

Public Notice for the Homebuyers of Unitech Group

Final and Last opportunity for Change of Option from Refund to Possession (subject to fulfillment of requisite conditions)

1. Pursuant to the publication of lists of refund seeking Homebuyers vide Public Notice 12th September 2024, a number of emails have been received from the Homebuyers (and the process of receipt of emails to this effect is still continuing) that they missed out on the opportunities given earlier and that they would like to change their option now from Refund to Possession. Some of them have also filed IAs in the Hon'ble Supreme Court requesting for giving them another opportunity to change their options.
2. Taking into consideration these IAs during the hearing held on 16.09.2025, the Hon'ble Supreme Court has directed as under:

"18. At this juncture, we are informed that some of the home buyers have applied to grant them a fresh option for taking possession of the dwelling units purchased by them in place of the refund for which they have earlier opted. It is pointed out that sufficient opportunities were granted to them in the past. However, Unitech has been persuaded to place the matter again before its Board for sympathetic reconsideration of the requests received from all those home buyers, who had earlier opted for refund. The home buyers who opted for refund may be granted one final and last opportunity to reconsider their previous options and submit the fresh ones. They may be given a one-time option by the Board by fixing a cut-off date for inviting such claims. Thereafter, no such request shall be entertained."

3. Keeping in view the aforesaid directions of the Hon'ble Supreme Court, the matter has been considered by the Government appointed Board of Directors vide Agenda item by circulation dated 26.09.2025 and has decided to give last and final opportunity to the Homebuyers, after which no such request shall be entertained, to change their options from Refund to Possession only subject to the terms and conditions mentioned hereinafter.
4. While considering the proposal, the Board of Directors has observed that it is important that parity is maintained qua homebuyers falling under two categories:
 - (a) Homebuyers who have been earlier allowed to change their options by re-payment of partially refunded amount and the same has been done with/without interest (depending upon the time of payment), in terms of the earlier notices.
 - (b) Homebuyers of those projects where construction has already been

commenced and demands raised/ payment of instalments made (which in certain cases may be as many as 6 to 7 quarterly instalments) towards the balance receivables as per the Revised Payment Plan approved by the Hon'ble Court vide its orders dated 03.11.2023.

5. It is the bounden duty of the Board to ensure that such parity is not disturbed in any manner qua other Homebuyers who have paid/ been paying these dues and no discrimination is caused qua the Homebuyers who have changed their options earlier and the Homebuyers now exercising change of options from Refund to possession.
6. Accordingly, it has been decided to re-open the window for the 5th and the last time for change of option from "Refund" to "Possession" in online mode till 31.10.2025, in compliance of Hon'ble Supreme Court's order dated 16.09.2025, subject to the following conditions:

Exclusions:

The Homebuyers who have already received full refunds of the principal amount deposited by them, either from Unitech or on grounds of Medical Exigencies based on the orders of the Hon'ble Supreme Court, cannot avail of this option as their Units have become part of the unsold inventory of Unitech as per the directions of the Hon'ble Supreme Court.

Terms and conditions for eligibility to Change the options now:

- (i) Each of the Homebuyers, who wish to change his/ her option from Refund to Possession, has to first update his/ her contact details on the website of the Company in online mode, if not done so earlier;
- (ii) The Homebuyers who have availed of partial refunds from the Registry of the Hon'ble Supreme Court/ Unitech earlier and who now wish to change their option from Refund to Possession, will have to upfront pay the partially refunded amount in full along with 9% interest calculated from 16.02.2024 till the date of payment;
- (iii) The Homebuyers of Projects where works have already commenced on ground and demands have been raised for payment of the balance dues as per the Revised Payment Plan, will have to make payment of the overdue instalments along with interest calculated @ 9% from the due dates till the date of payment. However, as a special dispensation, such Homebuyers will be allowed to pay the overdue amount within a period of 03 months, rather than making down-payment if they so choose, along with interest till the date of payment;
- (iv) The change of option would be subject to the condition that once they

request for change of option from Refund to Possession and so allowed, they would forego all their claims qua any delay interest or delay compensation, notwithstanding any decree in their favour from any Court/ Forum allowing such claims in the past;

- (v) All requests for Change of Option will have to be submitted in on-line mode only and sent only to the designated email id refundtopossession@unitechgroup.com so as to avoid any ambiguity in adhering to the timelines for submission of documents in physical form. Emails sent to any other email ID, now or in the past, will not be acted upon.

However, in cases where senior citizen Homebuyers find it difficult to operate the online system, they may visit the Unitech office in person and the Unitech staff will facilitate completion of the on-line transaction for them within the time frame provided;

- (vi) An Undertaking as per the draft attached as **Annexure-1** will be required to be submitted by the homebuyer opting for Change of option. A scanned copy of the undertaking, duly filled-up and signed, will be uploaded as an attachment to the email; and

Additional Conditions for homebuyers of Anthea Floors, Gurugram

7. If a homebuyer of **Anthea Floors**, Gurgaon project wishes to change his option from Refund to Possession, he/ she will also necessarily have to give consent for additional cost and revised floor/ unit number, as given by other homebuyers of the said project. Details and reasons for change in cost/ floor/ unit number is available on Unitech's website www.unitechgroup.com. Such homebuyers are advised to go through the same before exercising change in their option from refund to possession.
8. Any change in option by homebuyers of Anthea Floors, Gurgaon, without the said Consent will not be considered and shall not entitle the homebuyer to change his/her option to possession.
9. Similarly, homebuyers of **abandoned projects/ towers** will also be necessarily required to give consent for migration of their unit to other available units in the alternate projects/ towers.
10. It is **important to note** that even those homebuyers who have filed Intervention Applications before the Hon'ble Supreme Court in this regard should also exercise their change of option now itself under this window, irrespective of filing of their application, since after completion of the timelines prescribed herein, the management shall proceed to finalise the unsold inventory.

11. **The Entire process** including up-dation of contact information, communication of intention to change the option from refund to possession to the designated email and deposit of partially refunded amount, along with interest should be made **on or before 31st October, 2025** for availing this last chance being given to all the homebuyers.

0-0-0-0-0

Undertaking

I/ We, _____, _____, aged about ____ years, son of/ wife of/ daughter of _____, permanent resident of _____, do hereby solemnly affirm and declare as under:

1. That I/we had purchased an Apartment/ Plot/ Commercial Unit No. _____ from Unitech Limited, situated in its _____ Project at _____ for a total consideration of Rs. _____ (in words) in the year _____, for which I/We had paid an amount of Rs. _____ (in words) over a period of time;
2. That I/We had earlier applied for refund of the amount paid and now I wish to change my option from “Refund” to “Possession”;
3. That I/We would update my/ our contact details on the website of the Company in online mode, if not already done so;
4. That I/We, if have availed of any partial refunds from the Hon’ble Supreme Court/ Unitech earlier, would make upfront payment of the partially refunded amount in full along with 9% interest calculated from 16.02.2024 till the date of payment;
5. That I/We shall make the payment of the overdue instalments along with interest calculated @ 9% from the due date till the date of payment, within a period of 03 months;
6. That I/We would forego all my/our claims qua any interest or delay compensation, notwithstanding any decree in my/our favour from any Court/ Forum allowing such claims in the past; and
7. That the above averments are true and correct and nothing material has been concealed therefrom. The undersigned shall be liable for any action, civil or criminal or both, if any statement or part thereof is found false or incorrect.

Signature of the applicant(s)

(Name and Address)

Date: _____

Place _____