & Soft Landscape & Horticulture works of Phase-4, Phase-5, Phase-6, Phase-7 & Phase-8A, Noida-117 | 54.45 | 36 | To be floated in Lot-4 |
| 12 | Substation & External Electrification Works for Phase-4, Phase-5, Phase-6, Phase-7 & Phase-8A, Noida-117 | 27.00 | 36 | To be floated in Lot-4 |
| 13 | Basement ventilation, lift pressurization and associated works for Phase-4, Phase-5, Phase-6, Phase-7 & Phase-8A, Noida-117 | 7.05 | 36 | To be floated in Lot-4 |
| 14 | RCC, Civil, Finishing, Internal MEP & Elevator SITC Works of Phase-7 (08 towers + basement) including shopping centre and community centre | 350.75 | 42 | To be floated in Lot-4 |
| Total | | 1145.28 | | |

8. Hoping that there is adequate response of Contractors/ Construction agencies qua the Lot-3 Tenders, it is likely to take some time for completion of the process of Tendering and reaching the stage of Award of Contracts, tentatively by end of December 2023.
9. All the home-buyers are requested to kindly visit the company's website www.unitechgroup.com for regular updates on the tendering and award of contracts.

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