

## **Re-scheduling of the Revised Payment Plan - Notice to Homebuyers of Unitech Group**

1. In compliance of order dated 17.08.2022 passed by the Hon'ble Supreme Court, a copy of the Revised Payment Plan Schedule for payment of Balance Sale consideration, alongwith the Tentative timelines for completion of each project, was uploaded on the website of the Company for information of all the concerned homebuyers. It is still available on the website.
2. The Revised Payment Plan was initially proposed to commence with effect from 01.02.2023 keeping in view that the new management would be able to award all contracts by 31<sup>st</sup> January, 2023. However, the process of Award of Contracts has got delayed due to various reasons.
3. While taking up the matter on 01.02.2023, the Hon'ble Supreme Court has passed the following orders:

***“Re. Suggestions from home buyers regarding revised payment plan pursuant to order dated 17 August 2022***

14 *Paragraph 5.4 of the convenience note which has been placed on the record by the Additional Solicitor General deals with the queries of the home buyers in regard to the amount which they would be required to pay in terms of the proposed payment plan. The Court is informed that it has been proposed in the Resolution Framework that:*

- “(a) Homebuyers’ Units will be delivered at the same rates/ price at which they booked their Units;*
- (b) No interest shall be charged from the homebuyers on delayed payments/ balance receivables, up to the dates on which payment shall fall due as per the Revised Payment Plan, with no obligation to refund the interest or delayed interest already recovered;*
- (c) Management will not be able to pay any delay interest/delay compensation to the home-buyers since it is the endeavour to deliver apartments at the same prices at which they were originally booked, despite manifold rise in cost of construction and multiple rise in market prices of these units.”*

15 *The above information is permitted to be uploaded on the website of Unitech for information of all home buyers. We clarify that any objections on behalf of the home buyers shall be considered separately when the Resolution Plan is taken up for discussion”.*

4. The management has been able to invite 35 Tenders (as part of Lot-1) and another set of about 36 Tenders is at advanced stages of floatation. We expect to invite the Lot-2 Tenders before the end of February, 2023. As such, it is assumed that it is likely to take about two to four months to reach the stage of Award of Contracts for various projects through floatation of different lots of Tenders. Keeping in view the feedback from the Homebuyers and with a view to giving them sufficient time to make arrangement of funds, it has been decided to re-schedule the Payment Plan so as to make the same in consonance with the Award of Contracts **and commence the payment of balance receivables in installments as per the Re-scheduled Payment Plan with effect from 01.06.2023.**
5. The management plans to upload the information about Award of Contracts for different Projects from time to time for the information of the homebuyers. It is proposed that in case of projects where the process of Award of Contracts is not completed by 31<sup>st</sup> May 2023, **the payment of installments in those projects shall commence from 01.09.2023.** The Revised Payment Plan in respect of balance receivables from homebuyers is being published on the website.
8. Receiving payments in time is critical for commencement and timely completion of projects. Management is hopeful that homebuyers would extend their cooperation and whole hearted support by adhering to the Revised Payment Schedule.
9. Please note that all communications will be in electronic mode on our website <http://www.unitechgroup.com>. The management has created a prominently displayed Tab on the Menu “Payment Plan”. An e-Process Note to facilitate the transactions will also be uploaded on the website in due course.

Y. S. Malik  
Chairman & Managing Director,  
Unitech Group

Table - 1

Revised/ Updated Payment Plan in respect of balance receivables from the Home-buyers								
<b>Total Due Amount (TDA) -</b>	<b>Total Due Amount = Total amount to be paid for the Unit (includes all charges except IFMS, Club membership charges, if not paid, stamp paper and registration fee) – Total amount paid upto 31<sup>st</sup> March, 2023. GST, as applicable, shall be payable in addition along with the installment shown below.</b>							
<b>Dates by which the Homebuyers are to deposit the balance receivables.</b>								
<b>Completion period / Payment Schedule</b>	<b>Within 9 Months</b>	<b>&gt; 9 to 12 months</b>	<b>&gt;12 to 18 months</b>	<b>&gt; 18 to 24 months</b>	<b>&gt;24 to 30 months</b>	<b>&gt; 30 to 36 months</b>	<b>&gt;36 to 42 months</b>	<b>&gt; 42 months</b>
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
01.06.2023	50% of TDA	35% of TDA	25% of TDA	15% of TDA	15% of TDA	10% of TDA	8% of TDA	7% of TDA
01.09.2023	45% of TDA	30% of TDA	25% of TDA	15% of TDA	10% of TDA	10% of TDA	8% of TDA	7% of TDA
01.12.2023	NA	30% of TDA	25% of TDA	15% of TDA	10% of TDA	10% of TDA	8% of TDA	7% of TDA
01.03.2024	NA	NA	20% of TDA	15% of TDA	10% of TDA	10% of TDA	8% of TDA	7% of TDA
01.06.2024	NA	NA	NA	15% of TDA	10% of TDA	8% of TDA	7% of TDA	7% of TDA
01.09.2024	NA	NA	NA	10% of TDA	10% of TDA	8% of TDA	7% of TDA	6% of TDA
01.12.2024	NA	NA	NA	10% of TDA	10% of TDA	8% of TDA	7% of TDA	6% of TDA
01.03.2025	NA	NA	NA	NA	10% of TDA	8% of TDA	7% of TDA	6% of TDA
01.06.2025					10% of TDA	8% of TDA	7% of TDA	6% of TDA
01.09.2025						8% of TDA	7% of TDA	6% of TDA
01.12.2025						7% of TDA	7% of TDA	6% of TDA
01.03.2026							7% of TDA	6% of TDA
01.06.2026							7% of TDA	6% of TDA
01.09.2026								6% of TDA
01.12.2026								6% of TDA
On Offer of Possession	5% of TDA plus Stamp Duty and Regn. Charges	5% of TDA plus Stamp Duty and Regn. Charges	5% of TDA plus Stamp Duty and Regn. Charges	5% of TDA plus Stamp Duty and Registration Charges	5% of TDA plus Stamp Duty and Regn. Charges	5% of TDA plus Stamp Duty and Registration Charges	5% of TDA plus Stamp Duty and Regn. Charges	5% of TDA plus Stamp Duty and Regn. Charges
<b>Note:</b>	It may be noted that in case a particular Tower or Block is completed earlier than scheduled and it is ready for offer of possession of the Unit, the concerned home-buyer shall have to make the payment of entire balance dues in lump-sum at the time of such offer of possession.							