

May 17, 2024

Unitech Limited

Consent of the Homebuyers of Anthea Floors on the proposed revisions in Floor Plans and associated additional costs

Dear Homebuyers of Anthea Floors,

I must thank all the homebuyers for making it convenient to attend the open-house sessions on 8th and 9th May, 2024, for making their suggestions and inputs, and giving us clarity on the way forward. At the outset, we would like to place the following for your kind information:

- (i) Depending on how many Homebuyers/ allottees opt for “Possession” and give their consents in the attached format, we will have to consolidate the Blocks (plot-size wise) for construction in continuity with a defined address, which would change your Unit allotment Numbers;
- (ii) Construction of Stilts is mandatory for getting the Building Plans approval, which will provide two covered car parking slots for each floor;
- (iii) In view of the mandatory provision of Stilts, it is not possible to construct any dwelling unit on the Ground Floor. Accordingly, the Ground Floor Allottee would move to the 1st Floor, the 1st Floor Allottee would move to the 2nd Floor and the 2nd Floor Allottee would move to the 3rd Floor. The Building will be constructed with Basement (Optional for GF Allottee) + Stilts + 3 Floors only;
- (iv) The Homebuyers/ allottees of Basement + Ground Floor have the option of retaining the Basement + 1st Floor as one single Unit. The Ground Floor allottees also have the choice to opt out of Basement, if they so decide. In such a case, the Basement will not be constructed on that particular plot. The Allottee will be given credit for the derived cost of the Basement in such a situation;
- (v) Additional F.A.R is being purchased in each of the categories of Plots so as to achieve the optimal size of Units. The additional area being shown in the Calculation Sheets is tentative and subject to change as per approved Building Plans. The Homebuyer would be charged as per the actual area constructed/ achieved.
- (vi) All the floors from Basement to the top Floor will be connected through a Staircase as well as a Lift;
- (vii) Once the numbers are frozen based on Consents received till 31.05.2024, the Management would issue revised Allotment Letters and updated Builder-Buyer Agreement in each case in due course; and
- (viii) There will be only three Conveyance Deeds executable in respect of three floors.

The Conveyance Deed in respect of the original Ground floor Homebuyer, who now moves to 1st Floor pursuant to the mandatory provision of Stilts for parking, will be for the Basement and 1st Floor as one Unit.

2. Status of Statutory Approvals

The Anthea Floors is a part of Wildflower Country Project, the license of which has been renewed up to 20.07.2024. Further renewal of License has also been applied for a period of five years i.e. up to 20.07.2029. We have been able to obtain the Environmental Clearance (EC) for the Project on 06.03.2024, and the Consent to Establish (CTE) on 01.04.2024 which is valid till 05.03.2034. Thus all the statutory approvals are in place except the approval of Building Plans. We propose to initiate the process of obtaining approvals of Building Plans after 31.05.2024, limited to the number of allottees opting for Possession and giving their consents.

3. Tendering Process and tentative Construction Plan

- (i) We plan to finalise the Floor Plans, the structural designs, other details and the BoQs within the month of June/ July, 2024, based on which the Tender documents would be prepared. The tentative construction plan is as under:

Sr. No.	Subject	Tentative Timelines
(i)	Finalisation of Building Plans, Structural Designs and BoQs	July 31, 2024
(ii)	Flotation of Tenders as part of Lot-5	By August 15, 2024
(iii)	Completion of Tendering Process	August to October 2024
(iv)	Seek approval of the Hon'ble Supreme Court for award of contracts	November, 2024
(v)	Expected construction commencement, subject to approval of Hon'ble Supreme Court for award of Contract	January, 2025
(vi)	Completion Period from the date of award of Contract(s)	30 months

- (ii) In order to provide comfort to the Homebuyers, it is stated that Unitech has introduced the Project Accounting System in terms of directions of the Hon'ble Supreme Court wherein all money received from the Homebuyers is deposited in the dedicated project account and no amount is transferred to any other project from out of these funds till the completion of the Project.

4. Revised Floor Plans

Revised Floor Plans, as proposed to be submitted to the competent authority for approval of Building Plans, for each category of Plots, are available on the company website – www.unitechgroup.com.

5. Costing Principles and payment obligations

- (i) The construction cost of Stilt Parking Area shall be calculated @ Rs. 1250/- per sft. – Total Stilt area cost to be apportioned among three floors equally;

- (ii) The Cost of Lift and associated Civil works, from the Basement to the Top Floor, will be taken @ Rs. 5.85 lakh for each of the three Units/ floors;
- (iii) In cases where the Homebuyers decide to dispense with the Basement, the credit for the Basement area would be passed on to the Homebuyer's account as per the annexed calculation sheet (Annexure-1) / also uploaded on the website of the Company;
- (iv) Additional F.A.R. is to be purchased for all five categories of Plots and maximum permissible covered area to be achieved. The actual cost incurred on purchase of additional F.A.R. would be apportioned in three equal parts;
- (v) The construction cost of additional Floor/ Super area (pursuant to purchase of additional F.A.R.) area will be calculated @ Rs. 3500/- per sft, being the actual construction cost;
- (vi) There will be provision for a Service/ Guard Room and a Toilet on the Stilt Floor as permissible in terms of DTCP Memo. No. Misc.-2339-ULB-VOL-II-A/7/5/2006-2TCP dated 19.01.2022. This O.M. permits a covered area of 16 sq. mtrs. up to plot sizes of 200 sq. mtrs. and 20 sq. mtrs. for plots of higher sizes. Costing for the area under the Service/ Guard Room & Toilet in all cases will be worked out @ Rs. 3500 – 1250 = Rs. 2250/- per sft. which will be a common facility and the cost apportioned equally among the three Floors;
- (vii) The cost of corresponding increase in the Basement Area due to increase of the Floor Area will be calculated @ 50% of the Floor area i.e. Rs. 1750/- per sft.
- (viii) The original Ground Floor Allottee will get the exclusive user right for the rear setback area (and not the ownership right) where no construction, whatsoever, is permitted;
- (ix) Terrace area will be indivisible and common for all the three Floor unit buyers;
- (x) In a case where the allotted unit was categorized as PLC, and it ceases to be a PLC in the process of consolidation, the PLC charges will be adjusted in their respective accounts;
- (xi) Other charges such as Club Membership Charges etc., as per the BBA, would be payable extra;
- (xii) Wherever the actual used Plot area is at variance with the plot area of the Sold Units, the increase/ reduction will be calculated @ Rs. 70,000/- per sq. yard as per the BBA;
- (xiii) Balance Amount would be payable by the Homebuyers from the date of Award of Contracts in 09 quarterly instalments, linked with a completion Schedule of 30 months, as per the Revised Payment Plan inclusive of the additional costs; and

- (xiv) The balance 5% amount, along with any other charges, would be payable by the allottee on offer of possession.

6. Refund of partially refunded amount repaid by the Homebuyers

- (i) Certain Homebuyers, who had at an earlier point in time received partial refunds from the Registry of the Hon'ble Supreme Court through the Amicus or from Unitech, had repaid the said amount on or before 15.02.2024 under the impression that the Anthea Floors would be completed as per the marketing brochure. They further observed that had they known that they would have to bear additional expenditure and give their consent to the revised floor plans, they would not have changed their options from Refund to Possession and would not have repaid the partially refunded amount.
- (ii) The CMD committed in response to the above that if any of the Homebuyers from the above category wanted to stick to his option of **Refund** and wanted payment of the partially refunded amount, the Management would refund the said amount within a week of the receipt of a request to this effect.
- (iii) Accordingly, the Homebuyer/ Allottee who wants refund of the said amount may specify his option in the Consent Form.

7. Action Point by the Homebuyers/ Allottees

- (i) **The Homebuyers, who have not changed their options from Refund to Possession, will need to do the needful in terms of the Notice/ Circular dated 03.05.2024 as uploaded on the Company Website, by or before 31.05.2024.**
- (ii) **Please see the given Format for the Consent, fill-up the Columns in your hand and send your Option (for Possession) and Consent (attach the scanned copy) to the dedicated email ID – antheafloors@unitechgroup.com by or before 31.05.2024. Any consents received after 2400 hours on 31.05.2024 will not be entertained.**
- (iii) **Please note that the allottee has to fulfill all the three conditions i.e. (a) Allottee's option for Possession, (b) repayment of the partially refunded amount (if any), and (c) Consent to the Revised Floor Plans along with the additional costs, in order to count him/ her/ them as Possession seeking Homebuyer/ Allottee. The remaining cases will be treated as Refund seeking Homebuyers.**
- (iv) **Consent Form is given on the following page. All entries are to be made in hand. After entering contents in all the applicable columns, scan the duly signed Consent Form and send the same to the dedicated email ID, as mentioned in para 7(ii) above.**

Consent Form

Sr. No.	Subject	Response of the Home buyer/ Allottee	
1.	Name of the Project	Anthea Floors, Wildflower Country, Sector 70, Gurugram	
2.	Name(s) of the Allottee(s)		
3.	Customer Code		
4.	Unit No. as allotted to the Allottee		
5.	Present Address with Contact No. and Email ID		
6.	In case the Allottee has received any partial refunds from the Amicus/ Supreme Court Registry/ Unitech in the past, please confirm if you have repaid the said amount in full to Unitech.	Amount Refunded, if any	
		Amount Repaid, if any, along with date of Repayment and mode of repayment	
7.	Please Tick if your latest Option is for -	Refund	Possession
8.	In case the Allottee has repaid the partially refunded amount and now he wants to revert to his option of "Refund" and wants payment of the partially refunded amount to him/ her	As I have opted for Refund, I request for payment of my partially refunded amount deposited by me on or before 15.02.2024 (Please write – Yes)	
9.	Consent for the Revised Floor Plans and Additional Costs (Please tick the relevant entry)	Yes	No
10.	Would the allottee of Basement+ Ground Floor like to retain the Basement (Please tick the relevant Box)	Yes	No
11.	<p>(i) I/ We, as mentioned above, have carefully gone through the contents of the communication dated 17.05.2024, circulated through email by the current management of Unitech Limited, and also available on the website of the Company.</p> <p>(ii) I/ We hereby give my/ our consent to the proposed changes in the Building Plan/ Floor Plan of the Unit allotted to me/ us, subject to such modifications as may be made/ approved by the Competent Authority, along with the additional costs, as conveyed to me/ us vide email dated 17th May 2024.</p> <p>(iii) The above consent is final and irrevocable.</p>		
	<p style="text-align: right;">Signature of the Allottee(s)</p> <p>Date: _____</p>		

Annexure-1

Costing Details of Floors - Anthea Floors - Gurgaon							
	Subject		Categories of plots				
Sr. No.	Plot Area (in Sqm)	A	160.00	200.00	250.00	300.00	420.00
	Plot Area (in Sqyds.)	B	191.36	239.20	299.00	358.80	502.32
A.	Dimensions of the Plot Area		8m x 20 m	10m x 20 m	10m x 25 m	12m x 25 m	15m x 28m
1	Super area of the Floor as sold (in Sqft.)	C	997	1,236	1,430	1,716	2,193
2	Area of Basement as sold (in Sqft.)	D	781	925	927	1,252	1,478
3	50% of Basement Area	E	391	463	464	626	739
4	Total Area (Floor Area + 50% of Basement Area)	F	1,388	1,699	1,894	2,342	2,932
5	Sale Consideration with Basement (Indicative)	G	82,02,774	1,06,57,092	1,36,49,128	1,57,46,513	2,16,58,469
6	Land Cost Component for the Floor as per BBA - 70000 x B/3	H	44,65,067	55,81,333	69,76,667	83,72,000	1,17,20,800
7	Derived Construction Cost with Basement (G - H)	I	37,37,707	50,75,759	66,72,461	73,74,513	99,37,669
8	Construction Cost per sft.	J	2,694	2,988	3,524	3,149	3,389
9	Derived Construction Cost without Basement (C*J)	K	26,85,762	36,93,634	50,39,144	54,03,358	74,32,915
10	Net Sale Consideration Cost without Basement (H + K)	L	71,50,828	92,74,968	1,20,15,811	1,37,75,358	1,91,53,715
11	Difference (G - L) to be credited to the account of the Homebuyer if one forgoes the Basement	M	10,51,946	13,82,124	16,33,317	19,71,155	25,04,754
B.	Revised Costs of Floors with Basement after taking into account the Additional Costs						
1	Basic Price (Would vary from case to case)	G	82,02,774	1,06,57,092	1,36,49,128	1,57,46,513	2,16,58,469
2	Covered Area under the Stilts		1,377	1,632	2,008	2,246	2,879
3	Prorata Cost of Construction of Stilts @ Rs. 1250/- per sft		5,73,750	6,80,000	8,36,667	9,35,833	11,99,583
4	Prorata Cost of Purchase of Additional F.A.R.		1,53,907	1,92,383	2,66,758	4,33,550	9,03,840
5	Prorata Cost of Lift and Associated Civil Works		5,85,000	5,85,000	5,85,000	5,85,000	5,85,000
6	Additional covered area of the Typical Floor (Tentative)		488	504	687	666	831
7	Cost of additional covered floor area @ Rs. 3500/- per sft		17,08,000	17,64,000	24,04,500	23,31,000	29,08,500
8	Tentative additional area of the Basement		58	201	73	338	232

Costing Details of Floors - Anthea Floors - Gurgaon							
	Subject		Categories of plots				
Sr. No.	Plot Area (in Sqm)	A	160.00	200.00	250.00	300.00	420.00
	Plot Area (in Sqyds.)	B	191.36	239.20	299.00	358.80	502.32
9	Cost of increase in the Basement Area @ Rs. 1750 per sft		1,01,500	3,51,750	1,27,750	5,91,500	4,06,000
10	Area under Service/ Guard Room + Toilet on the Stilt area (in Sft)		172	172	215	215	215
11	Prorata Cost of provision of Service/ Guard Room + Toilet on the Stilt area @ Rs. 2,250 per Sft		1,29,000	1,29,000	1,61,250	1,61,250	1,61,250
	Total Revised Cost		1,14,53,931	1,43,59,225	1,80,31,053	2,07,84,646	2,78,22,642
	Difference		32,51,157	37,02,133	43,81,925	50,38,133	61,64,173
C.	Revised Costs of Floors without Basement after taking into account the Additional Costs						
1	Basic Price (Would vary from case to case)	L	71,50,828	92,74,968	1,20,15,811	1,37,75,358	1,91,53,715
2	Covered Area under the Stilts (in sft)		1,377	1,632	2,008	2,246	2,879
3	Prorata Cost of Construction of Stilts @ Rs. 1250/- per sft		5,73,750	6,80,000	8,36,667	9,35,833	11,99,583
4	Prorata Cost of Lift and Associated Civil Works		5,85,000	5,85,000	5,85,000	5,85,000	5,85,000
5	Prorata Cost of Purchase of Additional F.A.R.		1,53,907	1,92,383	2,66,758	4,33,550	9,03,840
6	Additional covered area of the Typical Floor (Tentative)		488	504	687	666	831
7	Cost of additional covered floor area @ Rs. 3500/- per sft		17,08,000	17,64,000	24,04,500	23,31,000	29,08,500
8	Area under Service/ Guard Room + Toilet on the Stilt area (in Sft)		172	172	215	215	215
9	Prorata Cost of provision of Service/ Guard Room + Toilet at the Stilt area @ Rs. 2,250/- per Sft		1,29,000	1,29,000	1,61,250	1,61,250	1,61,250
	Total Revised Cost		1,03,00,485	1,26,25,351	1,62,69,986	1,82,21,991	2,49,11,889
	Difference for Gr. Floor without Basement		20,97,711	19,68,259	26,20,858	24,75,478	32,53,420
	Diff. for 1st and 2nd floor		31,49,657	33,50,383	42,54,175	44,46,633	57,58,173
	Notes - (i) All the above figures are indicative as the actuals may vary from case to case. (ii) Covered Area, wherever mentioned, means the Super Area						