

03.07.2024

For the Homebuyers of:

1. **“The Residences” Group Housing Project in Gurugram (637 Homebuyers), and**
2. **“Exquisite ” Group Housing Project” (260 Homebuyers)**

Deferment of 2nd Instalment of Payment of balance dues as per Revised Payment Plan in continuation of the Notice dated 01.04.2024

Dear Homebuyers of the above two Projects,

1. **“The Residences”** is part of one License obtained for the project known as “Uniworld Resorts”. It is primarily a Plotted Colony and one Group Housing Project, for which the original Environmental Clearance (EC) was granted on 03.12.2007, which was valid up to 02.12.2012.
2. Similarly, another License, namely, Nirvana Country-II (NC-II), was granted for a Plotted Colony. The EC for the said Project was also obtained as a Plotted Colony. The said Project comprises of five sub-projects, namely, (a) N.C. –II Plots, (b) The Willows Plots, (c) Alder Grove Villas, (d) Espace Premier Villas, apart from the associated EWS, and (d) NC-II Commercial Tower. The original EC in this case was granted on 09.11.2010, which was valid up to 08.11.2015. The EC was further extended which remained valid till 19.02.2020.
3. The Government appointed Board of Directors has already initiated the process of obtaining fresh EC for both these projects as required under law. It is following up the issue of grant of ECs with the concerned authorities for both these projects, especially keeping in view the orders dated 02.02.2024 of the Hon’ble Supreme Court in the matter of *Vanshakti vs. Union of India*.
4. As a result of above, the Management is not able to advise its contractors to commence construction on both these Projects even though the Contracts stand awarded. It will not be permissible to commence construction on these projects till related ECs are granted, followed by grant of CTE by the concerned authorities.
5. **Payment Deferment:**

The 2nd instalment falling due on 10.04.2024 was deferred to 10.07.2024. The matter for grant of ECs in these Projects is still pending. Keeping the aforesaid in view, the Management has taken a decision to defer the

payment of 2nd Instalment from the Homebuyers of these two projects further by one quarter. Accordingly, the Homebuyers of these two Group Housing Projects are hereby informed that they do not need to make payment of the 2nd instalment otherwise falling due on 10th July, 2024 after last deferment. The next due date of payment of the 2nd instalment for the time being stands deferred to 10th October, 2024 in the hope that the issues get resolved by that time. Originally scheduled for April 10, 2024, the new due date will be [**October 10th, 2024 – Six Months After Original Date**]

6. Transparency and Communication:

We are committed to keeping you informed of the developments on a periodical basis. We will provide regular updates on the progress towards obtaining the Environmental Clearance and the revised construction schedule. You can expect to receive these updates through email and on our Unitech website.

7. We appreciate your understanding and continued support as we navigate through this exceptional situation.

Y.S. Malik
Chairman & Managing Director