

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

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 obtained. However, the erstwhile management sold 91 Plots as Villas and also constructed Villas on these Plots. This has been treated as a Violation of the EC granted earlier.
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 four sub-projects, namely, (a) N.C. –II Plots, (b) The Willows Plots, (c) Alder Grove Villas, and (d) Espace Premier Villas, apart from the associated EWS. The action of construction of structures of Villas by the erstwhile management has been treated as a Violation of the EC.
3. The Government appointed Board of Directors initiated the process of obtaining fresh EC for both these projects as required under law. Cases of Violations in the case of ECs granted earlier are processed under the Standard Operating Procedures (SOPs) issued vide O.M. 7th July 2021 and vide O.M. dated 28th January 2022, issued by the Ministry of Environment, Forest & Climate Change (MoEF&CC). While the case for grant of EC was under consideration of the State Expert Appraisal Committee (SEAC), the Hon’ble Supreme Court, has stayed the operation of SOPs vide its order dated 02.01.2024 in Writ Petition (C) No. 1394/2023 in the matter of *Vanshakti vs. Union of India*. As a result, the MoEF&CC advised all the State Authorities vide its O.M. dated 08.01.2024 about the orders passed by the Hon’ble Supreme Court in the said matter. As such, we are stuck up in getting the Environment Clearance and the subsequent Consent to Establish (CTEs) for these Projects.
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 possible to commence construction on these

projects till the Stay Order issued by the Hon'ble Supreme Court is reviewed and modified or vacated. In any case, the new management has already filed an IA before the Hon'ble Supreme Court for resolution of this stalemate.

5. Payment Deferment:

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 by one quarter for the time being. 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 April, 2024. The next due date of payment of the 2nd instalment for the time being stands deferred to 10th July, 2024 in the hope that the issues get resolved by that time. Originally scheduled for April 10, 2024, the new due date will be [**July 10th, 2024 – Three 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 this unforeseen situation.

Y.S. Malik
Chairman & Managing Director