

May 03, 2024

Notice for all the Homebuyers of Unitech Group who want to change their Option from Refund to Possession – Last opportunity up to 31st May 2024

1. As per the customer data maintained by the Unitech Group, there are a total of 15,270 Homebuyers and 1,514 commercial/ office space buyers (total 16,784) who have booked their Units across various pan-India projects and which are pending completion. In the first instance, the Hon'ble Supreme Court directed the Ld. Amicus Curiae vide its order dated 15th September 2017 to develop a web-portal and required the Homebuyers to register themselves on the said web-portal. The Hon'ble Court further directed the Homebuyers vide its order dated 21st September 2017 to register their options for **Refund** or **Possession** on the said Portal. The portal Data, as analysed after its control was transferred to the newly appointed Board, reveals that only 12,130 Homebuyers had registered themselves on the Portal, with 4,576 Homebuyers registering their options for Refund, and 7,507 for Possession whereas 47 Homebuyers did not indicate any option.
2. Thereafter, the Hon'ble Supreme Court vide its order dated 17.08.2021 afforded an opportunity to all the Homebuyers, including 1,132 Homebuyers who had availed of partial refunds through the Amicus/ Registry to change their options from **Refund** to **Possession**. As a result, a total of 289 Homebuyers changed their options from **Refund** to **Possession**.
3. The Hon'ble Supreme Court gave another one-time opportunity to the Homebuyers vide its order dated 03.11.2023 to change their options from Refund to Possession by or before 15.12.2023. The Hon'ble Court further directed that the Homebuyers who had received partial refunds earlier would have to repay the Principal amount, which was earlier refunded to them, within a period of 08 weeks i.e. on or before 15.02.2024 if they choose to change their option to Possession. The management had extended the last date for change of options from 15.12.2023 to 31.12.2023 subject to approval of the Hon'ble Supreme Court, for which a Public Notice was published on the Company website on 19.12.2023. However, the last date for deposit of the partially refunded amount was maintained as 15.02.2024.
4. Pursuant to the above directions, it emerges that, as on date, there are 2,044 Homebuyers, including commercial space buyers, who have not changed their options from Refund to Possession. Further, there are 463 Homebuyers who had earlier received partial refunds through the Amicus/

Registry of the Hon'ble Supreme Court but who have not repaid/ deposited the partially refunded amount on or before 15.02.2024. The Project-wise lists of the Homebuyers being uploaded herewith are as under:

Sr. No.	Description	List
(i)	Homebuyers whose options continue for Refund in the Company records	List – A
(ii)	Homebuyers who have not repaid the partially refunded amount qua 39 Projects already awarded	List – B
(iii)	Homebuyers who have not repaid the partially refunded amount qua Projects other than those in List - B	List - C

5. Homebuyers, whose Units are part of **39 Projects** (List - B) for which contracts have been awarded and who decide to change their option from **Refund** to **Possession** will have to pay the partially refunded amount through online portal developed for Homebuyers (Click here to download Procedure Manual-1). Using the portal, Homebuyers can make payment of the amount through NEFT/RTGS, Internet Banking or UPI. Homebuyers, whose Units are situated in projects other than the above mentioned 39 projects, shown here as **List-C**, can make payment through another portal, against the project (Click here to download Procedure Manual-2).
6. The management is also sending Emails/ WhatsApp messages to all the Homebuyers at the contact points as available in the company records. It may be noted that, as on date also, the Company has updated contact details of only about 8,400 customers, in spite of a facility to this effect on the website with main Tab as **Contact Updations**.
7. Keeping in view the spirit of observations of the Hon'ble Supreme Court during the hearing held on 26.04.2024, **it has been decided to give a final/ last opportunity to the Homebuyers continuing with Refund options to change their options to Possession by sending emails to this effect to the dedicated email ID refundtopossession@unitechgroup.com by or before 2400 hours on 31st May 2024. Any emails received after this deadline will not be entertained as the process cannot continue for an infinite period.**
8. **It is reiterated that the emails should be sent only to the dedicated email ID and should not be addressed to any other person/ addressee.** The concerned Homebuyers may retain a copy of the Email with him/her for any future reference, if required.

9. Similarly, the Homebuyers who had earlier received partial refunds through the Amicus or the Registry of the Hon'ble Supreme Court and have still not repaid the said partially refunded amount, may also repay the said amount in case they decide to change their options for Possession along with 9% interest calculated from 16.02.2024 till the date of payment in order to ensure that no prejudice is caused to the homebuyers who have diligently repaid the said amount within time i.e. up to 15.02.2024. Part repayment of the refunded amount shall not be accepted. The online repayment will be enabled by 10.05.2024.
10. The Homebuyers to whom demands have been raised for payment of balance receivables in instalments as per the Revised Payment Plan, which were due on 10.01.2024 and 10.04.2024, are also requested to make payment of the said amount, if not already paid.
11. The on-line payment facility in respect of Accounts of the Homebuyers who continue with the Refund options as on 31.05.2024 (2400 hours) will be disabled for any payments thereafter and the Units allotted to them will be treated as part of unsold inventory of the Company.

10. **Exclusions**

It is expressly stated that this facility is not available for the following:

- (i) Homebuyers who have already been refunded their full principal amount on grounds of Medical Exigencies pursuant to the Hon'ble Supreme Court Orders;
- (ii) Homebuyers who had blocked their bookings with token amounts (less than 10% of the Booking amount) and whose allotments stand cancelled along with refund of the amount deposited by them;
- (iii) Homebuyers whose allotments had been cancelled during the period of erstwhile management i.e. up to 21.01.2020.

**Chairman & Managing Director,
(For and on behalf of Unitech Limited)**