

**IN THE SUPREME COURT OF INDIA
CIVIL APPEAL NO.10856 OF 2016**

IN THE MATTER OF:

BHUPINDER SINGH

...PETITIONER

VERSUS

UNITECH LIMITED

...RESPONDENT

BRIEF NOTE FOR HEARING ON 09.10.2023

PAPER BOOK

(FOR INDEX – KINDLY SEE INSIDE)

ADVOCATE FOR UNITECH LTD: ANUBHA AGRAWAL

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BRIEF NOTE FOR HEARING ON 09.10.2023

1. That M/s. Unitech Limited, including its subsidiaries, affiliates, joint ventures, onshore and offshore group entities (hereinafter referred to as “Unitech Group”), engaged in the real estate sector, including construction of residential and commercial projects was promoted by Mr. Ramesh Chandra and his sons Ajay Chandra and Sanjay Chandra. Home buyers were attracted to their housing schemes and to Public Deposit schemes on assurance of delivering quality homes in a time bound manner and offer of attractive rates of interest on the Public Deposits. During the period from 2006-07 to 2014-15, number of home buyers and fixed deposit holders invested their money into different building projects and fixed deposits. However, the said promoter-directors did not invest the money received into project execution activities and, as per the Forensic Auditor, indulged in siphoning of funds to its related onshore and offshore entities thereby causing indefinite delays in construction of homes and non-refund of amounts to the fixed deposit holders. Constrained by the same, the home buyers and fixed deposit holders pursued legal remedies before multiple forums, including filing of consumer complaints, criminal complaints/ FIRs against the Company and its erstwhile Directors.

2. The cases pertaining to home buyers and fixed deposit holders finally came up before this Hon’ble Court, wherein in the lead matter titled as Bhupinder Singh v. Unitech Limited, Civil Appeal No.10856 of 2016, this Hon’ble Court took cognizance of the plight of home buyers and in the larger interest of these stakeholders, took steps to ensure that their grievances are addressed by Unitech Limited. To ascertain the wrongful doings and its extent by such

promoter-directors, this Hon'ble Court, vide order dated 07.12.2018 (@pg.no.121-135 of PB Vol. I of Compilation of Orders), directed M/s. Grant Thornton to conduct a forensic audit of the accounts of Unitech Limited in respect of the 74 residential projects. The Forensic Auditor submitted its interim report before this Hon'ble Court, as noted in order dated 18.12.2019 (@pg.no.380-413 of PB Vol. I), wherein it was stated that an amount of Rs.14,270 crores was collected by Unitech Limited from 29,800 home buyers out of which approximately 40% was not utilized by Unitech Group towards construction/ completion of projects. It was also stated that Unitech Limited did not utilize 42% of the financial institutional borrowings of Rs.1,805.86 crores which were obtained for construction purposes. Forensic auditor found instances of potential diversion of funds from the Unitech Group. Hence, it was categorically stated that the said promoter Directors had siphoned the funds received from home buyers, diverted them to tax havens, entered into transactions with undisclosed and disclosed related entities.

3. In the said background, this Hon'ble Court was "clearly of the view that Union of India must step in forthwith by suspending the management of Unitech Limited and appoint Independent Directors to take over the management. The sorry state of affairs to which the home buyers have been reduced is a direct consequence of acts of commission and omission on the part of management of Unitech Limited and its subsidiaries." Accordingly, this Hon'ble Court directed the Union of India to take all necessary steps to ensure that management of Unitech Limited is handed over to an independent group of Directors and all proper investigation is carried out by law enforcement machinery.

4. Union of India, thereafter, submitted a detailed proposal before this Hon'ble Court for appointment of Independent Directors, which was accepted, vide order dated 20.01.2020 (@pg.no.417-459 of PB Vol. II), whereby this Hon'ble Court superseded the then existing Board of Unitech Limited to be taken over by the new Board of Directors constituted in terms of the proposal submitted by the Union Government. This Hon'ble Court further granted moratorium against institution of proceedings against Unitech Limited and its subsidiaries. This Hon'ble Court also directed the new Board to submit a detailed Resolution Framework by taking a comprehensive view on all the issues pending and other projects and to make proposals as would appear to be proper. The New Board submitted the Resolution Framework on 16.07.2020, followed by submission of its updated versions on 05.02.2021 and 08.08.2022 for kind consideration of this Hon'ble Court.
5. At the time when the new Board was appointed and took over the affairs of the Unitech Group, the financial position was dismal. Unitech has major liabilities in terms of 86 incomplete projects with nearly 17,000 homebuyers awaiting delivery of possession (or refund of more than Rs. 12,000 crores in case construction is not undertaken); outstanding of financial institutions, statutory authorities and other stakeholders of more than Rs. 18,000 crores. As against this huge liability of more than Rs. 30,000 crores, book value of assets of the Group is only Rs. 3,700 crores. Actual realization value of these assets, on a realistic estimate would be much lesser because book value of Assets may not reflect the actual realizable value of these assets, as many of these assets have been carried over in the financial statements as it is over the years, without any attempt

to recover them or without adequate title / ownership / contractual documents or commercial justification for the underlying transactions done. Accordingly, the homebuyers, creditors and all the stakeholders would only be entitled to a miniscule percentage of 10-15% of their claim and that too after number of years, as and when the assets would be realized after sale. Hence, completion of Units of Homebuyers, which has been accorded top priority by this Hon'ble Court, is sought to be achieved for which it is essential that different stakeholders cooperate (like statutory authorities giving approvals in a time bound manner, creditors take different levels of hair-cuts etc).

6. New Board, appointed by this Hon'ble Court, is committed to delivery of possession of plots/ villas/ flats to homebuyers. It has been proposed in the Resolution Framework that:
 - (a) Homebuyers' units will be delivered at the same rate/ price at which they had booked their Units, despite the fact that these units were booked in the years 2007-2016 and the rates of construction material, labour, fuel etc. have increased manifold since then;
 - (b) No interest shall be charged from the homebuyers on delayed payments/ balance receivables upto the dates on which payment shall fall due as per the Revised Payment Plan, with no obligation to refund the interest or delayed interest already recovered;
 - (c) Management will not be able to pay any delay interest/ delay compensation to the homebuyers since it is the endeavour to deliver apartments at the same price at which they were originally booked.

7. After the appointment of New Board of Directors, this Hon'ble Court has taken up different issues from time to time and issued necessary directions to facilitate the new management in proper functioning. The Hon'ble Court has simultaneously issued directions to obviate the hardship being faced by the individual stakeholders by directing refunds to those in medical exigencies. The said refunds, to home buyers, fixed deposit holders, employees, are being made from an amount of approx. Rs. 700 crore which had been deposited in the Registry of this Hon'ble Court from sale of some of the assets of Unitech and other sources.
8. The Hon'ble Court, vide order dated 24.03.2021 (**@pg.no.587-608 of PB Vol. II**), issued directions to facilitate control and management by the new Board. The Hon'ble Court permitted to commence the process of appointment of Project Management Consultants (PMCs) for undertaking "As-is-Assessment" of different stalled projects and work out the estimates for balance works for completion of projects, leading to preparation of Tender Documents and award of Contracts for commencing construction works for completion of the projects. This was necessary because the partially constructed structures had been lying stalled at different sites for a number of years and before taking up further construction it was essential to determine the 'As-is-Status' of construction (stage and strength) and work out the Bill of Quantities (BoQs) for the balance works. Further directions were issued to all personnel, State Governments and local administration to support and cooperate with the new Board for securing the assets of the Company. Finally, vide order dated 28.10.2021 (**@pg.no.777-787 of PB Vol.III**), Hon'ble Court permitted the new Board to proceed with the engagement of

Project Management Consultants (PMCs) to undertake the work of verification of status of the projects, balance works to be done, preparation of detailed tender documents, cash flow requirements, lay out plans/ building plans and complete the bid management process, which was essential primary work to be done before any further construction activity is undertaken by the new Board.

9. Vide order dated 20.04.2022 (@**pg.no.898-903 of PB Vol. III**), the Hon'ble Court was pleased to appoint Hon'ble Mr. Justice Abhay Manohar Sapre (Retd.) to assist the Board in monetization of land assets under the auspices of the directions of this Hon'ble Court and suggest such modifications as may be necessary in the Standard Operating Procedures (SOPs) which had been formulated for sale and monetization of land assets of the Company. Hon'ble Mr. Justice Sapre (Retd.) submitted Note Nos. 1 to 3 before this Hon'ble Court regarding finalization of SOPs for monetization of land assets, regarding the tendering process and regarding underlying financials respectively. Pursuant thereto, this Hon'ble Court, vide order dated 17.08.2022 (@**pg.no.952-962 of PB Vol.III**), approved the Land Sale Policy and directed that tendering process be completed in 4-5 lots. This Hon'ble Court also directed that the balance receivables from the home buyers and proceeds from sale of unsold inventories be used for the purposes of construction. Since balance payments will have to be made by the existing homebuyers and timely receipt of said amount is critically important cash-flow for completion of projects, Revised Payment Plan has been uploaded on the website of the Company *unitechgroup.com* and suggestions have been invited, as directed by this Hon'ble Court vide order dated 17.08.2022.

10. This Hon'ble Court, considering that there might be certain urgent medical needs of home buyers and fixed deposit holders, which required refund of money, vide order dated 27.04.2022 (**@pg.no.904-913 of PB Vol.III**), directed that a web portal, which had earlier been developed to register the claims, be again opened for a specified period to enable such persons to lodge their claims for expeditious refunds. Hon'ble Mr. Justice Sapre scrutinized the claims of all such home buyers and fixed deposit holders, who claimed refunds on account of medical exigencies and submitted his Note No. 4, pursuant to which this Hon'ble Court, vide order dated 13.10.2022 (**@pg.no. 963-981 of PB Vol. III**), directed the refund of principal amount of Rs. 83.80 crores to 220 home buyers and Rs. 13.19 Crores to Fixed Deposit Holders. It is relevant to mention that out of the same, an amount of Rs. 74.18 crore has been refunded to 196 out of 220 homebuyers and another amount of Rs. 12.90 Crore has been refunded to 501 out of 548 FD holders as on 30.09.2023. Emails have been received from 06 out of 220 Homebuyers whereby they have requested for change of option from Refund to Possession. Refunds in the case of the remaining 18 Homebuyers are pending on account of non-submission of documents by the concerned persons and the same shall be processed as and when documents are received.
11. Further, vide order dated 18.05.2022 (**@pg.no.922-930 of PB Vol.III**), Hon'ble Mr. Justice A. M. Sapre (Retd.) was additionally requested to scrutinize all tender documents including the underlying financials. He was associated with every stage of the tendering process which was directed to be carried out under his supervision. Hon'ble Mr. Justice Sapre (Retd.) has since been closely associated

with and regularly monitoring the tender documents, invitation of bids and finalisation of bids for the purpose of award of contracts. Hon'ble Mr. Justice Sapre (Retd.) has submitted his separate Note dated 24.04.2023, before this Hon'ble Court recommending award of contracts in respect of 15 Tenders of Lot-1, which had been finalised till the date of the submission of said Note.

12. To facilitate further construction, this Hon'ble Court, vide order dated 27.07.2022 (@pg.no.931-941 of PB Vol.III) and order dated 01.02.2023 (@pg.no.982-1000 of PB Vol.III), directed State of Haryana as well as Noida authorities to process Unitech's applications for Renewal of Licenses, approval of revised layout plans, building plans and ancillary approvals on payment of the current fees but without insisting on upfront payment of their outstanding dues, which would be decided separately. The Government of Haryana has renewed 24 out of 25 expired licenses on payment of about Rs. 26.00 Crores towards the renewal of licenses. In case of Noida, after obtaining consents of more than 2/3rd of the Homebuyers to the Revised Layout Plans, the new management submitted the proposed Revised Layout Plans for Sectors 96-97-98, Sector 113 and Sector 117 projects at Noida for approval along with necessary supporting documents as prescribed by Noida Authority on its website portal <https://buildingcell.noidaauthorityonline.com> on 08.02.2023 for which separate application numbers were automatically generated accepting the applications filed and paid an amount of Rs. 1.23 crores towards the processing fees. The process of technical scrutiny and removal of deficiencies of all the submitted plans had been completed in the month of March/ April, 2023 itself. However, about

three months thereafter, NOIDA issued letters dated 07.07.2023 asking the management to submit NOCs from the Fire Department and the Airport Authority of India, Environmental Clearances and Consent to Establish (CTE).

13. Thereafter, the management has submitted applications for obtaining the Fire NoCs for the respective projects, which have been granted by the concerned authority vide its letters dated 25.07.2023 (Sector 96-97-98), 01.08.2023 (Sector 117) and 08.08.2023 (Sector 113) respectively. While the NOC from the Airport Authority has been submitted in respect of Sector 117, the applications for Sectors 113 and 96-97-98 have also been submitted online and are under process, though admittedly the same is not required. The management has also engaged consultants for obtaining the Environmental Clearances in the month of February/ March 2023 itself, who have already collected and compiled the base-line data. However, the management requires in-principal approvals of Noida Projects from the Authority confirming various components of the proposed Revised Layout plans including the proposed built-up area of each project in order to enable it to move further for obtaining Environmental Clearances as this information is considered critical by the concerned authorities. The management has already submitted the Revised Building Plans/ fresh Building Plans for projects in Sector 96-97-98, Sector 113 and 117 and awaiting approval of the Authority. Hence, it is imperative that both the permissions are processed simultaneously and not be made conditional upon each other. It is relevant to mention that the projects, wherein stalled construction exists, had already been granted following environmental clearances and consent to establish, but the same

expired over a period of time on account of non-renewal by the erstwhile management.

Sr. No.	Sector	Date & Ref. No. of EC	Valid Up to	Date of CTE
(a)	Sector 96-97-98	Ref.:1562/55/SEAC/08/10 dated 24.09.2008	30.07.2019	Ref. No. F-78716 dated 12.01.2011
(b)	Sector 113	Ref.: 707/623/SEAC/ 2010/ AA(S) dated 31.03.2012	30.03.2019	Ref. No. F-22132 dated 11.04.2013
(c)	Sector 117	Ref. No. 84/SEAC/354/ 2009/ DD(S)/ dated 12.01.2010	11.01.2017	Ref. No. F-56680 dated 10.11.2009

Management is now in the process of submitting its applications for seeking fresh environmental clearances, which is in itself a time-consuming process. Completion of these existing structures can be undertaken, in the meanwhile, for which earlier environmental clearance had been granted. Management undertakes to take measures for environment protection, follow good industry practices and not violate general conditions which had been imposed earlier. It is prayed that a period of 6 months may kindly be granted to the new Board to seek these approvals, during which construction may be permitted in view of clearances and consents had already been granted earlier.

14. In larger interest of numerous stakeholders, the home buyers and fixed deposit holders and with active intervention by the Union of India, the appropriate stage has finally arrived wherein award of contracts can be made for starting construction on the stalled projects.
15. **Updated progress regarding tenders:**

- (i) As per the latest data, the new management has to take up and complete construction of a total of 22,234 Units along with provision of external infrastructure development works like project boundary walls, internal roads, water supply systems including Water Treatment Plants (WTPs), sewage & drainage systems including Sewage Treatment Plants (STPs) and electrical infrastructure including sub-stations and power back-up arrangements through installation of Gensets. Hence, integrated development of the project area is imperative before reaching a stage of applying for Completion/ Occupation Certificates from the concerned authorities and consequent offer of possession to the Homebuyers.
- (ii) Of these 22,234 Units, about 16,615 units form part of the sold inventory in respect of which possession is to be given to the existing homebuyers and 5,619 units constitute part of the unsold inventory. The estimated cost of completion of all these works is about Rs. 11,000/- Crores. An amount of Rs. 3201.56 Crores is to be received from the Homebuyers from their balance payables and an amount of about Rs. 8,000 Crores is estimated to be mobilised from sale of unsold inventory. The projects are estimated to be completed over a period of about 4 to 5 years from the date of start of construction.
- (iii) It has been estimated that the management would need to invite about 135 Tenders for all the projects, which are envisaged to be invited in 4 to 5 Lots. As per the tendering process put in place by the new management, the detailed Tender Documents were prepared by the PMCs, which were then vetted by the Engineers India Limited (EIL), a Central Public Sector Undertaking, engaged as an independent Third Party Inspection & Monitoring Agency. All Bids

were invited following an Online process as the default mode. All related details regarding the method of preparation of Cost Estimates in the Tenders, by applying Delhi Schedule of Rates (DSR)-2021 to the Bill of Quantities (BOQs) for the balance works, have been/ are being by the PMCs as part of their Scope of Work under Part-A, already placed before this Hon'ble Court. The method of preparation of cost estimates and the associated details were presented and explained to Hon'ble Justice Sapre to his satisfaction. The bids were received following the two-envelope system i.e. Technical Bids & Financial Bids. The financial bids of only those bidders were opened who were found to be technically qualified as per the laid down criteria. The outcome of the bids received was first placed before the Board of Directors, followed by presentation thereof before Justice A.M. Sapre for his consideration and recommendations. This Hon'ble Court, vide order dated 18.05.2022, had directed as follows:

“Mr Justice A M Sapre is requested to scrutinise all tender documents including the underlying financials having due regard to the report which would be submitted by the EIL after verification of the cost estimates which are submitted by the PMCs. Justice Sapre shall be associated with every stage of the tendering process which shall be carried out under his supervision.”

Accordingly, entire tendering process has been carried out with the approval of Hon'ble Mr. Justice A.M. Sapre (Retd.).

- (iv) The Management floated a total of 35 Tenders as part of Lot-1 on 02.01.2023. Pre-bid conferences with the prospective bidders were held on 16.01.2023, 17.01.2023, 18.01.2023 and 20.01.2023. Last date for submission of Tenders was extended to 20.02.2023 keeping in view the initial lukewarm response and also requests from

prospective bidders. The management did not receive any bids in respect of 18 Tenders and the bids in case of 02 Tenders were rejected, as in one case the Bidders were not found to be qualified and the rates quoted in another case were unacceptably high. Thus, the management submitted proposal for award of 15 Contracts, which has been recommended for approval of the Hon'ble Court by Justice A.M. Sapre vide his report dated 24.04.2023. However, it is relevant to mention that the validity of these bids was only till 20.08.2023. Since, the matter could not be taken up by the Hon'ble Court for approval of bids and award of contracts, the management requested the successful bidders for extension of validity period to which all the 15 bidders have agreed. This Hon'ble Court, vide order dated 28.10.2021, while permitting appointment of Project Management Consultants for undertaking Part A of the Scope of Work had restrained the management from award of contracts.

- (v) The award cost in these 15 Tenders is Rs. 441.70 Crore and the overall cost including the overheads (GST + PMC Charges + EIL Charges + Architect & Design Services + IITs Charges + Statutory fees + Establishment Cost etc.) is about Rs. 627.00 Crore. Upon execution, these contracts would lead to completion of a total of 2,695 Units including 2,390 sold Units. The Contracts against these 15 Tenders can be awarded immediately upon approval by the Hon'ble Court. It is humbly prayed that the Hon'ble Court may kindly be pleased to grant permission for the same so that construction can start, which will be a big milestone in the present proceedings.
- (vi) The Management also finalised another set of 34 Tenders as part of Lot-2 after vetting by the Engineers India Ltd. (EIL). A total of 51

Tenders including 20 Tenders of Lot-1, were uploaded on the portal on 8/9.05.2023 after obtaining approval from the Board and Hon'ble Mr. Justice Sapre (Retd.). A total of 103 Bids were received in respect of 42 out of 51 Tenders. No bids were received in respect of 09 Tenders. Technical evaluation was completed by the PMCs and duly vetted by the EIL, based on which financial bids in respect of 35 Tenders of 64 bidders were opened on 26.07.2023. The Award Cost in 34 out of these 35 Tenders is about Rs. 1886 Crore, covering completion of a total of about 6,838 Units including 5814 sold Units. The proposal for Award of Contracts in these 34 out of 35 cases was circulated to the Board of Directors for approval pursuant to which the recommendations of the Board were placed before Justice (Retd.) A.M Sapre for his consideration. Justice (Retd.) A.M Sapre, vide his note dated 18.08.2023, has approved and recommended award of contracts for Lot-2. It is proposed to include the balance 15 Tenders of Lot-2 as part of Lot-3, proposed to be floated by, 20th October, 2023.

- (vii) Lot-1 and Lot-2 Tenders, as being proposed for Award of Contracts would cover completion of a total of 9,533 units including 8,204 sold Units. The Award cost in these 34 Tenders of Lot-2 is about Rs. 1886 Crore and the total cost including all overheads is about Rs. 2675 Crore. The Award cost in respect of 15 Tenders of Lot-1 and 34 Tenders of Lot-2 is Rs. 2327.57 Crore and the estimated overall cost including all overheads (GST + PMC Charges + EIL Charges + Architect & Design Services + IITs Charges + Statutory fees + Establishment Cost etc.) is estimated at about Rs. 3,305 Crore.
- (viii) About 50 Tenders, including 16 Tenders of Lot-2, have been prepared and duly vetted by the EIL. These 50 Tenders are ready for

uploading on the e-tendering Portal of Unitech. It is proposed to upload these 50 Tenders for invitation of bids by 20.10.2023 with a bid submission time of 30 days pursuant to approval of the Board and Justice (Retd.) A.M. Sapre. The process of Technical & Financial evaluation of the bids received is planned to be completed by 20.12.2023. Another 15 days' time will be required for obtaining the approvals of the Board of Directors and Justice (Retd.) A.M. Sapre.

- (ix) It is proposed to prepare and finalise the balance 30 tenders for completion of the remaining stalled projects by end of December, 2023. However, the residual Tenders forming part of Lot-4 are proposed to be floated only after completion of the Technical & Financial scrutiny of Tenders received in response to Lot-3 Tenders so as to include the non-responsive bids of Lot-3 as part of the Lot 4 Tenders.
- (x) It is humbly prayed that the Hon'ble Court may kindly be pleased to permit award of these $15+34 = 49$ contracts of Lot-1 and Lot-2 and further contracts on an on-going basis with the approval of Hon'ble Mr. Justice A.M. Sapre (Retd.). Management has also filed a separate I.A. No. 205642 of 2023 praying for the following directions for award of contracts:
 - (a) "Permit the new Board to award contracts in respect of Lot-1 and Lot-2 tenders as detailed above;
 - (b) Permit award of contracts on an on-going basis with the approval of Hon'ble Mr. Justice A.M. Sapre (Retd.)"

Copy of the photographs showing the existing position of some of the projects is attached as **Annexure A-1 (Colly)**. A list of 15 tenders of Lot-1, in respect of which award of contracts can be made, is attached as **Annexure A-2**. The list of 34 tenders of Lot-2, in respect of which award of contracts can be made, is attached as **Annexure A-3**.

16. **Meeting cash-flow requirements for award of contracts and completion of construction:**

- (i) An amount of approx. Rs. 200 crores is available with the company and a similar amount of approx. Rs. 200 crores is the balance non-committed amount deposited with the Registry of this Hon'ble Court to the account of Unitech. Immediate outflow at the time of award of contracts for Lot-1 and Lot-2, would be for mobilization advance of 5% to be given to the contractors for mobilising their men and machinery at the construction site, which is payable in 3 instalments. 1% is to be paid at the time of award of contracts, which would be approx. Rs. 25 crores as first instalment, Rs. 50 crores as second instalment on mobilisation of sites (say one month) and another Rs. 50 crores as third instalment, which amount is available. In the meantime, the quarterly instalments, as receivable from homebuyers, as per revised payment plan would become due and payable and the same would be utilised to meet the payment of initial running bills of the contractors. Hence, it is very essential that the homebuyers make the payment meticulously in accordance with the revised payment plan, failing which cash flow issues would arise. Management would also be in a position to start selling the unsold inventory once construction starts which would also ensure sufficient case generation. Details of these calculations have also been placed

before Hon'ble Mr. Justice A.M. Sapre (Retd.) as underlying financials.

- (ii) It is relevant to mention that homebuyers are also being benefitted in such a situation in as much as they would be getting the units at the old prices at which they had booked and no escalation is sought to be charged from them despite the admitted fact that prices of construction material have increased manifold. Also, the completed unit would have a substantially higher market value since the prices have also increased.
 - (iii) Hence, only to maintain discipline in payments, it is requested that the Hon'ble Court may direct that the Revised payment plan would be adhered strictly; delay in payment would attract interest @ 12% from the date of default till the date of payment and in case of default of two consecutive instalments, the unit would be cancelled. This would ensure timely cash-flow for uninterrupted construction. Upon approval by the Hon'ble Court, management would also upload these on its website unitechgroup.com. A copy of Revised Payment Plan is attached as **Annexure A-4**.
17. Recognizing that various projects have been lying stalled for a number of years, and that the structures of high-rise building deteriorate due weathering effects as well, the Board of Directors of Unitech have also got the Structural and Health Safety Audit of various high-rise structures at various locations through the IITs/ Institutes of Eminence so as to ensure structural safety of the Projects. As per the reports submitted by IITs/ Jadhavpur University, it has been observed that all the towers and basements are having Minor and Major construction related deficiencies. Broadly, the

findings include Honey-combing of concrete, corrosion in Reinforcements due to exposure to environment, missing/ inadequate cover to Reinforcements, plaster of poor quality, strength of concrete lesser than the design strength and presence of cracks in concrete. Management would take necessary steps to ensure that these issues are also addressed when construction is taken up.

18. That the new Management has also been able to handover possession of a total of 259 Residential Units and 40 Commercial Units (Total 299) in a few projects since January, 2020. The possession of Units have been given only in respect of Units wherein the Occupation Certificates/ partial Occupation Certificates have been received from the concerned authorities.
19. This Hon'ble Court, vide judgment dated 23.03.2023 (**@pg.no.1039-1058 of PB Vol.III**), issued directions to one Naresh Kempanna and Col. Mohinder Khaira to return and deposit an amount of Rs. 56.11 crores and Rs. 41.96 crores respectively, along with interest @9% with the Registry within a period of four weeks. However, the said order has not been complied by them and they are in wilful contempt of order passed by the Hon'ble Court. It is relevant to mention that the said refund directed by this Hon'ble Court on account of the fact that these persons had taken amounts out of sale proceeds of land belonging to Unitech despite the fact that they were not owners of the land and the lands solely belonged to Unitech.
20. It is relevant to mention that numerous issues are pending before this Hon'ble Court, including the claims by home buyers and fixed deposit holders for possession/ refund/ interest, by employees for payment of dues and settlement of claims of other stakeholders,

considering the totality of facts and circumstances and availability of finances. New Management has also filed a detailed Action Report-VII regarding the works undertaken since the submission of ATR-VI.

21. At this stage, in the larger interest of the home buyers as a whole and to ensure that the mandate for construction is started at the earliest, the new Board of management is humbly praying for issuance of following directions at this stage:
 - (a) Permit the management to award contracts in respect of 15 tenders of Lot-1 and 34 tenders of Lot-2 to the successful bidders, as per recommendations of Hon'ble Mr. Justice A.M. Sapre (Retd.) and permit award of further contracts on an on-going basis with the approval of Hon'ble Mr. Justice A.M. Sapre (Retd.) and start the construction works;
 - (b) Direct NOIDA to grant permissions and approvals of revised layout plans/ building plans etc. in furtherance of order dated 01.02.2023;
 - (c) Direct that pending grant of fresh Environmental Clearances, New Board is permitted to carry out finishing works and complete existing structures in respect of which environmental clearances had been granted earlier;
 - (d) Direct the concerned authorities/ departments to process the approvals for environmental clearances in a time bound manner of 4 weeks, upon applications being duly filed by Unitech Ltd. Since the process of grant of Environmental Clearances is time consuming, it is prayed that the Ministry of

Environment, Forest and Climate Change may kindly be directed to coordinate and expedite the same with the state authorities;

- (e) Direct the homebuyers to make payment of their balance dues in accordance with the Revised Payment Plan uploaded on the website of Unitech Ltd. so as to facilitate required cash-flows for uninterrupted construction. In case of non-adherence to the said timelines, the Hon'ble Court may kindly consider directing payment of interest @ 12% for delay in payment and cancellation of allotment in case of default of two successive quarterly payments;
- (f) Direct that those homebuyers, who had earlier opted for refunds, but are now desirous to change their options to possession, may do so, as a one-time last measure, by sending their details to the designated email of the company within a period of 8 weeks;
- (g) Direct that those homebuyers who wish to change their options from refund to possession, and had received partial refunds earlier, be allowed, as a final opportunity, to change their options on similar terms and conditions, as directed by this Hon'ble Court vide Order dated 20.01.2020 in case of Vistas project, i.e. deposit back the refunded amount alongwith interest @ 9% p.a. from the date of refund till the date of deposit within a period of 4 weeks, in the account of the Company;

As directed by this Hon'ble Court, the issue of levy of interest on partially refunded amount in case of change of

option to possession, was deliberated by the Board of Directors in its meeting held on 27.03.2023 and observed that if interest is not charged then it would amount to discrimination qua thousands of other homebuyers who did not get refunds whereas these persons have enjoyed the refunded money for a certain period. Stage of Completion of project has no relevance as the instalments had earlier been paid by homebuyers linked with the progress of construction. Reliance on Resolution Framework for not charging interest is misplaced, since the RF deals with interest on the outstanding dues of homebuyers and not the present situation;

- (h) Direct banks to consider restructuring the loan accounts of existing homebuyers and disburse fresh amounts in accordance with the Revised Payment Plan so as to enable the homebuyers to avail the option of possession and make balance payments and also consider sanctioning fresh loans to prospective homebuyers;
- (i) Initiate contempt action against Col. Mohinder Singh Khara and Naresh Kempanna for wilfully disobeying the judgment and order dated 23.03.2023 passed by this Hon'ble Court and not paying an amount of Rs. 98.07 crores alongwith interest @ 9% p.a. within a period of 4 weeks from the said order;
- (j) Pass such other or further orders as this Hon'ble Court may deem fit and proper in the interest of justice.

Filed by:



Date: 09.10.2023

On behalf of New Board of Unitech Ltd.



Project: Residences Sector-71-72 Gurugram



Project: Residences Sector-71-72 Gurugram



Unihomes Sector - 113 Noida



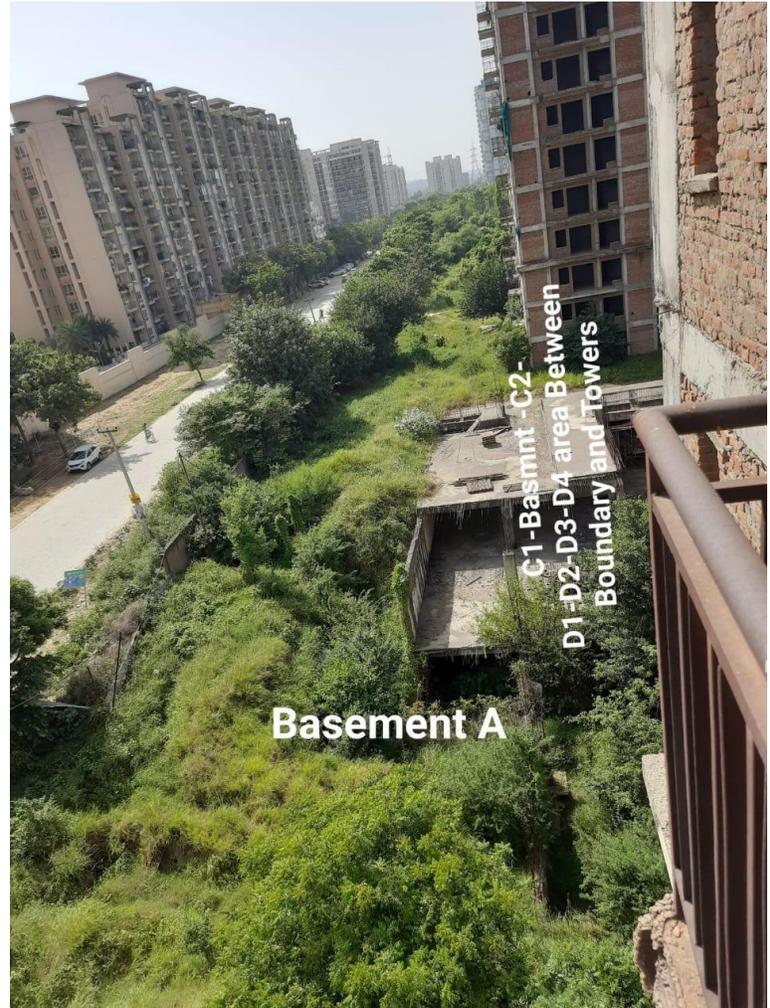
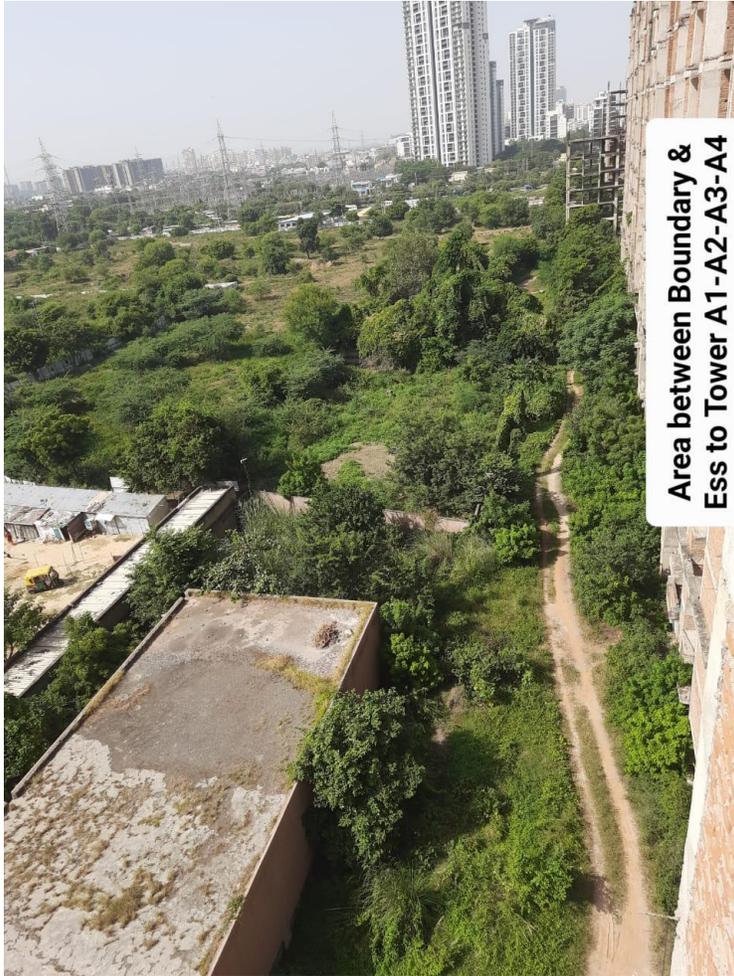
Unihomes Sector - 113 Noida



Unihomes Sector - 113 Noida

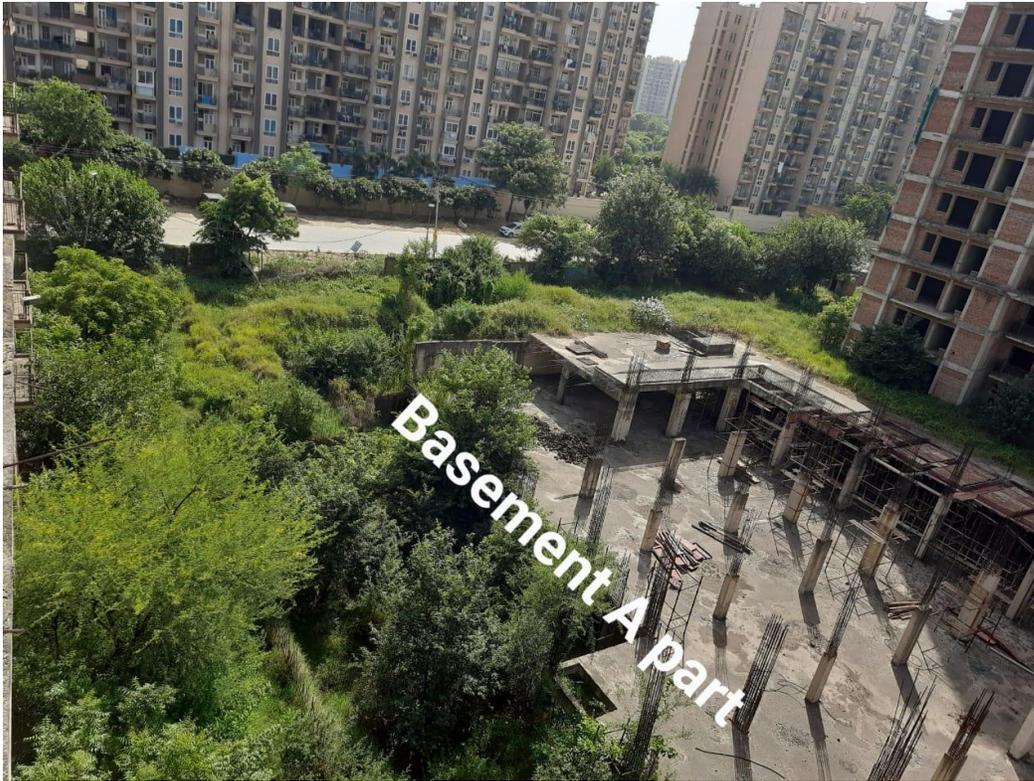


Project: Sunbreeze Gurugram



Sheet: 1

Project: Sunbreeze Gurugram



List of Technically Qualified & Financially Successful Bidders qua 15 Tenders

Sr. No.	Name of PMC	Project name and Location	Tender Description	Estimated Cost (Rs. In Crores)	Name of Bidders	Awarded Cost (Rs. In Crores)	Tentative Completion Time (in months)	No. of Homebuyers being covered	No. of Units being completed
1	M/s Ky Consultants	Vistas , Gurugram	All works for tower A1 to A8	61.38	M/s Millenium Engineers	64.45	24	432	448
2			External development works	26.17	M/s Shree Balaji Builders	27.40	24	0	0
3			Horticulture Works	0.35	M/s Rajdhani Flora & Infrastructure Developers Pvt. Ltd.	0.34	24	0	0
4		The Concourse (Commercial), Gurugram	Aluminum Glazing and ACP works	4.20	M/s Aastha Alumina Pvt. Ltd.	4.875	12	0	0
5			Horticulture Works	0.16	M/s Swaraj Engineers & Construction	0.146	24	0	0
6			External development works	5.16	M/s Vij Contracts Pvt. Ltd.	5.34	12	0	0
7	REPL	Fresco, Gurugram	Civil & MEP Work	5.96	M/s Vij Contracts Pvt. Ltd.	5.96	9	7	7
8		Escape, Gurugram	Civil & MEP Work	5.06	M/s Vij Contracts Pvt. Ltd.	5.06	9	27	27
9		Uniwold Resort Plots, Gurugram	External Area Development	31.68	M/s Millennium Engineers	32.48	11	120	171
10	M/s Sangam	Unihomes Phase 1, 2 & Garden phase 3 Noida (STP 117)	SWD, External drainage & STP	5.83	M/s Eco Paryavaran Engineers & Consultants Pvt. Ltd.	6.38	24	0	0
11	M/s Vyom	Amber, Noida	Civil, Structural, finishing & internal MEP works	92.89	M/s Ishwar Singh & Associates Construction Pvt. Ltd.	103.62	26	386	422
12		Verve, Greater Noida	Internal finishing & MEP works and External development works	49.40	M/s Comt Construction Pvt. Ltd.	46.97	18	232	277
13		Habitat & Habitat Corner (Commercial), Greater Noida	Internal finishing & MEP works and External development works	90.28	M/s Svarnim Infrastructure Pvt. Ltd.	83.81	24	477	551
14		Cascade, Horizon & Heights Greater Noida	Internal finishing & MEP works and External development works	51.07	M/s Comt Construction Pvt. Ltd.	48.02	12	528	542
15	M/s Hill International	Bhubaneswar One, Bhunaeswar	Civil, Structure, Finishing and MEP works, External Development & External Services	5.43	M/s Odyssey Advanced Telematic Systems	6.85	12	181	250
Total				435.02		441.70		2390	2695

ANNEXURE A-3

List of Technically Qualified & Financially Successful Bidders qua 34 Tenders - Lot-2 - 10.08.2023									
Sr. No.	Name of PMC	Project name and Location	Tender Description	Estimated Cost put to Tender (Rs. in Cr.)	Name of Bidders	Award Cost (Rs. in Cr.)	Time to Complete (in months)	No. of Home buyers being covered	Total No. of Units to be completed
Ambala									
1	M/s Sangam Project Consultants	Unihomes, Ambala	RCC, Civil, Finishing & internal MEP works	91.68	KBG Engineers	85.38	36	227	282
Sub Total				91.68		85.38		227	282
Gurgaon									
2	M/s Ky Consultants	Concourse, Gurgaon	Concourse - Balance Civil & MEP Works in constructed Towers A & B	48.90	PNSC Infrastructure Pvt. Ltd.	50.58	18	468	576
3			Electrical Sub Station Works	5.86	Taneja Vidyut Control Pvt. Ltd.	4.87	18		
4		Vistas, Gurgaon	Balance Civil & MEP Works in constructed Towers A9 to A11	7.29	Millenium Engineers	7.88	18	132	168
5			Balance Civil & MEP Works in constructed Towers B1 to B5 & E1-E2 including EWS	101.49	PNSC Infrastructure Pvt. Ltd.	100.17	36	426	448
6			Electrical Sub Station Works	11.16	Taneja Vidyut Control Pvt. Ltd.	8.26	24	0	0
7			South City-2, Gurugram	Balance Works of the Project	2.22	SNP Enterprises	2.42	6	20
8	Wood stock Foor, Gurugram	Balance Works of Woodstock Floors	2.70	SNP Enterprises	2.95	6	33	34	
9	M/s REPL	Fresco, Gurugram	External Area Dev. (Boundary Wall, Swimming pool & expansion joints)	0.67	Meenal Housing Pvt. Ltd.	0.74	3	0	0
10	M/s REPL	Business Zone, Gurugram	Balance Works of Business	1.22	Meenal Housing Pvt. Ltd.	1.34	3	80	83

List of Technically Qualified & Financially Successful Bidders qua 34 Tenders - Lot-2 - 10.08.2023

Sr. No.	Name of PMC	Project name and Location	Tender Description	Estimated Cost put to Tender (Rs. in Cr.)	Name of Bidders	Award Cost (Rs. in Cr.)	Time to Complete (in months)	No. of Home buyers being covered	Total No. of Units to be completed	
			Zone							
11		Uniworld Tower, Gurugram	Balance Civil & MEP Works	5.79	P. K. Gupta & Company	6.48	9	194	194	
12		Global Gateway, Gurugram	Balance Civil works	0.18	All Build Construct Solutions	0.21	3	0	0	
13		Harmony, Gurugram	Balance Civil & MEP Works	4.17	Vij Contracts Pvt. Ltd.	4.17	11	25	31	
14		Close North, Gurugram	Balance Civil & MEP Works	2.98	P. K. Gupta & Company	3.34	12	1	1	
15		Close South, Gurugram	Balance Civil & MEP Works	7.94	P. K. Gupta & Company	8.90	12	1	1	
16		Uniworld Garden-II	Balance Civil & MEP Works	10.01	P. K. Gupta & Company	11.00	12	17	17	
17		Residences	Balance Internal Civil & MEP Works	57.91	PNSC Infrastructure Pvt. Ltd.	58.92	15	637	638	
18			Balance External Dev. Works (Civil, Electrical, Horticulture etc.)	7.71	N. K. Gupta & Company	8.64	9			
19		Uniworld Resorts, Gurgaon	Civil, Finishing & MEP Works for Electrical substation (ESS) building	3.35	Taneja Vidyut Control Pvt. Ltd.	2.85	9	0	0	
20	M/s REPL	Sunbreeze, Gurgaon	Balance Internal Civil & MEP Works at 'Sunbreeze' - A, B, C BLOCK (10 Towers) & EWS Building	88.24	PNSC Infrastructure Pvt. Ltd.	87.04	24	680	888	
21				Balance Internal Civil & MEP Works at 'Sunbreeze' - D & E Block (06 Towers)	88.60	PNSC Infrastructure Pvt. Ltd.	87.51			24
22				Balance External Civil & MEP Works	48.64	PNSC Infrastructure Pvt. Ltd.	47.95			15
23			Exquisite, Gurgaon	Balance internal and	146.67	COMT Constructions	141.87	36	220	312

List of Technically Qualified & Financially Successful Bidders qua 34 Tenders - Lot-2 - 10.08.2023

Sr. No.	Name of PMC	Project name and Location	Tender Description	Estimated Cost put to Tender (Rs. in Cr.)	Name of Bidders	Award Cost (Rs. in Cr.)	Time to Complete (in months)	No. of Home buyers being covered	Total No. of Units to be completed
			external Civil & MEP Works		Pvt. Ltd.				
Sub Total				653.70		648.07		2934	3426
Kolkata									
24	M/s Hill International Projects India Pvt. Ltd.	Garden, Heights, Horizon, Vista, Downtown, Downtown Retail (Commercial), Cascade, Harmony, Fresco-Kolkata	Civil Finishes, Door & windows and MEP works in incomplete units in Handed over towers/Blocks	1.75	B P Decon Pvt. Ltd.	1.89	9	133	133
25		Uniworld City, Kolkata - Boundary wall & school Boundary wall	Common Boundary Wall, Guard room and New School Boundary Wall Work	1.37	B P Decon Pvt. Ltd.	1.41	9	0	0
26		Cascades, Kolkata	Balance Work for Civil, Structure, Finishing, MEP Works, Lifts, External Dev. & Services for Tower 5-10 & non-Tower Area	101.68	Krishna Builders	113.88	21	312	364
Sub Total				104.80		117.18		445	497
Lucknow									
27	M/s Sangam Project Consultants	Garden Galleria, LuckNow	Civil, structural, finishing, MEP & External development works	12.27	Sivanssh Infrastructure Development Pvt. Ltd.	12.89	12	42	60
Sub Total				12.27		12.89		42	60
Mohali									
28	M/s Sangam Project Consultants	Gardens, Mohali	HVAC and associated works	2.32	Juhi & Jai Contractors Pvt. Ltd.	2.49	24	0	0

List of Technically Qualified & Financially Successful Bidders qua 34 Tenders - Lot-2 - 10.08.2023

Sr. No.	Name of PMC	Project name and Location	Tender Description	Estimated Cost put to Tender (Rs. in Cr.)	Name of Bidders	Award Cost (Rs. in Cr.)	Time to Complete (in months)	No. of Home buyers being covered	Total No. of Units to be completed
Sub Total				2.32		2.49		0	0
Noida									
29	M/s Ky Consultants	The Willows, Noida	Balance Dev. works like Water Supply, Sewerage System, Storm water drainage, Roads, and all other works	19.06	Ishwar Singh & Associates Construction Pvt. Ltd.	19.82	18	321	397
30		Amber, Noida-96 97 98	Civil, Structural, Finishing, STP & MEP Works at Amber (External)	65.68	Svarnim Infrastructures Pvt. Ltd.	59.57	20	0	0
31		Burgundy, Noida	Civil & structural, finishing & internal MEP works for phase-1 (Tower 1 to 5)	209.36	Ishwar Singh & Associates Construction Pvt. Ltd.	226.63	36	247	272
32	M/s VYOM		Civil, Structural, Finishing & Internal MEP Works at Burgundy (Tower-6 & 7)	163.26	Ishwar Singh & Associates Construction Pvt. Ltd.	176.73	38	0	124
33		Unihomes - 03 (Phase-1), Noida-113	Civil, Structural, Finishing, MEP & STP Works at Unihomes-03 (Phase-I)	256.22	COMT Constructions Pvt. Ltd.	266.96	30	1598	1780
34		Unihomes - 03 (Phase-2), Noida-113	Civil, Structural, Finishing, MEP & STP Works at Unihomes-03 (Phase-II)	260.11	COMT Constructions Pvt. Ltd.	270.15	38		
Sub Total				973.70		1019.87		2166	2573
Total				1838.48		1885.87		5814	6838
Total estimated Expenditure including all overheads						2677.93			

ANNEXURE A-4

Notice to Homebuyers of Unitech Group

Revised Payment Plan and Tentative Completion of Projects

1. In compliance of order dated 17.08.2022 passed by the Hon'ble Supreme Court, a copy of the Revised Payment Plan Schedule for payment of Balance Sale consideration, alongwith the Tentative timelines for completion of each project, is being uploaded for information of all the concerned homebuyers. The attached **Table-1** contains the Revised Payment Plan in installments, whereas the Tentative Completion Schedule of various projects is given in the attached **Table-2**.
2. Homebuyers can estimate the time of payment and plan their finances based on the above tables, working of which is shown by way of following illustrations:

Illustration 1:

- (i) As per Table-2, projects mentioned at Sr. Nos. 7, 10, 16, 17, 22, 24, 27, 28, 33, 45, 50, 53, 54, 56, 60 and 61 are estimated to be completed within 6 to 9 months from the date of award of contracts.
- (ii) As per Table-1, cases of homebuyers in above projects falls under Column (2) i.e. "Within 9 months". As such, the balance amount shall be payable by the homebuyers in 02 instalments i.e. on 01.02.2023 and 01.05.2023. The balance 5% would be payable at the time of Offer of Possession.

Illustration 2:

- (i) The projects mentioned at Sr. Nos. 3, 9, 12, 15, 20, 25, 35, 37, 38, 46, 47, 65, 66, 67, 68, 72, 74, 75 and 79 are estimated to be completed within 24 months from the date of award of contracts.
- (ii) The Homebuyers in these projects would fall under Column (5) of Table-1 i.e. ">18 to 24 months". Accordingly, the balance amount payable by the Homebuyers falling in this category shall be payable in 7 quarterly installments over a period of next 2 years. The balance 5% would be payable at the time of Offer of Possession.

3. It would be the endeavour of the Management to award all contracts by 31st January, 2023. Hence, the payment schedule is starting from 01.02.2023, irrespective of the actual date of award of contracts.
4. Balance amount payable by a homebuyer (Total Amount Due or TDA) means -
 - (i) Total amount to be paid for the Unit [including all charges, viz. Installment, EDC & IDC charges, Preferential Location Charges (PLC), Parking Charges, Terrace Charges (wherever applicable), Contingencies/ Security and other

Misc. Charges] except stamp paper and registration fee Less (-) Total amount paid upto 31st July, 2020; and

- (ii) GST, as applicable, shall be payable in addition along with the installment.
5. The management is currently in the process of development of a portal which would house all data regarding customer - ledgers of all projects, and accessible by a customer with a password login with facilities for on-line verification of his Total Amount Due (TDA) and for on-line payments. Post transfer of all data and testing of the software, this application is planned to be launched/ hosted on the Company website by mid-November, 2022. However, during the intervening period, if required, a homebuyer can reconcile his Total Amount Due (TDA) through emails at paymentplan@unitechgroup.com
6. The Hon'ble Court, vide order dated 17.08.2022, has further stated that:
- “(iii) *The home buyers who wish to make their suggestions in response to the proposed payment plan would be at liberty to email them to the Board of Management of Unitech.*
- “(vi) *The Board of Management has also sought a direction to the banks to ensure the timely release of unpaid home loans already sanctioned to home buyers. In the event that the home buyers have any suggestions in that regard, the same may be placed before the Board of Management of Unitech in the same manner as indicated above, which will be considered on the next date.*”
7. Accordingly, suggestions, if any, may kindly be emailed to: paymentplan@unitechgroup.com Similarly, clarifications, if any, regarding the payment plan can be sought by emailing at the same email ID.
8. Receiving payments in time is critical for timely completion of projects. Management is hopeful that homebuyers would extend their cooperation and whole hearted support by adhering to the payment schedule.
9. Please note that all communications henceforth will be in electronic mode on our website unitechgroup.com. The management would create a prominently displayed Tab on the Menu “Payment Plan”. An e-Process Note to facilitate the transactions will also be uploaded on the website shortly.

Y. S. Malik
Chairman & Managing Director,
Unitech Group

Table - 1

Revised/ Updated Payment Plan in respect of balance receivables from the Home-buyers								
Total Due Amount (TDA) -	Total Due Amount = Total amount to be paid for the Unit (includes all charges except stamp paper and registration fee) – Total amount paid upto 31st July, 2020. GST, as applicable, shall be payable in addition along with the installment shown below.							
Dates by which the Homebuyers are to deposit the balance receivables.								
Completion period / Payment Schedule	Within 9 Months	> 9 to 12 months	>12 to 18 months	> 18 to 24 months	>24 to 30 months	> 30 to 36 months	>36 to 42 months	> 42 months
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
01.02.2023	50% of TDA	35% of TDA	25% of TDA	15% of TDA	15% of TDA	10% of TDA	8% of TDA	7% of TDA
01.05.2023	45% of TDA	30% of TDA	25% of TDA	15% of TDA	10% of TDA	10% of TDA	8% of TDA	7% of TDA
01.08.2023	NA	30% of TDA	25% of TDA	15% of TDA	10% of TDA	10% of TDA	8% of TDA	7% of TDA
01.11.2023	NA	NA	20% of TDA	15% of TDA	10% of TDA	10% of TDA	8% of TDA	7% of TDA
01.02.2024	NA	NA	NA	15% of TDA	10% of TDA	8% of TDA	7% of TDA	7% of TDA
01.05.2024	NA	NA	NA	10% of TDA	10% of TDA	8% of TDA	7% of TDA	6% of TDA
01.08.2024	NA	NA	NA	10% of TDA	10% of TDA	8% of TDA	7% of TDA	6% of TDA
01.11.2024	NA	NA	NA	NA	10% of TDA	8% of TDA	7% of TDA	6% of TDA
01.02.2025					10% of TDA	8% of TDA	7% of TDA	6% of TDA
01.05.2025						8% of TDA	7% of TDA	6% of TDA
01.08.2025						7% of TDA	7% of TDA	6% of TDA
01.11.2025							7% of TDA	6% of TDA
01.02.2026							7% of TDA	6% of TDA
01.05.2026								6% of TDA
01.08.2026								6% of TDA
On Offer of Possession	5% of TDA plus Stamp Duty and Regn. Charges	5% of TDA plus Stamp Duty and Regn. Charges	5% of TDA plus Stamp Duty and Regn. Charges	5% of TDA plus Stamp Duty and Registration Charges	5% of TDA plus Stamp Duty and Regn. Charges	5% of TDA plus Stamp Duty and Registration Charges	5% of TDA plus Stamp Duty and Regn. Charges	5% of TDA plus Stamp Duty and Regn. Charges
Note:	It may be noted that in case a particular Tower or Block is completed earlier than scheduled and it is ready for offer of possession of the Unit, the concerned home-buyer shall have to make the payment of entire balance dues in lump-sum at the time of such offer of possession.							

Table-2			
Tentative Timelines for Completion of Projects			
Sr. No.	Project Name	Type of Project	Tentative Time to Complete the Project from the date of Award of Contract (in Months)
Location: Ambala			
1	Ananda, Ambala	Plotted Development	30
2	Unihomes, Ambala	Independent Floors	36
Location: Bengaluru			
3	Uniworld Resort, Phase-1	Group Housing	24
4	Uniworld Resort, Phase-2	Group Housing	30
Location: Bhubaneswar			
5	Bhubaneswar One	Commercial	12
Location: Chennai			
6	Aspen Green	Plotted Development	15
7	Birch Court	Plotted Development	9
8	Gardens	Group Housing	18
9	Palm Premiere	Villas	24
10	Palm Villas	Villas	9
11	The Terraces	Group Housing	18
12	Unihomes-1	Group Housing	24
13	Unihomes-2	Group Housing	30
Location: Greater Noida			
14	Cascades	Group Housing	12
15	Habitat	Group Housing	24
16	Habitat Corner	Commercial	6
17	Heights	Group Housing	6
18	Horizon	Group Housing	12
19	Verve	Group Housing	18
Location: Gurgaon			
20	Alder Grove Villas and Plots	Villas	24
21	Anthea Floors	Independent Floors	36
22	Business Zone	Commercial	6
23	Crestview Apartments	Group Housing	48
24	Escape	Group Housing	9
25	Espace Premiere	Villas	24
26	Exquisite	Group Housing	36
27	Fresco	Group Housing	9
28	Global Gateway	Commercial	6

Table-2

Tentative Timelines for Completion of Projects

Sr. No.	Project Name	Type of Project	Tentative Time to Complete the Project from the date of Award of Contract (in Months)
29	Harmony	Group Housing	11
30	Ivy Terraces	Independent Floors	36
31	Nirvana Country-II Plots	Plotted Development	18
32	Nirvana Courtyard II	Commercial	36
33	South City-II Floors	Independent Floors	6
34	South Park	Group Housing	48
35	Sunbreeze - Towers A1, A2, A3, A4, A5, A6, B1, B2, C1 and C2	Group Housing	24
36	Sunbreeze - Towers D1, D2, D3, D4, E1 and E2	Group Housing	42
37	The Close North	Group Housing	24
38	The Close South	Group Housing	24
39	The Concourse	Commercial	12
40	The Residences	Group Housing	18
41	The Willows Plots	Plotted Development	12
42	Uniworld Garden II	Group Housing	12
43	Uniworld Resort Plots	Plotted Development	11
44	Uniworld Resort Villas	Villas	12
45	Uniworld Tower	Commercial	9
46	Vistas - Towers A1, A2, A3, A4, A5, A6, A7, A8, A9, A10 and A11	Group Housing	24
47	Vistas - Towers B1, B2, B3, B4 and B5	Group Housing	24
48	Vistas - Towers C1, C2, C3, D1, D2, E1 and E2	Group Housing	42
49	Wildflower Country Plots	Plotted Development	18
50	Woodstock Floors	Independent Floors	6
Location: Kolkata			
51	AIR	Group Housing	18
52	Cascade, Kolkata	Group Housing	21
53	Downtown, Kolkata	Group Housing	9
54	Downtown, Retail, Kolkata	Commercial	9
55	Fresco, Kolkata	Group Housing	36
56	Gardens, Kolkata	Group Housing	9
57	Gateway Cluster-1	Group Housing	18
58	Harmony, Kolkata	Group Housing	30

Table-2

Tentative Timelines for Completion of Projects

Sr. No.	Project Name	Type of Project	Tentative Time to Complete the Project from the date of Award of Contract (in Months)
59	Height, Kolkata	Group Housing	21
60	Horizon, Kolkata	Group Housing	9
61	Vistas, Kolkata	Group Housing	9
Location: Lucknow			
62	Garden Galleria	Commercial	12
Location: Mohali			
63	Executive Floors, Sector-97	Independent Floors	15
64	Garden, Sector-97	Group Housing	30
65	Garden Villa, Sector-97	Villas	24
66	Singleton, Sector-107	Independent Floors	24
67	Unihomes, Sector-107	Independent Floors	24
68	Uniworld City Plots, Sector-97, 106 & 107	Plotted Development	24
Location: Noida			
69	Amber, Noida - 96, 97 & 98	Group Housing	26
70	Burgubdy, Noida - 96, 97 & 98	Group Housing	40
71	Exquisite, Noida-117	Group Housing	36
72	Garden, Noida-117	Group Housing	24
73	The Residences, Noida-117	Group Housing	36
74	The Willows, Noida - 96, 97 & 98	Plotted Development	24
75	Unihomes-1, Noida-117	Group Housing	24
76	Unihomes-2, Noida-117	Group Housing	30
77	Unihomes-2 G & H, Noida-117	Group Housing	36
78	Unihomes-3, Noida-113	Group Housing	36
Location: Rewari			
79	Ananda, Rewari	Plotted Development	24
80	Unihomes, Rewari	Independent Floors	30