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The Government appointed Board of Directors, working under the directions and overall supervision of the Hon'ble Supreme Court of India announces the

E-Auction

Of Free-hold Residential Plots, Apartment, Independent Floors & Commercial/ Office Units in Gurugram

The Government-appointed Board of Directors of M/s Unitech Group of Companies announces sale of **Free-hold Residential Plots, Apartments, Independent Floors and Commercial/ Office Units** in the Licensed Residential Plotted Colonies, being developed in Gurugram through **E-Auction mode**, as mentioned herein below. For detailed information on the subject, the interested Parties may visit the Company's website www.unitechgroup.com and go to the main Menu Tab "**Marketing & Sales**".

The Unitech Management iterates that all properties on E-Auction are free from any encumbrances

A. Free Hold Residential Plots in Residential Plotted Colony – South City-I, Sector-30, 40 & 41, Gurugram.

South City-I is a premium Residential Plotted Colony developed in Sectors - 30, 40, 41, Gurugram, by M/s Unitech Limited on land admeasuring 301.43 acres falling under License Nos. 57-63 of 1985, 13-14 of 1986, 11-18 of 1987, 34-38 of 1989, 69-70 of 1992 & 45 of 2000 granted by the Director, Town & Country Planning, Haryana. The colony is ideally located and is having excellent proximity to HUDA City Centre Metro Station. The Colony has been fully developed, occupied with all infrastructural facilities and has been handed over to the Municipal Corporation, Gurugram (MCG) in 2020.

The following categories of plots are being offered for Auction on '**as-is-where-is-basis**':

Date of E-Auction for Properties mentioned in Tables 1 to 3: 29.01.2026

Table – 1						
Sr. No.	Type of Unit	Plot Nos.	Location	Size (Sq.Yds.)	Reserve Price (all inclusive) * (Rs.)	EMD to be deposited to participate in the E-Auction (Rs.)
1	Residential Plot	K-118	South City-I, Sector-30, 40 & 41, Gurugram	502.32	2,75,000/- Per Sq.Yd.	25,00,000/-
2	-do-	P-56		358.80	-do-	20,00,000/-
3	-do-	Q-65		358.80	-do-	20,00,000/-
4	-do-	Q-87		358.80	-do-	20,00,000/-
5	-do-	M-138		275.08	-do-	20,00,000/-
6	-do-	C-15		239.20	-do-	20,00,000/-
7	-do-	A-143		180.00	-do-	15,00,000/-
8	-do-	M-206		179.40	-do-	15,00,000/-
			Total	2452.40		

* Excluding Stamp Duty & Registration Charges, IFMS and Club Membership Fees. However, the Plot owner will be responsible for making payments to the concerned service provider agencies directly (e.g. MCG and the DHBVN) for seeking related service connections.

The Plots are ready for Possession and Part Completion Certificate has also been obtained. The Plots can be handed over within 30 days on deposit of Full and Final payment against the same.

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B. South City-II Phase-I and Nirvana Country, Sector-49 & 50, Gurugram

South City-II Phase-I and Nirvana Country are premium properties and fully developed Residential Plotted Colonies established in Sectors - 47,49,50, Gurugram, by M/s Unitech Limited in Joint Venture Partnership with M/s Pioneer Urban Land & Infrastructure Limited. Both Colonies, spanning around 500 acres of land, are a part of fully developed Sectors - 49 & 50, Gurugram and have been handed over to the Municipal Corporation, Gurugram (MCG) on completion of all the development activities in 2020.

Occupation Certificates have already been obtained for all the Built-up Units. Currently, both the Colonies are maintained by the MCG and the respective RWAs since September, 2020.

The following categories of residential and commercial units are being offered for Auction on '**as-is-where-is-basis**':

Table -2 (Residential Units)						
Sr. No.	Type of Unit	Unit Nos.	Location	Size	Reserve Price (all inclusive) *(Rs.)	EMD to be deposited to participate in the E-Auction**(Rs.)
1	Residential Apartment	T-4 / 1902	Group Housing-Harmony, Sector-50	3,486.00 Sq.Ft.	11,000/- per Sq.Ft.	20,00,000/-
2	Independent Floor	E-13 FF	Block-E, South City-II Phase-I	2,115.00 Sq.Ft.	10,000/- per Sq.Ft.	10,00,000/-
3	Independent Floor	E-13 SF	Block-E, South City-II Phase-I	2,115.00 Sq.Ft.	10,000/- per Sq.Ft.	10,00,000/-

**Excluding Stamp Duty & Registration Charges, IFMS, Club Membership Fees and Covered Parking (2 Nos. for each apartment in case of Harmony).

Table - 3 (Commercial / Office Units)						
Sr. No.	Type of Unit	Unit Nos.	Location	Size (Sq.Ft.)	Reserve Price (all inclusive) * (Rs.)	EMD to be deposited to participate in the E-Auction** (Rs.)
1	Retail Shops	D-201	D-Block, Shopping Plaza, South City-II Phase-I, Sector-49, Gurugram	542.00	7,500/- per Sq.Ft	2,00,000/-
2	Retail Shops	D-211		300.00	7,500/- per Sq.Ft	1,50,000/-
3	Retail Shops	D-303		1830.00	7,500/- per Sq.Ft.	7,00,000/-

** Reserve Price excludes Interest Free Maintenance Security (IFMS) and the amount, which is payable on account of Stamp Duty and Registration Charges.

Interested parties can participate in the E-Auction against each of the properties by depositing the EMD prescribed above, which will be refunded to the unsuccessful candidates, without any interest, within 10 working days from the date of E-Auction. Units are almost ready with Occupation Certificates and Possession of the units can be handed over within 30 days on deposit of the Full and Final payment against the units.

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C. Uniworld Resorts Plots, Sector-33 & 48, Gurugram (Date of E-Auction – 30.01.2026)

Uniworld Resorts is a premium Residential Plotted Colony, being developed over 136.446 acres in Sector-33 & 48, Gurugram. Uniworld Resorts Plotted Colony has a mini Golf Course and residential components like Villas, Plots and Apartments in Multi-storeyed Group Housing Complex, apart from a fully established independent Commercial Complex. The Colony is ideally located just adjacent to the operational IT & ITES Hub (SEZ) in Sector-33, Gurugram and is partially occupied, having an excellent connectivity from Sohna Road and National Highway-48 through Hero Honda Chowk, Gurugram.

Licenses to develop the Uniworld Resorts Residential Plotted Colony over 136.446 acres of land were granted by the Town & Country Planning Department, Haryana, vide No. 62-76 of 1998, 992 of 2006, 99 of 2008 & 92 of 2008. All the requisite statutory approvals including Service Plan Estimates etc. are already in place and Part Completion Certificate has been granted by the Competent Authority on completion of development works on an area admeasuring 72.23 acres, apart from Occupation Certificates granted for 65 Villas, 592 Apartments constructed and handed over to the respective allottees in the Group Housing Complex known as 'The Residences' falling within the Plotted Colony apart from 232 Built-up EWS units constructed within the Group Housing Complex.

The following categories of plots are being offered for auction on '**as-is-where-is-basis**':

Table - 4						
Sr. No.	Type of Unit	Plot Nos.	Location	Size (Sq.Yds.)	Reserve Price* (Rs.)	EMD to be deposited to participate in the E-Auction (Rs.)
1	Residential Plot	A-146	Uniworld Resorts, Sector-33, Gurugram	1062.32	2,25,000/- per Sq.Yd.	25,00,000/-
2	-do-	A-144		995.08	-do-	25,00,000/-
3	-do-	C-01		783.05	-do-	25,00,000/-
4	-do-	A-28		700.09	-do-	25,00,000/-
5	-do-	C-08		660.23	-do-	25,00,000/-
6	-do-	A-15		629.25	-do-	25,00,000/-
7	-do-	A-111		620.67	-do-	25,00,000/-
8	-do-	A-43		598.84	-do-	25,00,000/-
9	-do-	A-173		511.70	-do-	25,00,000/-
10	-do-	A-114		502.32	-do-	25,00,000/-
11	-do-	A-117		502.32	-do-	25,00,000/-
12	-do-	A-120		502.32	-do-	25,00,000/-
13	-do-	A-169		486.13	-do-	25,00,000/-
14	-do-	B-47		484.32	-do-	25,00,000/-
15	-do-	A-172		481.63	-do-	25,00,000/-
16	-do-	A-171		448.55	-do-	25,00,000/-
			Total	14,049.14		

* Excluding Stamp Duty & Registration Charges for Conveyance Deed and the IFMS. The Club Membership fee is optional at this stage i.e. it may be paid @ Rs. 2.50 Lakh + GST @ 18% or may be paid at the appropriate stage at the rates applicable at that time. In addition, the successful bidder will be liable to pay the service connection charges (e.g. for Electricity connection and the Water supply and sewage connections) to the concerned service provider..

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The Plots are ready for Possession and Part Completion Certificate has also been obtained. The Plots can be handed over within 30 days on deposition of the Full and Final payment against the same.

D. Common Terms & Conditions

- (i) All the Plots / Apartments / Independent Floors / Commercial Units will be allotted on **Free-hold basis (as is where is)** and are part of the approved lay-out plan of the concerned Colony.
- (ii) All Projects of Unitech Group, under development, are exempted from registration under RERA, vide Order dated 16.01.2025 of the Hon'ble Supreme Court of India.
- (iii) The allotment of all the Residential/ Commercial Units offered for Sale will be carried out through **category-wise computerized E-Auction**.
- (iv) In the E-Auction, the Minimum Bid Factor for Plots has been kept as Rs. 2,000/- per sq. yard and Rs. 200/- per sq. ft. for the Built-up units (Apartment/ Floors/ Commercial units)
- (v) **The Scheme for sale of Units through E-Auction opens on 05.01.2026 (11.00 am) and closes on 23.01.2026 (05.00 pm).**
- (vi) **E-Auction will be conducted on 29.01.2026 (for South City-I Plots and South City-II & Nirvana Country Properties) and 30.01.2026 (for Uniworld Resorts Plots). The Management reserves the right to accept / reject any bids or cancel the process at any point of time.**
- (vii) Interested parties may visit the site prior to the E-Auction to get a first-hand idea about the location, status of plots etc. and queries, if any, may be raised to get proper clarification against the same, if necessary. Further, they can participate in the E-Auction against each of the properties by depositing the EMD for each unit prescribed above.
- (viii) Interested Parties are required to visit the Company's website www.unitechgroup.com for detailed information and follow the process described therein.
- (ix) Separate 'on-line' registrations are to be done against each category of Units for each location, along with refundable EMD, as mentioned above.
- (x) The actual size of Units may slightly vary in each category and the final payment will be made/ adjusted as per the actual Plot area/ Super Area of the built-up units as per approved Zoning Plan/ Building Plans.
- (xi) EMDs of unsuccessful Candidates will be refunded without any interest within 10 working days from the date of E-Auction.
- (xii) The Plots being put up for auction are shown in different colour on the approved layout plan, uploaded on the website, and can be seen by all interested parties.

E. Payment Terms

The following **Payment Terms** will be applicable for the allotment of the Units ready for offer of possession within 30 days from the date of E-Auction in South City-I, South City-II, Nirvana Country, Uniworld Resorts Colonies in Gurugram:

- (i) Payment Terms for Built-up Properties (Apartment/ Floor/ Commercial Unit) in Gurugram
 - Specified EMD along with registration for participation in E-Auction.
 - 30% of the bid value within 30 days from date of allotment (incl. EMD), on issuance of Provisional Allotment Letter.

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- Balance 70% within 90 days from the date of allotment or on offer of possession, whichever is earlier.
- (ii) Payment Terms for Plots in Gurugram
- Specified EMD along with registration for participation in E-Auction.
 - 30% of the total price within 30 days from date of allotment (incl. EMD), on issuance of Provisional Allotment Letter.
 - 30% within 90 days from the date of allotment.
 - 30% within 120 days from the date of allotment.
 - 10% within 30 days from the date of offer of possession.
- (iii) In case a successful Bidder/ Allottee backs out / wants to withdraw his application within 7 days of the E-Auction, the entire EMD will be forfeited. In such a case, the Second highest bidder may be given an option to acquire the property at the highest bid received.
- (iv) Where a successful allottee does not deposit the first instalment of 30% within 30 days of allotment, the allotment shall be cancelled without any further notice with forfeiture of the EMD.
- (v) In case the subsequent instalments are not paid even within 30 days beyond the scheduled payment dates, the allotment shall automatically stand cancelled and the EMD will be forfeited, without any further notice or communication to this effect. Balance amount deposited, if any, will be refunded without any interest within 30 days from the date of cancellation.
- (vi) Physical Possession of the Plot/ Units will be handed over only after payment of all the dues by the Allottee.
- (vii) The Conveyance Deeds will be executed in favour of the Allottee on completing the conditions mentioned in the 'Offer of Possession' Document, for which the Allottee will have to pay the Stamp Duty and Registration Charges, as applicable.
- (viii) Third Party Transfers will be allowed on the request of the allottee only after depositing the initial 30% payment against the price of the Unit and on payment of the applicable transfer charges.

F. How to Participate

- (i) The intending bidders, willing to participate in the E-Auction, need to register themselves first in order to generate User ID and Password for the E-Auction. Complete details of the bidder(s), e.g. passport size photographs, Aadhaar card, PAN Card, GST details, if available, in case of individual allottees and Registration Certificate, Memorandum & Articles of Association, Board Resolution in favour of the authorized signatory, PAN, GST etc. in case of Companies are required to be submitted along with the registration.
- (ii) After the successful registration, the intending bidders are required to deposit the Earnest Money against the properties for participation in the auction by logging into the E-Auction portal by using the User ID and Password. The payment has to be made through NEFT / RTGS as per the details mentioned in the E-Challan.
- (iii) In case, the payment is not updated within 01 day of its deposit, the same has to be intimated on +91 124 4726893 and WhatsApp to 9899322257 with a copy to support.esales@unitechgroup.com.
- (iv) It may be noted that, the Bidders, whose payment is updated on the Portal against a property, can

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only participate in the E-Auction of that property. Bidders interested to participate in the auction of multiple properties will have to deposit EMD against each of the properties.

G. Notes:

1. In order to maintain transparency, the Computerised E-Auction will be conducted in the presence of eligible applicants either in person on the pre-announced date and time in the Corporate Office of M/s Unitech Limited at Signature Towers, South City I, Gurugram, and/ or through Video Conferencing facility for which the Link will be provided to the interested applicants on request to watch the process of E-Auction.
2. If at the close of E-Auction, if it is found that multiple bidders are not participating in any auction or sufficient number of bids in respect of any particular property are not received, Unitech reserves the right to withdraw the said property from auction without assigning any reasons.
3. Allottee details must be filled in before entering the auction room, otherwise, the “**Go to Auction Room (Bidding)**” option will not be visible.
4. If any bid is placed within last 5 minutes before the ‘Bid Closure Time’, the bidding time will be extended by another 5 minutes. Similarly, the bidding time will be extended successively by 5 minutes, if any bid is placed before the Bid Closure time. There will not be any limit to such number of time extensions until the bid is closed.
5. The location maps of the projects are being uploaded on the website at this stage itself, along with the Plots being released for Sale, duly marked on a copy of approved layout plan of the colony.

H. Facilitation for site visits:

M/s Unitech Limited will facilitate the interested parties to visit the completed Units offered for auction on ‘**as-is-where-is-basis**’ on specified days before participation in E-Auctions. Following officials may be contacted for arranging/ facilitating the site visits:

Properties mentioned In the Table	Name of the facilitation Official	Contact No. of the official concerned	Date of Inspection
Table-1 of Properties falling in South City-I, Sector-30, 40 & 41, Gurugram.	Sh. Sandeep Upadhayay	+91 97172 91388	05.01.2026 to 20.01.2026
Table- 2 & 3 of Properties falling in South City-II, Phase-I and Nirvana Country, Sector 49 & 50, Gurugram.	Sh. Sandeep Upadhayay	+91 97172 91388	-do-
Table-4 of Properties falling in Uniworld Resorts, Sector-33, Gurugram.	Sh. Bijay Kumar Singh	+91 88003 91474	-do-

- I. ICICI Bank has agreed to grant loan facility for the above mentioned properties in Gurugram on the standard terms and conditions of the Bank.

**Chairman & Managing Director
Unitech Group of Companies**