

# Public Notice



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

announces

## Sale of free-hold residential Plots in Gurugram, Ambala city and Mohali.

The Government-appointed Board of Directors of M/s Unitech Group of Companies announces sale of **Free-hold Residential Plots** in the Licensed Residential Plotted Colonies, being developed in Gurugram, Ambala and Mohali, in on-line mode, as per the details mentioned herein below. For detailed information on the subject, the interested Parties are called upon to visit the Company's website [www.unitechgroup.com](http://www.unitechgroup.com) and go to the main Menu Tab "Marketing & Sales".

### A. Nirvana Country-2 (NC-2), Sector-71, Gurugram

Nirvana Country-2 (NC-2) is a premium residential Colony, being developed in Gurugram's iconic Sector-71, with hassle-free connectivity to Delhi-Jaipur Highway (NH-48) and the Southern Peripheral Road (SPR), and lies in close proximity of the residential, retail and commercial establishments on Sohna Road and SPR.

The License for the said Colony was granted by the Town & Country Planning Department, Haryana, vide No. 65 of 2009 dated 09.11.2009, for an area admeasuring 101.596 acres, which is valid upto 08.11.2029. All the statutory clearances, like Environmental Clearance (EC), Consent to Establish (CTE), Service Plan Estimates etc. are already in place and the Contracts for the completion of External infrastructure facilities have already been awarded, which are likely to be **completed by 31.03.2026**. For construction status update, go to the Link <https://www.unitechgroup.com/project-status.asp>

Once the offer of Possession is made after completion of Infrastructure Development Works, the Government appointed Board of Directors would execute the Conveyance Deeds in favour of the allottees.

The following categories of plots are being launched for Sale:

Sr. No.	Plot Area (Sq. Yds.)	Number of Plots Launched	Location	Plot Price (all inclusive) * In Rs. per Sq. Yd.	EMD per Plot (To be deposited along with the application)
1	900-1200	08	Block-B, C & D of Nirvana Country-2	2,00,000/-	Rs. 2.00 Cr.
2	400-510	23		2,25,000/-	Rs. 1.15 Cr.
* Excluding Stamp Duty and Registration Charges					

### B. Uniworld City, Sector-16, Ambala City

Uniworld City, Ambala City is an upcoming premium residential location, being developed over 60 acres of land in Sector 16 of Ambala City. The Uniworld City has excellent connectivity from National Highway-44, new bypass of Ambala City on Manakpur road and the Sector Roads.

License to develop the Uniworld City Residential Plotted Colony over 60 acres of land was granted by the Town & Country Planning Department, Haryana, vide No. 01 of 2011 dated 06.01.2011, which is valid upto 05.01.2026. All the requisite statutory approvals, like Environmental Clearance (EC), Consent to Establish (CTE), Service Plan Estimates etc. are already in place and the Infrastructure Development Works are under execution in full swing, which are expected to be completed by 31.12.2026 in all respects. For construction status update, go to the Link <https://www.unitechgroup.com/project-status.asp>

Once the offer of Possession is made after completion of Infrastructure Development Works, the Government appointed Board of Directors would execute the Conveyance Deeds in favour of the allottees.

The following categories of plots are being launched for Sale:

## Public Notice

Sr. No.	Plot Area (Sq. Yds.)	Number of Plots Launched	Location	Plot Price (all inclusive) * In Rs. per Sq. Yd.	EMD per Plot (To be deposited along with the application)
1	580 - 1,050	02	Block- C of Uniworld City, Ambala	27,000.00	Rs. 18.00 Lakh
2	350 - 400	15		30,000.00	Rs. 12.00 Lakh
3	240	33		32,000.00	Rs. 7.50 Lakh
* Excluding Stamp Duty and Registration Charges					

### C. Uniworld City, Sector-97, 106 & 107, Mohali (Punjab)

Uniworld City, Mohali, is a premium residential location, falling under **Mega Housing Project**, spanning around 300 acres of land in Sector-97, 106 & 107, Mohali. The Uniworld City has excellent connectivity with the National Highway (Kharar-Banur Road) and the Sector Roads developed by Greater Mohali Area Development Authority (GMADA).

Change of Land Use (CLU) for the said Mega Housing Project has been granted by the GMADA, which is valid up to 31.12.2025, further renewable on annual basis. The project has been granted exemption under the Punjab Apartment and Property Regulation Act, 1995. All statutory clearances, like Environmental Clearance (EC), Consent to Establish (CTE), Approach Permission from the NHAI etc. are already in place and the development works are at advance stages of completion in Sector 97 and 106, whereas it is accelerating in Sector-107. All the Infrastructural Services, including Grid Power Connection, have been made operational to a large extent. As on date, more than 150 families are residing in the Colony. Balance development activities and left-over works are under execution in full swing, which are expected to be completed by 30.06.2026.

Once the offer of Possession is made after completion of Infrastructure Development Works, the Government appointed Board of Directors would execute the Conveyance Deeds in favour of the allottees.

The following categories of plots are being launched for Sale:

Sr. No.	Plot Area (Sq. Yds.)	Number of Plots Launched	Location	Plot Price (all inclusive) * In Rs. per Sq. Yd.	EMD per Plot (To be deposited along with application)
1	500	04	Sector-97 & 106	65,000.00	Rs. 32.50 Lakh
2	500	11	Sector-107	55,000.00	Rs. 27.50 lakh
3	360	04	Sector-97 & 106	70,000.00	Rs. 25.00 Lakh
4	360	07	Sector-107	65,000.00	Rs. 23.50 Lakh
* Excluding Stamp Duty and Registration Charges					

### D. Common Terms & Conditions

- (i) All the Plots are allotted on **Free-hold basis** and are part of approved lay-out plan of the concerned 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 Plots will be carried out category-wise through **computerized draw of lots** in two stages, namely, (a) for selection of successful allottees, and (b) allotment of specific Plot Numbers to the successful allottees. If the total number of applications received against each category exceeds

## Public Notice

the number of Plots offered for Sale, the allotment will be done through a computerized draw of lots (1<sup>st</sup> Stage Draw). Specific Plot Numbers will also be allotted through computerized draw of lots (2<sup>nd</sup> stage) among the successful allottees in the 1<sup>st</sup> Draw of Lots.

- (iv) **The scheme shall remain open for 30 days, which opens on 15.07.2025 (11.00 am) and closes on 14.08.2025 (05.00 pm).**
- (v) Interested Parties are required to visit the Company's website [www.unitechgroup.com](http://www.unitechgroup.com) for detailed information and follow the process described therein.
- (vi) On-line applications are to be filled-in and submitted along with the requisite details, like passport size photograph, copy of Aadhaar Card, and PAN Card of the applicants etc.
- (vii) Separate on-line applications are to be submitted against each category of Plots for each location, along with refundable EMD, as mentioned above.
- (viii) The 1<sup>st</sup> main Computerized Draw of Lots, if required, will be conducted within 10 days of Closure of the scheme to short-list the successful Allottees. Specific Plot Numbers will be allotted to the successful allottees within 05 days from the date of publication of the list of successful allottees through a 2<sup>nd</sup> round of Computerized Draw of Lots.
- (ix) The actual size of Plots may vary in each category and the final size will be based on the approved zoning plan of the Plot and the final payment will be made/ adjusted as per the actual area only.
- (x) EMDs of unsuccessful Applicants will be refunded without any interest within 30 days from the date of 1<sup>st</sup> round of Computerised Draw of Lots.
- (xi) Plots being released for sale are also uploaded on the website on the approved layout plan.

### E. Payment Terms

- (i) The following payment terms will be applicable for the allotment of the Plots:
  - (a) Specified EMD (approx. 10%) along with application.
  - (b) 20% of the Plot Price within 30 days from the date of allotment of specific Plot Numbers.
  - (c) Three equal Quarterly instalments of 20% each along with 12% interest per annum.
  - (d) Balance 10% on offer of possession.
- (ii) No interest will be payable, if all the 03 Quarterly instalments (as mentioned at "C" above) are deposited within 90 days from the date of issue of allotment letters with specific Plot numbers.
- (iii) In case a successful allottee wants to withdraw his application, within 7 days of the 2<sup>nd</sup> draw of lots, the same shall be allowed on forfeiture of 25% of the EMD.
- (iv) Where a successful allottee does not deposit the first instalment of 20% within 30 days of allotment, the allotment shall be cancelled with forfeiture of the EMD.
- (v) In case of delay in making payment of Quarterly instalments on due dates, 30 days' grace period will be permissible. However, interest @ 15% p.a. will be charged on the amount of default for the period of default including the corresponding quarter period of 90 days.
- (vi) In case the instalments are not paid even within the grace period of 30 days, the allotment shall automatically stand cancelled and the EMD will be forfeited, without any further notice or communication to this effect. Balance amount deposited will be refunded without any interest within 30 days from the date of cancellation.
- (vii) Offer of Possession will be made only after (a) completion of development works in the Colony, (b) obtaining Part Completion from the competent authority, and (c) payment of all the dues by the Allottees.
- (viii) The Conveyance Deeds will be executed on completion of the conditions/ formalities as mentioned in the Offer of Possession Document, for which the Allottee will have to pay the Stamp Duty and registration charges, as applicable.

## Public Notice

- (ix) Third Party Transfers will be allowed on the request of the allottee only after depositing initial 30% (10% + 20%) payment against the price of the Plot on payment of the applicable transfer charges.

### Notes:

1. In order to maintain transparency, the Computerised Draw of Lots 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 draw of lots on-line.
2. Construction Status updates in respect of the Projects are also uploaded on the Company's website and the progress is monitored and updated on a quarterly basis. The same can be accessed through the main Tab "[Project Construction Status](#)" on the Home Page of the website.
3. While the location maps of the projects are being uploaded on the website at this stage itself, the approved layout plan, along with the Plots being released for Sale, will be uploaded on the website after the 1<sup>st</sup> round of Draw of Lots.

**Y. S. Malik, IAS (Retd.)**  
Chairman & Managing Director  
Unitech Group of Companies