



Public Notice

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The Government appointed Board of Directors, working under the directions and overall supervision of the Hon'ble Supreme Court of India announces the

E-Auction

Of Lease-hold Residential Plots in Sector 96-97-98, Noida

The Government-appointed Board of Directors of M/s Unitech Group of Companies announces sale of **Lease-hold Residential Plots** in the Premium location in Noida, being developed by the Unitech Group, through **E-Auction mode**, as mentioned herein below. For detailed information on the subject, the interested Parties may visit the Company's website www.unitechgroup.com and go to the main Menu Tab "Marketing & Sales".

A. Unitech Golf & Country Club Resorts (UGCC), Sector-96, 97 & 98, Noida

Unitech Golf & Country Club (UGCC) Resorts is an upcoming Premium Residential Colony, being developed over 343 acres of land in Sector-96, 97 & 98, Noida. The UGCC Project is having a 9 hole Golf-course of around 55 acres within the Colony and residential components like The Willows Plots, Amber and Burgundy Group Housing Apartments etc. The Colony is very ideally located along the Noida - Greater Noida Expressway and adjacent to the habitable Sector-44 and Amity University, Noida. It is only about 8.5 kms from the D&D Flyover.

B. Status of development of the Project

Development works relating to Services like (i) internal circulation CC paved roads, (ii) Water-supply network, (iii) Sewage system, (iv) Storm water Drainage, and (v) Electrical services have already been completed. Works on Underground Water storage Tanks, Sewage Treatment Plant and Electric sub-station are under progress and expected to be completed within next 3 to 4 months, after which application for Partial Completion is proposed to be submitted to the Noida Authority.

C. Following categories of plots in **The Willows** are being offered for sale on '**as-is-where-is-basis**':

Table - 1						
Sr. No.	Type of Unit	Plot Nos.	Location	Size (Sq. Mtr.)	Reserve Price* (Rs.)	EMD to be deposited to participate in the E-Auction (Rs.)
1	Residential Plot	B-221	Willows, Block-B, UGCC	450.00	2,50,000/- per Sq. Mtr.	25,00,000/-
2	-do-	B-224		450.00	-do-	25,00,000/-
3	-do-	B-239		450.00	-do-	25,00,000/-
4	-do-	B-240		450.00	-do-	25,00,000/-
5	-do-	B-241		450.00	-do-	25,00,000/-
6	-do-	B-261		450.00	-do-	25,00,000/-
7	-do-	A-273	Willows, Block-A, UGCC	400.00	-do-	25,00,000/-

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Table - 1						
Sr. No.	Type of Unit	Plot Nos.	Location	Size (Sq. Mtr.)	Reserve Price* (Rs.)	EMD to be deposited to participate in the E-Auction (Rs.)
8	-do-	B-11	Willows, Block-B, UGCC	321.86	-do-	20,00,000/-
9	-do-	B-12		317.74	-do-	20,00,000/-
10	-do-	B-12A		313.63	-do-	20,00,000/-
11	-do-	B-14		309.41	-do-	20,00,000/-
12	-do-	A-288	Willows, Block-A, UGCC	300.00	-do-	20,00,000/-
13	-do-	A-335		300.00	-do-	20,00,000/-
14	-do-	A-338		300.00	-do-	20,00,000/-
15	-do-	A-347		300.00	-do-	20,00,000/-
16	-do-	A-350	Willows, Block-B, UGCC	300.00	-do-	20,00,000/-
17	-do-	B-30		250.00	-do-	20,00,000/-
18	-do-	B-25		210.00	-do-	20,00,000/-
19	-do-	B-26		210.00	-do-	20,00,000/-
20	-do-	B-27		210.00	-do-	20,00,000/-
21	-do-	B-28		210.00	-do-	20,00,000/-
22	-do-	B-29	Willows, Block-A, UGCC	210.00	-do-	20,00,000/-
23	-do-	A-10		200.00	-do-	20,00,000/-
24	-do-	A-61		200.00	-do-	20,00,000/-
25	-do-	A-63		200.00	-do-	20,00,000/-
26	-do-	A-70		160.00	-do-	15,00,000/-
27	-do-	A-78		160.00	-do-	15,00,000/-
28	-do-	A-79		160.00	-do-	15,00,000/-
29	-do-	A-82		160.00	-do-	15,00,000/-
30	-do-	A-83		160.00	-do-	15,00,000/-
31	-do-	A-89		160.00	-do-	15,00,000/-
32	-do-	A-91		160.00	-do-	15,00,000/-
33	-do-	A-100		160.00	-do-	15,00,000/-
34	-do-	A-115		160.00	-do-	15,00,000/-
35	-do-	A-116		160.00	-do-	15,00,000/-
			Total	9,362.64		

*Excluding the Applicable GST, Lease Charges/ Rent payable to Noida Authority, Club Registration Fees, IFMS, Stamp Duty and Registration Charges payable for execution of sub-lease deeds to Noida Authority.

D. Common Terms & Conditions

- (i) All the Plots will be allotted on **Lease-hold basis (as is where is)** and are part of the approved lay-out plan of the Colony.
- (ii) All Projects of Unitech Group, under development, are exempted from registration under RERA, vide Order dated 16.01.2025 of the Hon'ble Supreme Court of India.
- (iii) The allotment of all Plots offered for Sale will be carried out through **category-wise computerized**

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E-Auction.

- (iv) In the E-Auction, the Minimum Bid Factor for Plots has been kept as Rs. 2,000/- per Bid.
- (v) **The Scheme for Auction of Plots opens on 12.01.2026 (11.00 am) and closes on 31.01.2026 (05.00 pm).**
- (vi) **E-Auction will be conducted on 04.02.2026, commencing at 11.00 am and closing at 5.00 pm. The Management reserves the right to accept / reject or cancel the process at any point of time.**
- (vii) Interested parties may visit the plot sites prior to the E-Auction to get a first-hand idea about the location, status of plots etc. and queries, if any, may be raised to get proper clarification against the same, if necessary. Further, they can participate in the E-Auction against each of the properties by depositing the EMD for each plot as prescribed above.
- (viii) Interested Parties are required to visit the Company's website www.unitechgroup.com for detailed information and follow the process described therein.
- (ix) Separate 'on-line' registrations are to be done against each category of Plots, along with refundable EMD, as mentioned above.
- (x) The actual size of Plots may slightly vary in each category and the final payment will be made/ adjusted as per the actual Plot area as per approved Zoning Plan.
- (xi) EMDs of unsuccessful Applicants will be refunded without any interest within 10 working days from the date of E-Auction.
- (xii) The Plots being put up for Auction are also shown in different colour on the approved Layout Plan uploaded on the website and can be seen by all the interested parties.

E. Payment Terms

- (i) The following **Payment Terms** will be applicable for the allotment of Plots:
 - (a) Specified EMD along with registration for participation in E-auction;
 - (b) 30% of the Base Price within 30 days from the date of allotment, including EMD, on issuance of the Provisional Allotment Letter;
 - (c) 20% within 90 days from the date of allotment;
 - (d) 20% within 150 days from the date of allotment;
 - (e) 20% within 210 days from the date of allotment; and
 - (f) 10% within 30 days from the date of Offer of Possession.
- (ii) In case a successful Bidder / Allottee backs out / wants to withdraw his application within 7 days of the E-Auction, the EMD amount will be forfeited. In such a situation, Unitech reserves the right to give an option to the Second highest bidder to acquire the property at the highest bid received.
- (iii) Where a successful allottee does not deposit the first instalment of 30% within 30 days of allotment, the allotment shall be cancelled with forfeiture of the EMD.
- (iv) In case the subsequent instalments are not paid even within 30 days beyond the scheduled payment dates, the allotment shall automatically stand cancelled and the EMD will be forfeited, without any further notice or communication to this effect. Balance amount deposited, if any, will be refunded

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without any interest within 30 days from the date of cancellation.

- (v) Physical Possession of the Plots will be handed over only after payment of all the dues by the Allottee.
- (vi) The Sub-Lease Deeds will be executed by NOIDA in favour of the Allottee on completing the conditions mentioned in the 'Offer of Possession' Document, for which the Allottee will have to pay the Stamp Duty and registration charges, as applicable.
- (vii) Third Party Transfers will be allowed on the request of the allottee only after depositing initial 30% payment against the price of the Unit and on payment of the applicable administrative charges.

F. How to Participate

- (i) The intending bidders, willing to participate in the E-Auction, need to register themselves first in order to generate User ID and Password for the E-Auction. Complete details of the bidder(s), e.g. passport size photographs, Aadhaar card, PAN Card, GST details, if available, in case of individual allottees and Registration Certificate, Memorandum & Articles of Association, Board Resolution in favour of the authorized signatory, PAN, GST etc. in case of Companies are required to be submitted along with the registration.
- (ii) After the successful registration, the intending bidders are required to deposit the Earnest Money against the properties for participation in the auction by logging into the E-Auction portal by using the User ID and Password. The payment has to be made through NEFT/ RTGS as per the details mentioned in the E-Challan.
- (iii) In case the payment is not updated within 01 day of its deposit, the same has to be intimated on +91 124 4726893 and WhatsApp to 9899322257 with a copy to support.esales@unitechgroup.com.
- (iv) It may be noted that only such parties can participate in the E-Auction against a property, whose payment is updated on the Portal. Bidders interested to participate in multiple properties will have to deposit EMD against each of the properties.

Notes:

1. In order to maintain transparency, the Computerised E-Auction will be conducted in the presence of eligible applicants either in person on the pre-announced date and time in the Corporate Office of M/s Unitech Limited at Signature Towers, South City I, Gurugram, and/ or through Video Conferencing facility for which the Link will be provided to the interested applicants on request to watch the process of E-Auction.
2. If at the close of E-Auction, if it is found that multiple bidders are not participating in any auction or sufficient number of bids in respect of any particular property are not received, Unitech reserves the right to withdraw the said property from the auction without assigning any reasons.
3. Allottee details must be filled-in before entering the auction room, otherwise, the **"Go to Auction Room (Bidding)"** option will not be visible.
4. If any bid is placed within last **5 minutes** before the **'Bid Closure Time'**, the bidding time will be extended by another 5 minutes. Similarly, the bidding time will be extended successively by 5 minutes, if any bid is placed before the Bid Closure time. There will not be any limit to such number of time extensions until the bid is closed.
5. The location maps of the projects are being uploaded on the website at this stage itself, along with the Plots being released for Sale, duly marked on a copy of approved layout plan of the colony.

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6. Facilitation for site visits:

M/s Unitech Limited will facilitate the interested parties to visit the completed Units offered for sale on '**as-is-where-is-basis**' on specified days before participation in E-Auctions. Following official may be contacted for arranging/ facilitating the site visits:

Properties mentioned In the Table	Name of the facilitation Official	Contact No. of the official concerned	Date of Inspection
Table-1 of Properties falling in UGCC, Sector-96 Noida.	Sh. Rajesh Sinha	+919560096581	12.01.2026 To 30.01.2026

**Chairman & Managing Director
Unitech Group of Companies**