

24th December 2021

To

1. The Allotees of Flats in A-2 Block, Unihomes-1, Plot No. 1, Sector 117, NOIDA
2. Unitech Unihomes Flat Buyers Welfare Association.

Subject: Notice in response to the threat by allottees of residential Units of A-2 Block of Sector 117, NOIDA, to forcibly take possession of Units on “as-is-where-is-basis - regarding”

Dear Sirs,

We are in receipt of the copy of an undated communication from one Unitech Unihomes Flat Buyers Welfare Association on the letter head of “Uni Homes”, claimed to have been signed by 41 allottees of A-2 Block situated in Plot No. 1, Sector 117, NOIDA, to the effect that they shall get the keys of their flats from the concerned officials of Unitech Site management and take physical possession of the flats as mentioned above with immediate effect, latest by 25th December 2021, on “as -is -where -is –basis”.

2. The allottees of flats in various projects are aware that, faced with numerous litigations filed by a large number of homebuyers, FD holders and other stakeholders, the Hon’ble Supreme Court had directed the Union Government to propose appointment of an independent Management for Unitech Limited. In compliance thereto, the Central Government proposed the constitution of a new Board of Directors, which was approved by the Hon’ble Supreme Court vide its Order dated 20.01.2020 in *Bhupinder Singh Vs. Unitech Limited* in Civil Appeal No. 10856/2016. Accordingly, the erstwhile Management of Unitech Limited was superseded and a new Board of Directors was appointed to take over the management of Unitech Limited and its affiliates.

3. As per the directions issued by the Hon’ble Supreme Court vide its orders dated 20.01.2020, the new Management has already submitted a Resolution Framework before the Hon’ble Court, detailing therein the road map for completion of incomplete projects and handing over the possession of the same to the individual homebuyers, including “Unihomes” situated at GH-01, Sector -117, Noida. The Resolution Framework is under consideration of the Hon’ble Supreme Court.

4. Kind attention of the said homebuyers is invited to the following facts which are in their knowledge as well:

- (i) That NOIDA has not yet issued “Occupation Certificate” in respect of the said flats/ project;

- (ii) That the common services in the project are yet not complete and there are various statutory compliances which need to be carried out before the the project is termed as complete and ready to be handed over; and
- (iii) That the project is part of the Resolution Framework which is under consideration of the Hon'ble Supreme Court;
- (iv) That pursuant to the approval of the Hon'ble Court vide its order dated 28.10.2020, the new Management has appointed the Project Management Consultant (PMCs) who have already commenced their work.
- (v) As the Hon'ble Supreme Court itself is fully seized of the issues and taking steps to protect the interests of homebuyers, the home-buyers are advised against any such move as statedly resolved by their Association. The allottees of the said flats may kindly note that any such action on their part is would be illegal, amounting to criminal trespass, for which they shall be responsible individually and jointly.
- (vi) In the event of any such misadventure, the new Management shall be constrained to initiate criminal action against all the trespassers for any such misadventure.

6. A copy of this notice is being sent by e-mail to all the individual allottees whose names have been shown in the said Notice sent on behalf of the individual owners and also to "Unitech Unihomes Flat Buyers Welfare Association" by registered post. A copy is also being pasted on the Notice Board of Tower A2, Unihomes, Sector 117, NOIDA. This Notice, along with a copy of their communication, is also published on the website of the Company for wider dissemination and information of all concerned.

Thanking you,

For Unitech Limited


(Ashok Kumar Dubey)
Legal Consultant

A copy is endorsed to Mr. Satnam Singh, Project Coordinator, Noida to lodge an FIR in the concerned police station if any allottee ventures to forcibly take over the possession.


(Ashok Kumar Dubey)
Legal Consultant



Unitech Unihomes Flat Buyers Welfare Association

(Registration No: - 1534)

E-Mail Id- Unihomesfbwa@gmail.com

Registered Office Address: Flat No.28, Kala Vihar Apartments, Mayur Vihar Phase - I Extn., Delhi-110091.

Administrative Office Address: C 3/215, Sector-31,Noida-201301.

NOTICE FOR **"AS IS AND WHERE IS BASIS" FOR A2 BLOCK FLATS**

RESOLVED today 14.12.2021 in minutes of meeting held at Unitech Unihomes-1, Sector 117 , Noida, U.P that In reference and compliance of Hon'ble Supreme Court's direction passed in the matter titled as 'Bhupinder Singh vs M/s Unitech Ltd & Ors' Civil Appeal No.10856/2016, ITEM NO.301, COURT NO.8, SECTION XVII-A, SUPREME COURT OF INDIA, RECORD OF PROCEEDINGS, reference made on order dated 10.02.2020 at page no. 23, WHEREIN as per the request to Justice Dhingra Committee to consider completion of those projects in the tabular chart where the work is completed to the extent of ninety per cent and above on priority so that possession can be handed over to the allottees expeditiously. The Committee has also suggested that some allottees have approached it for handing over possession on 'as is and where is basis' so that the allottees may get the balance work completed on their own subject to adjustment of costs against the dues. Permission to do so is granted to the Committee. The relevant para at page 23 of order dated 10.02.2020 is reproduce herein as it is;

'We also request Justice Dhingra Committee to consider completion of those projects in the tabular chart where the work is completed to the extent of ninety per cent and above on priority so that possession can be handed over to the allottees expeditiously. The committee has also suggested that some allottees have approached it for handing over possession on 'as it and where is Basis' so that the allottees may get the balance work completed on their own subject to adjustment of costs against the dues. Permission to do so is granted to the committee'.

RESOLVED that in the view of above finding of Hon'ble SUPREME COURT ORDER, IT IS TO NOTIFY TO UNITECH LTD. UNIHOMES NOIDA DIVISION, that buyers of A2 Block/Tower of Unihomes - 1, required 'AS IS AND WHERE IS BASIS' possession of their flats with immediate effect latest by 25th December 2021, to get the keys of their flats from the concerned officials of Unitech site management office sector 117 Noida, with the following verifications to be done jointly with Unitech office team in compliance of supreme court order, to certify the balance work of our flats by having joint inspection between concerned Unitech official and individual buyer, like only internal wiring, final paint, bathroom fittings, cp fittings, etc., are pending, which will be take-up by individual flat buyers and Unitech will be responsible only for external works or outside our flat works, like water inlet and drainage system/items of at common areas, etc.

Chandresh Kumar
President
(M) 9654084339

Bhavesh Chandrakar
Vice - President
(M) 9899661821

Pankaj Srivastava
Vice - President
(M) 9717996164

Srinivas Shirur
Secretary
(M) 9313360738

Raja Hussain
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(M) 8826436655

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RESOLVED FURTHER TO NOTIFY THAT IF UNITECH MANAGEMENT WILL NOT HAND OVER THE KEYS OF OUR A2 BUYERS FLAT, THEN THE INDIVIDUAL FLAT BUYERS WILL ARRANGE THE KEYS OF THEIR INDIVIDUAL FLATS, BY THEIR OWN EFFORTS AND THEN THE UNITECH MANAGEMENT TEAM WILL NOT SHOW THEIR OBJECTIONS, AGAINST THE POSSESSIONS OF INDIVIDUAL FLATS OF A2 BLOCK HOMEBUYERS, BY 26TH DECEMBER 2021, AS LOT OF WAITING HAS BEEN ENDURED BY A2 HOME BUYERS SINCE MORE THAN LAST 11 YEARS.

RESOLVED FURTHER AND REQUESTED TO CONCERN OFFICIALS TO DO NEEDFUL AND HAND OVER THE KEYS TO THE RESPECTIVE BUYERS ACCORDINGLY AND FILE OBJECTIONS IF ANY THROUGH AUTHORISED COUNSEL WITHIN 3 DAYS FAILING WHICH BUYER ARE FREE TO TAKE OVER THE POSSESSION AS PER DIRECTION PASSED BY HON'BLE SUPREME COURT. COPY OF ORDER DATED 10.02.2020 IS ANNEXED HERETO AS ANNEXURE A-1. FOR ALL THE A2 BLOCK HOME BUYERS, AS PER LIST ENCLOSED BELOW:

Duly signed List of Agreed A2 Buyers for taking over the keys of their A2 Block / Tower on dated 26/12/2021, is shown below:

S. No.	Name of A2 Block Buyers	Phone Numbers	A2 Block Flat No.	Correspondence Address	E-Mail IDs	Signatures
1	Pankaj Srivastava	97179 96164	308	B2-802, Unitech Unihome-1, Sector-117, Noida	Pan77@rediffmail.com	<i>[Signature]</i> Pankaj Srivastava 26/12/2021
2	R.P Mallik	98106 14058	703	F2-604, Unitech Unihome-2, Sector-117, Noida	prasadmalik@yahoo.com	<i>[Signature]</i> R.P Mallik
3	Prashant Kumar panigrahy	98687 80301	808	B-99, pkt-7, kendriya vihar-2, sector-82, noida	prashantkumarpnigrahy0@gmail.com	<i>[Signature]</i> Prashant Kumar panigrahy
4	Chandan Jha & L M Jha	93131 24943	701	C2-1003, Golf City, Plot No 11, Sec 75, Noida 201301	j02011958@gmail.com	<i>[Signature]</i> Chandan Jha & L M Jha

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18	Seema Jha	94317 38732	902	38, Sector-1/C, Bokaro Steel City- 827001	skjha_100@yaho o.com	Seema Jha
19	Syed Danish Akhtar	90313 75153	502	A6-1907, Nirala Aspire, Gr. Noida West, 201306	akhtar.danish@g mail.com	Danish
20	Serish Atmakuri	98332 20939	907	Flat No. 501, Plot No. 304, Haveli CHSL, Sher-e-Punjab, Andheri East, Mumbai 400093	a.serish@gmail.c om	
21	Amit Malik & Richa Malik	81056 71000	007	plot 4, Picasso city, Electronic City phase 1, Bangalore	amtmalik05@gm ail.com	Amit Malik Richa
22	Amit Sachan	75038 83789	508	F007, Bren paddington, Bellandur, Bengaluru, 560103.	amit.8561@gmail .com	
23	Anshul Yadav	99109 00453	505	C-503, Marvel Cerise, Tulaja Bhawani Nagar, Kharadi, Pune, 411014	anshul.y@gmail.c om	Anshul
24	Pankaj Agarwal	99535 59354	306	B 246, Sector 19, Noida 210301	agapankaj@gmail .com	Pankaj
25	Anupam Pandey	94150 33096	706	202 Parv Apartment, 3/90 Vishnupuri, Kanpur - 208002		Anupam
26	Yashman Pandya	88009 84825	604	C179 Sanik nagar Dwarka mor 110059	pandya_yash@ya hoo.co.in	
27	Yatendra Pokhariyal	99693 13217	1005	C/o KL Dhasmana Shivpur, Near Manpur Shivpur Chauraha Kotdwara Dist - Pauri Garhwal Uttarakhand- 246149	yatendrapokhariy al@gmail.com	Yatendra
28	Pankaj Kumar	99996 77044	1004	H-005, Tower H, Amarpali Zodiac, Sector 120, Noida 201303		
29	Gaurav Bhatia	99581 90056	403	W-801, Tower W, Amarpali Zodiac, Sector 120, Noida 201303	gauravbhatia0901 @gmail.com	Gaurav

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5	Dhanesh Prasad	97170 03736	903	G-503, Amrapali Zodiac, Noida-120	dhaneshpd039@gmail.com	
6	Chandan Chakraborty	98315 38599	203	1803, Garia Place, Angira Apartment Garia, Kolkata 700084,	chanchak46@gmail.com	
7	Shashi Prakash Srivastava	96000 17037	404	B3-302, Nyati Elan, Wagholi Pune	sps1232@gmail.com	
8	Sanjay Gupta	99711 02880	305	C2-1904, Cleo County Sector 121, Noida	sanjaycgupta@gmail.com	
9	Geetu Meghani	99905 05570	608	504; sector 28 Faridabad	geetuchauhan82@gmail.com	
9	Deepti Navel	96540 99983	401	H 1203 Civitech Sampriti Sector 77 Noida	deeptiani@gmail.com	
10	Shailendra Singh	85870 47557	704	39 friends colony east New Delhi-65	shailendra@radio.co.in	
11	Gurcharan Singh	88004 99042	207		gurcharan.singh1978@gmail.com	
12	Rahul Gupta	97176 40478	304	Flat No 601, Tower 11, Commonwealth Games Village, Khel Gram, East Delhi	rahul_asin@yahoo.co.in	
13	Charu Khilmani	99535 55055	405	73, RPS, Sheikh Sarai Phase I, New Delhi 110017	connect2charu@gmail.com	
14	Harpreet kaur/ Navinder Singh	98991 63277/ 99992 44017	905	C-412 Shantidoot Apartment, Vasundhara enclave, Delhi	navinder@spgholding.co.in	
15	Abhinandan Kumar	88001 40414	1101	B-707, Arihant Ambar, Sector-I, Greater Noida	abhinandan.kumarr@gmail.com	
16	Rajiv Ranjan	94312 00209	302	House number Z/7 Ashiana Nagar Phase one. PATNA -800025	ranjan992@gmail.com	
17	Pankaj Chopra	+1 51029 89234	103	House No. 450, Vikas Nagar, Bhiwani - 127021 Haryana	pankajchopra4u@gmail.com	

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- 4) The Chief Minister Office/ Public Information Officer, UP
– FOR INFORMATION
Mr. Sunil Kumar Mandal, Public Grievances Section-2
Section Officer, Government of Uttar Pradesh
Room No. 324, (Third Floor) Lok Bhawan, Lucknow
A-1125/7, Indira Nagar, Lucknow
0522-2226462
- 5) Nearby Sector-117 Noida Police Station / Police Thana
Block A, Sector 48, Noida, Uttar Pradesh 201303
0120 255 9045
And
Police Station, Amrapali Platinum, Sector 119, Noida, Uttar Pradesh 201307

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To,

The Chairman and Managing Director
Mr. Yudhvair Singh Malik, IAS (Retd)
Email ID- ysmcmdunitech@gmail.com
Tel: +91.124 4726860 | Ext-977

Through: Mr. Ashok Kumar Yadav (Retd.) I.A.S, CEO (Chief Executive Officer)

Email ID- aky.ceo@unitechgroup.com

Tel +91 124 4726860 | Ext-974

M/s Unitech Limited
8/13th Floor, Tower-B,
Signature Tower,
South City-1
Gurugram - 122007Haryana, India

- Cc:**
- 1) **The Honorable Chief Justice of India**
Supreme Court of India,
Tilak Marg,
New Delhi-110201 (India)
 - 2) **M/s. Rudrabhishek Enterprises Limited (REPL) – PMC for Unitech Projects**
820, Antriksh Bhawan, 22 KG Marg, Connaught Place, New Delhi – 110001
Ph.: +91-11-4106 9500, 4350 9305; CIN : L74899DL1992PLC050142
And
A – 6, Sector – 58,
NOIDA – 201 301, India
Ph. No.: +91-120- 4022 333
 - 3) **The Commissioner Of Police Noida, Uttar Pradesh**
Rajnigandha circle, Captain Vijyant Thapar Marg,
Sector 19, Gautam Buddha Nagar, Noida,
Uttar Pradesh 201301, India

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S. No.	Name of A2 Block Buyers	Phone Numbers	A2 Block Flat No.	Correspondence Address	E-Mail IDs	Signatures
40	Kamini Singh	99100 20098	1006	EK-152, Sector -9 Vasundhara, Ghaziabad	Prem12jain69@yahoo.com	Kamini Singh
41	B. S Bist	70116 05831	005	X-799 Jal Vayu Vihar Greater NOIDA	raisingh_64@yahoo.co.in	B. S Bist

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30	B.M. Jha	82950 09048	702	QR. No-4, Sector-7, Naya Nangal, Distt- Ropar Punjab-140126	bmjha@unihomesfbwa.com	Brij
31	Monika	98104 05988	603	E 128, Sector 55, Noida	monika_dandia@unihomesfbwa.com	
32	Devender Kumar Singhal	99103 82435	204	Flat no.304, plot no 201 Shakti khand-2, Indrapuram, Ghaziabad U.P. - 201014	devender_singhal79@yahoo.com	
33	Manoj Kumar Sharma	99100 72289	507	B260, 1st Floor, street -1, phase-2 chattarpur enclave, new Delhi - 110074	manoj_23289@yahoo.com	Manoj
34	Pranabes Hazra	99586 22977	004	F -17 & 18, F.F Complex, Jhandewalan New Delhi-110055	pranabeshazra@yahoo.com	
35	Seema Mishra	99687 00489	801	C 102 HIMHIT CGHS Ltd Plot 8 Sector 22 Dwarka New Delhi 110077,	seema_mishra13@yahoo.com	Seema Mishra
36	Premalata Thakur	98110 15727	802		premalata_thakur@yahoo.com	Premalata Thakur
37	Ritu Chakraborty	98188 96944	602	1976, 5 th floor, G-16, W-6 Gopindpur Extn New Delhi - 11	rituchakraborty@yahoo.com	Ritu Chakraborty
38	Pranav Kumar	98412 37227	9F1	C-504, plot no 8, Sec 22 Dwarka, Delhi - 11	pranavkumar@yahoo.com	Pranav Kumar
39	Simran Chakraborty	98411 74800	603	F 2/308, Chakraborty Enclave 2 Sector 17, NOIDA	simran_sunkar@yahoo.com	Simran Chakraborty

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