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E-Auction

The Government-appointed Board of Directors of M/s Unitech Group of Companies announces sale of **Free-hold Residential Plots/ Apartments/ Independent Floors/ Commercial Units** in the Licensed Residential Plotted/ Group Housing Colonies, being developed in Gurugram, 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".

Uniworld Resorts is a premium Residential Plotted Colony, being developed over 136.446 acres in Sector-33 & 48, Gurugram. Uniworld Resorts Plotted Colony has a mini Golf Course and residential components like Villas, Plots and Apartments in Multi-storeyed Group Housing Complex, apart from a fully established independent Commercial Complex. The Colony is ideally located just adjacent to the operational IT & ITES Hub (SEZ) in Sector-33, Gurugram and is partially occupied, having an excellent connectivity from Sohna Road and National Highway-48 through Hero Honda Chowk, Gurugram.

Licenses to develop the Uniworld Resorts Residential Plotted Colony over 136.446 acres of land were granted by the Town & Country Planning Department, Haryana, vide No. 62-76 of 1998, 992 of 2006, 99 of 2008 & 92 of 2008. All the requisite statutory approvals including Service Plan Estimates etc. are already in place and Part Completion Certificate has been granted by the Competent Authority on completion of development works on an area admeasuring 72.23 acres, apart from Occupation Certificates granted for 65 Villas, 592 Apartments constructed and handed over to the respective allottees in the Group Housing Complex known as 'The Residences' falling within the Plotted Colony apart from 232 Built-up EWS units constructed within the Group Housing Complex.

The following categories of plots are being offered for sale on '*as-is-where-is-basis*':

Table - 1						
Sr. No.	Type of Unit	Unit Nos.	Location	Size (Sq.Yds.)	Reserve Price (all inclusive) * (Rs.)	EMD to be deposited to participate in the E-Auction (Rs.)
1	Residential Plot	A-28	Block-A, Uniworld Resorts, Sector-33, Gurugram	700.09	2,00,000/- per Sq. Yd.	25,00,000/-
2	-do-	A-29		502.32	-do-	20,00,000/-
3	-do-	A-93		649.42	-do-	25,00,000/-
4	-do-	A-162		617.53	-do-	25,00,000/-
5	-do-	A-163		508.96	-do-	20,00,000/-
6	-do-	A-165		509.68	-do-	20,00,000/-
7	-do-	A-166		510.57	-do-	20,00,000/-

* Excluding Stamp Duty, Registration Charges, Ext. Elect. Charges, IFMS and Club Membership Fees.

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Interested parties may visit the site 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 prescribed above, which will be refunded to the unsuccessful candidates within 10 working days from the date of the E-Auction.

The Plots are ready for Possession and Part Completion Certificate has also been obtained. The Plots can be handed over within 30 days on deposition of the Full and Final payment against the same.

B. Commercial Office Complex - Unitech House (Business Floors), Block-L, South City-I, Sector-40, Gurugram

South City-I is a premium Residential Plotted Colony developed in Sectors - 30, 40, 41, Gurugram, by M/s Unitech Limited on land admeasuring 301.43 acres. The Colony has been fully developed and handed over to the Municipal Corporation, Gurugram (MCG) in 2020. The Commercial Complex - Unitech House (earlier known as Business Floors) was developed in the year 1997 and Occupation Certificate of the building was obtained on 21.08.1998.

The following one unit of in the said Commercial Office Complex – Unitech House is being offered for Sale on '**as-is-where-is-basis**':

Table -1 (Commercial / Office Unit)						
Sr. No.	Type of Unit	Unit Nos.	Location	Size	Reserve Price (all inclusive) * (Rs.)	EMD to be deposited to participate in the E-Auction** (Rs.)
1	Commercial / Office Unit	701	Unitech House, Block-L, South City-I	2,101.00 Sq.Ft.	8,000/- per Sq.Ft.	8,50,000/-
* Excluding Stamp Duty and Registration Charges.						
** The Earnest Money has to be deposited in on-line mode at least two days before the date of E-Auction in order to be eligible for participation in the E-auction.						

C. South City-II Phase-I and Nirvana Country, Sector - 49 & 50, Gurugram

South City-II Phase-I and South City-II Phase-II (Nirvana Country) are premium properties and fully developed Residential Plotted Colonies established in Sectors - 47, 49, 50, Gurugram, by M/s Unitech Limited in Joint Venture Partnership with M/s Pioneer Urban Land & Infrastructure Limited. Both Colonies, spanning around 500 acres of land, are a part of fully developed Sectors - 49 & 50, Gurugram and have been handed over to the Municipal Corporation, Gurugram (MCG) on completion of all the development activities.

Occupation Certificates have already been obtained for the Built-up Units and Part Completion Certificate for the Plot being offered for sale. Currently, both the Colonies are maintained by the MCG and the respective RWAs since September, 2020.

The following categories of residential and commercial units are being offered for Sale on '**as-is-where-is-basis**':

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Table -1 (Residential Units)						
Sr. No.	Type of Unit	Unit Nos.	Location	Size	Reserve Price (all inclusive) * (Rs.)	EMD to be deposited to participate in the E-Auction** (Rs.)
1	Residential Plot	I-140	Block-I, South City-II Phase-I	358.80 Sq.Yd.	1,50,000/- per Sq. Yd.	25,00,000/-
2	Residential Apartment	T-4 / 1902	Group Housing-Harmony, Sector-50	3,486.00 Sq.Ft.	11,000/- per Sft	20,00,000/-
3	Residential Apartment	T-8 / 1501		3,309.00 Sq. Ft.	11,000/- per Sft	20,00,000/-
4	Independent Floor	W-78 FF	Woodstock Floors, Nirvana Country	1,836.00 Sq. Ft.	11,000/- per Sft	10,00,000/-
5	Independent Floor	E-13 FF	Block-E, South City-II Phase-I	2,115.00 Sq.Ft.	10,000/- per Sft	10,00,000/-
6	Independent Floor	E-13 SF		2,115.00 Sq. Ft.	10,000/- per Sft.	10,00,000/-
* Excluding Stamp Duty, Registration Charges, IFMS and Club Membership Fees.						
** The Earnest Money has to be deposited in on-line mode at least two days before the date of E-Auction in order to be eligible for participation in the E-Auction.						

Table -2 (Commercial Units)						
Sr. No.	Type of Unit	Unit Nos.	Location	Size (Sq.Ft.)	Reserve Price (all inclusive) * (Rs.)	EMD to be deposited to participate in the E-Auction** (Rs.)
1	Retail Shops	F-203A	F-Block, Shopping Plaza, South City-II Phase-I, Sector-50, Gurugram	405.00	7,500/- per Sft	1,50,000/-
2	Retail Shops	F-204		393.00	7,500/- per Sft	1,50,000/-
3	Retail Shops	F-205		393.00	7,500/- per Sft	1,50,000/-
4	Retail Shops	D-201	D-Block, Shopping Plaza, South City-II Phase-I, Sector-49, Gurugram	542.00	7,500/- per Sft	2,00,000/-
5	Retail Shops	D-211		300.00	7,500/- per Sft	1,50,000/-
6	Retail Shops	D-303		1830.00	7,500/- per Sq.Ft.	7,00,000/-
7	Shop / Commercial Units (Block-A)	A-102A	Commercial Complex – Arcadia, South City-II Phase-I, Sector-49, Gurugram	372.40	7,500/- per Sq.Ft.	1,50,000/-
8		A-102B	Commercial Complex – Arcadia, South City-II Phase-I,	384.45	7,500/- per Sq.Ft.	1,50,000/-
9		A-102C		439.35	7,500/- per Sq.Ft.	1,50,000/-

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Table -2 (Commercial Units)						
Sr. No.	Type of Unit	Unit Nos.	Location	Size (Sq.Ft.)	Reserve Price (all inclusive) * (Rs.)	EMD to be deposited to participate in the E-Auction** (Rs.)
10	Shop / Commercial Units (Block-A)	A-109	Sector-49, Gurugram	952.31	7,500/- per Sq.Ft.	3,50,000/-
11		A-110A		232.27	7,500/- per Sq.Ft.	1,50,000/-
12		A-118A		407.06	7,500/- per Sq.Ft.	1,50,000/-
13		A-118B		381.01	7,500/- per Sq.Ft.	1,50,000/-
14		A-120A		407.06	7,500/- per Sq.Ft.	1,50,000/-
15		A-120D		381.01	7,500/- per Sq.Ft.	1,50,000/-
16		A-121A		430.52	7,500/- per Sq.Ft.	1,50,000/-
17		A-121B		475.29	7,500/- per Sq.Ft.	1,50,000/-
18		A-150		199.76	7,500/- per Sq.Ft.	1,00,000/-
19		A-154		342.05	7,500/- per Sq.Ft.	1,50,000/-
* Reserve Price excludes Interest Free Maintenance Security (IFMS) and the amount, which is payable on account of Stamp Duty and Registration Charges.						
** The Earnest Money has to be deposited in on-line mode at least two days before the date of E-Auction in order to be eligible for bidding.						

Interested parties can participate in the E-Auction against each of the properties by depositing the EMD prescribed above, which will be refunded to the unsuccessful candidates, without any interest, within 10 working days from the date of E-Auction. Units are almost ready with Occupation Certificates and Possession of the units can be handed over within 30 days on deposit of the Full and Final payment against the units.

D. Common Terms & Conditions

- (i) All the Plots / Apartments / Independent Floors / Commercial Units will be 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 all the Residential/ Commercial Units offered for Sale will be carried out through **category-wise computerized E-Auction**.
- (iv) **The submission of EMD for participation in E-auction opens on 17.11.2025 (11.00 AM) and closes on 15.12.2025 (05.00 PM). The E-auction opens on 18.12.2025 (11:00 AM) and closes on 18.12.2025 (05:00 PM). During this period Bidder can participate by submitting their bids. Bidders can also resubmit their revised bids during this duration.**

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- (v) In case the units put to E-auction does not receive any bid the Unitech can withdraw the said property from that E-auction without any notice and EMD deposited by the bidders will be refunded.
- (vi) Interested Parties are required to visit the Company's website www.unitechgroup.com for detailed information and follow the process described therein.
- (vii) Separate 'on-line' registrations are to be done against each category of Units for each location, along with refundable EMD, as mentioned above.
- (viii) The actual size of Units may slightly vary in each category and the final payment will be made/adjusted as per the actual Plot area/ Super Area of the built-up units as per approved Zoning Plan/ Building Plans.
- (ix) EMDs of unsuccessful Applicants will be refunded without any interest within 10 working days from the date of E-Auction.
- (x) Plot being put up for sale is also uploaded on the website, duly marked, on the approved layout plan.

E. Payment Terms

- (i) The following **Payment Terms** will be applicable for the allotment of the Units ready for offer of possession within 30 days from the date of E-Auction in South City-I, South City-II, Nirvana Country, Uniworld Resorts Colonies in Gurugram:
 - (a) Specified EMD (approx. 2 to 5%) along with registration for participation in E-auction.
 - (b) 30% of the Total Price within 30 days from the date of allotment, including EMD, on issuance of Allotment Letter.
 - (c) Balance 70% within 90 days from the date of allotment on offer of possession.
- (ii) In case a successful allottee wants to withdraw his application, he can do so within 7 days of the E-Auction, subject to forfeiture of 25% of the EMD.
- (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 instalments are not paid even within 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, if any, will be refunded without any interest within 30 days from the date of cancellation.
- (v) Physical Possession of the Plot/ Unit will be handed over only after payment of all the dues by the Allottee.
- (vi) 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.
- (vii) Reserve Price excludes Interest Free Maintenance Security (IFMS) (If Applicable), Club Membership Fees) (If Applicable), and the amount, which is payable on account of Stamp Duty and Registration Charges.
- (viii) 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 transfer charges.

F. How to Participate

- (i) The intending bidders, willing to participate in the E-Auction, need to register/signup themselves at the E-Auction portal first in order to generate User ID and Password. The bidder can register/signup

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by visiting www.unitechgroup.com and clicking on Marketing and Sales tab and follow the steps as on the portal. For guidance you may refer to help manual and/or help video on the E-auction portal

- (ii) After the successful registration, the intending bidders are required to deposit the Earnest Money (EMD) against the properties for participation in the auction by generating the E-Challan after logging into the E-Auction portal by using the User ID and Password. 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 WhatsApp to 9899322257 with a copy to support.esales@unitechgroup.com.
- (iv) It may be noted that, only such of the interested persons, whose payment is updated on the Portal against a property, can participate in the E-Auction of that property. Bidders interested to participate in multiple properties will have to deposit EMD against each of the properties. For any assistance you may connect to +91 124 4726893 or Whatsapp to 9810942776. In case of any escalation you may reach on Whatsapp to 9899322257.

Notes:

- 1. In order to maintain transparency, the E-Auction will be conducted online as per the pre-announced date and time. The E-auction will be conducted on the portal as mentioned above. All eligible bidders can participate and view the E-auction.
- 2. The location maps of the projects are being uploaded on the website at this stage itself, along with the Plot being released for Sale, duly marked on a copy of approved layout plan of the colony.

3. 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 officials 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 under Para A - (Uniworld Resorts Plots)	Sh. Bijay Kumar Singh	+91 88003 91474	24.11.2025 to 10.12.2025
Table-1 & Table-2 of Properties falling under paras B and C.	Sh. Sandeep Upadhyay	+91 97172 91388	24.11.2025 to 10.12.2025

- 4. ICICI Bank has agreed to grant loan facility for the above mentioned properties on the standard terms and conditions of the Bank.

Chairman & Managing Director
Unitech Group of Companies