

Notice to Homebuyers of Unitech Group

Revised Payment Plan and Tentative Completion of Projects

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, is being uploaded for information of all the concerned homebuyers. The attached **Table-1** contains the Revised Payment Plan in installments, whereas the Tentative Completion Schedule of various projects is given in the attached **Table-2**.
2. Homebuyers can estimate the time of payment and plan their finances based on the above tables, working of which is shown by way of following illustrations:

Illustration 1:

- (i) As per Table-2, projects mentioned at Sr. Nos. 7, 10, 16, 17, 22, 24, 27, 28, 33, 45, 50, 53, 54, 56, 60 and 61 are estimated to be completed within 6 to 9 months from the date of award of contracts.
- (ii) As per Table-1, cases of homebuyers in above projects falls under Column (2) i.e. "Within 9 months". As such, the balance amount shall be payable by the homebuyers in 02 instalments i.e. on 01.02.2023 and 01.05.2023. The balance 5% would be payable at the time of Offer of Possession.

Illustration 2:

- (i) The projects mentioned at Sr. Nos. 3, 9, 12, 15, 20, 25, 35, 37, 38, 46, 47, 65, 66, 67, 68, 72, 74, 75 and 79 are estimated to be completed within 24 months from the date of award of contracts.
- (ii) The Homebuyers in these projects would fall under Column (5) of Table-1 i.e. ">18 to 24 months". Accordingly, the balance amount payable by the Homebuyers falling in this category shall be payable in 7 quarterly installments over a period of next 2 years. The balance 5% would be payable at the time of Offer of Possession.

3. It would be the endeavour of the Management to award all contracts by 31st January, 2023. Hence, the payment schedule is starting from 01.02.2023, irrespective of the actual date of award of contracts.
4. Balance amount payable by a homebuyer (Total Amount Due or TDA) means -
 - (i) Total amount to be paid for the Unit [including all charges, viz. Installment, EDC & IDC charges, Preferential Location Charges (PLC), Parking Charges, Terrace Charges (wherever applicable), Contingencies/ Security and other

Misc. Charges] except stamp paper and registration fee Less (-) Total amount paid upto 31st July, 2020; and

- (ii) GST, as applicable, shall be payable in addition along with the installment.
5. The management is currently in the process of development of a portal which would house all data regarding customer - ledgers of all projects, and accessible by a customer with a password login with facilities for on-line verification of his Total Amount Due (TDA) and for on-line payments. Post transfer of all data and testing of the software, this application is planned to be launched/ hosted on the Company website by mid-November, 2022. However, during the intervening period, if required, a homebuyer can reconcile his Total Amount Due (TDA) through emails at paymentplan@unitechgroup.com
6. The Hon'ble Court, vide order dated 17.08.2022, has further stated that:
- “(iii) *The home buyers who wish to make their suggestions in response to the proposed payment plan would be at liberty to email them to the Board of Management of Unitech.*
- (vi) *The Board of Management has also sought a direction to the banks to ensure the timely release of unpaid home loans already sanctioned to home buyers. In the event that the home buyers have any suggestions in that regard, the same may be placed before the Board of Management of Unitech in the same manner as indicated above, which will be considered on the next date.*”
7. Accordingly, suggestions, if any, may kindly be emailed to: paymentplan@unitechgroup.com Similarly, clarifications, if any, regarding the payment plan can be sought by emailing at the same email ID.
8. Receiving payments in time is critical for timely completion of projects. Management is hopeful that homebuyers would extend their cooperation and whole hearted support by adhering to the payment schedule.
9. Please note that all communications henceforth will be in electronic mode on our website unitechgroup.com. The management would create a prominently displayed Tab on the Menu “Payment Plan”. An e-Process Note to facilitate the transactions will also be uploaded on the website shortly.

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

Table - 1

Revised/ Updated Payment Plan in respect of balance receivables from the Home-buyers								
Total Due Amount (TDA) -	Total Due Amount = Total amount to be paid for the Unit (includes all charges except stamp paper and registration fee) – Total amount paid upto 31st July, 2020. GST, as applicable, shall be payable in addition along with the installment shown below.							
Dates by which the Homebuyers are to deposit the balance receivables.								
Completion period / Payment Schedule	Within 9 Months	> 9 to 12 months	>12 to 18 months	> 18 to 24 months	>24 to 30 months	> 30 to 36 months	>36 to 42 months	> 42 months
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
01.02.2023	50% of TDA	35% of TDA	25% of TDA	15% of TDA	15% of TDA	10% of TDA	8% of TDA	7% of TDA
01.05.2023	45% of TDA	30% of TDA	25% of TDA	15% of TDA	10% of TDA	10% of TDA	8% of TDA	7% of TDA
01.08.2023	NA	30% of TDA	25% of TDA	15% of TDA	10% of TDA	10% of TDA	8% of TDA	7% of TDA
01.11.2023	NA	NA	20% of TDA	15% of TDA	10% of TDA	10% of TDA	8% of TDA	7% of TDA
01.02.2024	NA	NA	NA	15% of TDA	10% of TDA	8% of TDA	7% of TDA	7% of TDA
01.05.2024	NA	NA	NA	10% of TDA	10% of TDA	8% of TDA	7% of TDA	6% of TDA
01.08.2024	NA	NA	NA	10% of TDA	10% of TDA	8% of TDA	7% of TDA	6% of TDA
01.11.2024	NA	NA	NA	NA	10% of TDA	8% of TDA	7% of TDA	6% of TDA
01.02.2025					10% of TDA	8% of TDA	7% of TDA	6% of TDA
01.05.2025						8% of TDA	7% of TDA	6% of TDA
01.08.2025						7% of TDA	7% of TDA	6% of TDA
01.11.2025							7% of TDA	6% of TDA
01.02.2026							7% of TDA	6% of TDA
01.05.2026								6% of TDA
01.08.2026								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
Note:	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.							

Table-2

Tentative Timelines for Completion of Projects

Sr. No.	Project Name	Type of Project	Tentative Time to Complete the Project from the date of Award of Contract (in Months)
Location: Ambala			
1	Ananda, Ambala	Plotted Development	30
2	Unihomes, Ambala	Independent Floors	36
Location: Bengaluru			
3	Uniworld Resort, Phase-1	Group Housing	24
4	Uniworld Resort, Phase-2	Group Housing	30
Location: Bhubaneswar			
5	Bhubaneswar One	Commercial	12
Location: Chennai			
6	Aspen Green	Plotted Development	15
7	Birch Court	Plotted Development	9
8	Gardens	Group Housing	18
9	Palm Premiere	Villas	24
10	Palm Villas	Villas	9
11	The Terraces	Group Housing	18
12	Unihomes-1	Group Housing	24
13	Unihomes-2	Group Housing	30
Location: Greater Noida			
14	Cascades	Group Housing	12
15	Habitat	Group Housing	24
16	Habitat Corner	Commercial	6
17	Heights	Group Housing	6
18	Horizon	Group Housing	12
19	Verve	Group Housing	18
Location: Gurgaon			
20	Alder Grove Villas and Plots	Villas	24
21	Anthea Floors	Independent Floors	36
22	Business Zone	Commercial	6
23	Crestview Apartments	Group Housing	48
24	Escape	Group Housing	9
25	Espace Premiere	Villas	24
26	Exquisite	Group Housing	36
27	Fresco	Group Housing	9
28	Global Gateway	Commercial	6

Table-2

Tentative Timelines for Completion of Projects

Sr. No.	Project Name	Type of Project	Tentative Time to Complete the Project from the date of Award of Contract (in Months)
29	Harmony	Group Housing	11
30	Ivy Terraces	Independent Floors	36
31	Nirvana Country-II Plots	Plotted Development	18
32	Nirvana Courtyard II	Commercial	36
33	South City-II Floors	Independent Floors	6
34	South Park	Group Housing	48
35	Sunbreeze - Towers A1, A2, A3, A4, A5, A6, B1, B2, C1 and C2	Group Housing	24
36	Sunbreeze - Towers D1, D2, D3, D4, E1 and E2	Group Housing	42
37	The Close North	Group Housing	24
38	The Close South	Group Housing	24
39	The Concourse	Commercial	12
40	The Residences	Group Housing	18
41	The Willows Plots	Plotted Development	12
42	Uniworld Garden II	Group Housing	12
43	Uniworld Resort Plots	Plotted Development	11
44	Uniworld Resort Villas	Villas	12
45	Uniworld Tower	Commercial	9
46	Vistas - Towers A1, A2, A3, A4, A5, A6, A7, A8, A9, A10 and A11	Group Housing	24
47	Vistas - Towers B1, B2, B3, B4 and B5	Group Housing	24
48	Vistas - Towers C1, C2, C3, D1, D2, E1 and E2	Group Housing	42
49	Wildflower Country Plots	Plotted Development	18
50	Woodstock Floors	Independent Floors	6
Location: Kolkata			
51	AIR	Group Housing	18
52	Cascade, Kolkata	Group Housing	21
53	Downtown, Kolkata	Group Housing	9
54	Downtown, Retail, Kolkata	Commercial	9
55	Fresco, Kolkata	Group Housing	36
56	Gardens, Kolkata	Group Housing	9
57	Gateway Cluster-1	Group Housing	18
58	Harmony, Kolkata	Group Housing	30

Table-2

Tentative Timelines for Completion of Projects

Sr. No.	Project Name	Type of Project	Tentative Time to Complete the Project from the date of Award of Contract (in Months)
59	Height, Kolkata	Group Housing	21
60	Horizon, Kolkata	Group Housing	9
61	Vistas, Kolkata	Group Housing	9
Location: Lucknow			
62	Garden Galleria	Commercial	12
Location: Mohali			
63	Executive Floors, Sector-97	Independent Floors	15
64	Garden, Sector-97	Group Housing	30
65	Garden Villa, Sector-97	Villas	24
66	Singleton, Sector-107	Independent Floors	24
67	Unihomes, Sector-107	Independent Floors	24
68	Uniworld City Plots, Sector-97, 106 & 107	Plotted Development	24
Location: Noida			
69	Amber, Noida - 96, 97 & 98	Group Housing	26
70	Burgubdy, Noida - 96, 97 & 98	Group Housing	40
71	Exquisite, Noida-117	Group Housing	36
72	Garden, Noida-117	Group Housing	24
73	The Residences, Noida-117	Group Housing	36
74	The Willows, Noida - 96, 97 & 98	Plotted Development	24
75	Unihomes-1, Noida-117	Group Housing	24
76	Unihomes-2, Noida-117	Group Housing	30
77	Unihomes-2 G & H, Noida-117	Group Housing	36
78	Unihomes-3, Noida-113	Group Housing	36
Location: Rewari			
79	Ananda, Rewari	Plotted Development	24
80	Unihomes, Rewari	Independent Floors	30