

**IAs listed for 06.02.2025 vide order dated 16.01.2025**

Sr. No.	Unique ID No.	IA. No.	Sr. No. as per Compilation of IAs	Name of AOR	Customer/Applicant Name	Date of Filing	Prayer	Management's Response
1.		106004/2017 (In SLP CrI. 5978-79/2017)		Kaushik Choudhury		13.10.2017		Copy of IA has not been served to the New management and hence response cannot be given. Ld, counsels are requested to provide a copy of the same.
2.		107233/2017 (In SLP CrI. 5978-79/2017)		T.N. Singh		23.10.2017		-do-
3.		107245/2017 (In SLP CrI. 5978-79/2017)		T.N. Singh		23.10.2017		-do-
4.		138307/2017 (In SLP CrI. 5978-79/2017)		Kaushik Choudhury		15.12.2017		-do-
5.	I-50	193610/2019	B-6	Harshad V. Hameed	Ashish Kohli	16.12.2019	Seeking possession in Harmony Gurugram.	Occupation Certificate (OC) of the Project has been received on 01.10.2024. The residual works in the Flat have been completed.  The customer has already been intimated to complete the formalities and take possession.
6.		175609/2019 (In CA No. 17008-17011/2017)		Kaushik Choudhury		18.11.2019		Copy of IA has not been served to the New management and hence response cannot be given. Ld, counsels are requested to provide a copy of the same
7.		26890/2020 (In SLP CrI. 5978-79/2017)	G-2	Atul Sharma	Bharat Bhushan Wadhwa	12.02.2020	Ex-employees claims	(i) The issues of Ex-employees of Unitech are multi-dimensional. The erstwhile management had defaulted in deposit of EPF (Employee share and Employer's share) of the employees for a period of about 4.5 years and also did not deposit Income Tax deducted at Source in the Govt account  (ii) In addition, the payment of Full and Final dues of employees, who left the Company, are under 02 categories i.e. (i) who had left the Company by or before 20.01.2020
8.		26898/2020 (In SLP CrI. 5978-		Atul Sharma	S.P. Saxena	12.02.2020		

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		79/2017)						<p>when the erstwhile management was superseded, and (ii) employees who have left the Company after 21.01.2020 i.e. during the period of the new management.</p> <p>(iii) As regards the full and final dues of the employees, who left the Company before 20.01.2020, there are a total of 862 employees, out of which part dues of 222 employees amounting to Rs. 9.58 Crores have been paid through the Amicus Curiae on 30.09.2020 as directed by the Hon'ble Court. The unpaid dues of all the 862 employees (which also include 222 employees whose part dues have been paid), are to the tune of about Rs. 16.25 Crores (subject to final audit).</p> <p>(iv) As regards the employees who have left the Company after 21.01.2020 and till date, there are a total of 407 employees. The total dues payable to them work out to Rs. 35,64,52,620/- as on 30.11.2024. The present management has paid the full &amp; final dues of 307 employees amounting to Rs. 20,15,09,366/-. Further, out of the remaining 100 employees, a total of 16 employees have been paid part of their full and final dues amounting to Rs. 1,50,01,606/-. As such Full and final dues of 84 employees out of the remaining 100 employees been worked out to Rs. 13,99,41,648/- (subject to audit), which still remain to be paid. In addition, the full and final dues of 16 out of the above 100 employees are still being worked out.</p> <p>(v) Thus, an amount of about Rs. 16.25+13.99 = Rs. 30.24 Crore stands crystallized for payment of the Full and Final dues of the employees, which the Hon'ble Court may kindly consider releasing to the Company from out of the funds lying with the Registry.</p> <p>(vi) Full and final dues of the remaining 16 employees are proposed to be settled and paid by the Management from out of its establishment budget in due course</p> <p>(vii) As regards the payment of EPF related dues, the management prays for issuance of directions to the Employees Provident Fund Organization for working out the dues payable towards the Employee share and the Employer share and the accrued interest which is payable to the employees and waiver of penalties for non-payment of these dues.</p>

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								(viii) The payment of TDS related dues to the Government account may be taken up separately since the employees are facing huge difficulties and receiving notices from the Income Tax Department for no fault of theirs.
9.		59997/2020 (In CA No. 17008-17011/2017)		Kaushik Choudhury	Aasheesh Mediratta & 60 ors	07.07.2020	Homebuyers seeking refund	The said IA has been filed by 61 customers in the year 2020 seeking refund. Many developments have taken place since then. The Hon'ble Court permitted the Homebuyers to change their options from Refund to Possession  As on date some of the customers have changed their options from refund to possession. The balance customers who still continue with refund option will be considered alongwith other refund seeking Homebuyers of various projects.
10.	I-179	39884/2021	H-1	Sandeep Devashish Das	World Spa Owners Association	16.03.2021	Obtain OC and refund Interest Free Maintenance and Security deposited.  Directions sought in IA filed on 15.01.2025  (i) Pass an order clarifying that HRERA and DTCP can deal with the matter pertaining to the issuance of completion certificate and occupation certificate.  (ii) Issue directions to DTCP to complete the remaining construction/ development works of the World Spa Complex, issue occupation certificates for the remaining towers and issue completion	There is a dispute going on since 2011 when the RWA took forcible possession of the Project, banned the entry of Unitech Staff, took control over two Clubs, one school site and 10 shops which do not vest in them. They have filed multiple litigation at various forums for claiming the ownership of school, clubs etc. which do not vest in RWA. Their claim is completely unjustified. Hon'ble Court may kindly direct the Association to restore the possession of Unitech assets to the Management.
11.	I-180	39936/2021				16.03.2021		

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							certificate.	
12.	I-243 I-244	116430/2021 116432/2021		Kamal Mohan Gupta		14.09.2021		Copy of IA has not been served to the New management and hence response cannot be given. Ld, counsels are requested to provide a copy of the same.
13.	I-336	126367/2022	J-2	Ashutosh Garg	M/s. Grand Housing Pvt. Ltd.	01.09.2022	Intervention Application	Matter is already under investigation by the Enforcement Directorate, New Delhi.
14.	I-313	77794/2022	G-5	Abhay Anand Jena	Navneet Singh Sethi	19.05.2022	Ex-employees' salary, PF, TDS dues	Response placed at Sr. No. 7 regarding ex-employee may kindly be considered.
15.	I-314	77795/2022				19.05.2022		
16.	I-316	77802/2022	G-4		Debaraja Jena	19.05.2022	7 ex-employees' salary, PF, TDS dues.	
17.	I-317	77813/2022				19.05.2022		
18.	I-324	103038/2022	G-6		Ashutosh Kumar Trivedi	26.07.2022	Ex-employees' salary, PF, TDS dues	
19.	I-325	103040/2022				26.07.2022		
20.		152736/2022 (In SLP CrI. 5978-79/2017)	B-3		D. Abhinav Rao	Rakesh Kumar Mittal	11.10.2022	

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								(iii) The location of allotted plot cannot be changed as per individual choice.
21.	I-384	197133/2022	C-5	Sudhir Kulshreshtha	Kiran Agarwal	13.12.2022	Refund of amount Rs. 48.88 Lakhs. Homebuyer of Verve, Greater Noida.	(i) Hon'ble Court vide order dated 09.10.2023, permitted submission of claims for refunds on grounds of medical exigencies. Management uploaded a Public Notice in this behalf on its website <a href="http://www.unitechgroup.com">www.unitechgroup.com</a> to facilitate submission of claims on or before 09.11.2023.  (ii) The Applicant has not uploaded the documents in the portal and, therefore, the application for refund on grounds of Medical Exigency has not been placed for Justice (Retd.) A.M Sapre's consideration.
22.	I-382	197127/2022				13.12.2022		
23.	I-383	197129/2022				13.12.2022		
24.	I-446	168870/2023	F-3	Prerna Mehta	Raj Vidya Kendra	23.08.2023	Homebuyer seeking refund of 1.61 Cr. with 10% interest as per decree of NCDRC. Allottee of Flat in Cascades, Kolkata	The petitioner has not registered itself on the Amicus' Portal. As such, the management treated the Petitioner as a "Possession seeking Homebuyer". Now, if they want to be treated as Refund Seeking customers, the Management has no objection to treat as Refund Seekers. However, the Refund of amount can be considered only out of the final surplus as per the Resolution Framework.  Further, as already held by the Hon'ble Court, no interest is payable in these cases.
25.	I-459	195479/2023	B-39	B. Sunita Rao	Monika Gupta	22.09.2023	Stay cancellation of allotment vide letter 06.09.23	Reply to the IA is being filed separately.
26.	I-460	195481/2023				22.09.2023		
27.	I-461	195494/2023	B-40		Saroj Bala & Sudhir Gupta	22.09.2023	Stay cancellation of allotment vide letter 06.09.23	Reply to the IA is being filed separately.
28.	I-462	195495/2023				22.09.2023		
29.	I-393	28791/2023	B-5	Rohini Prasad	Ranjan Bakshi	08.02.2023	Adjust excess amount realized in 2009 against allotment of plot at 2009 prevalent rates.	(i) There are a total of 25 such customers in the "Amber Project", Noida who subsequently changed their preference from "International Specifications" to "Normal Specifications", as a result of which the payments already received became in excess of the due amount. The total overdue amount in these 25 cases is Rs. 7.26 Crore. The
30.	I-394	28819/2023				08.02.2023		

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		139930/2024 (Rejoinder)					<p><u>Objection rejoinder</u></p> <p>(i) Applicant is also not praying for/claiming any interest/compensation for the delay in handing over possession of allotted flat.</p> <p>(ii) The prayer of the Applicant is in respect of the excess payment realized from the Applicant by Unitech Limited in 2007 and retained by it for the past about 19 years now. The Applicant most humbly prayed that he may be allotted a suitable plot of land at 2009 rates and he undertakes that if any extra payment is required to be made by him over and above the Rs. 43.44 Lacs excess payment realized and retained by Unitech shall be paid by him.</p>	<p>excess amount paid by applicant is Rs. 39.01 Lakh, which is proposed to be settled without any interest at the time of completion of the project and handing over the possession of the completed Flat. No additional plot can be allotted in lieu of excess payment received.</p> <p>(ii) completed Flat. No additional plot can be allotted in lieu of excess payment received.</p> <p>(iii) Alternatively, his original allotment with "International Specifications" of the Flat based on which the booking was done and amount paid, can be restored at no additional cost.</p> <p>(iv) Request for allotment of plot at 2009 rates cannot be accepted.</p>
31.	I-429	109760/2023	C-10	Jeetender Gupta	Bhoop Singh	23.05.2023	Refund on medical ground along with financial compensation. Homebuyer of Unihomes, Rewari. Rs. 9.33 Lakhs principal.	<p>(i) While dealing with the cases of refunds to Homebuyers on grounds of medical exigencies, the Hon'ble Supreme Court had directed vide its order dated 13.10.2022 that only the principal amount will be refunded in "full and final satisfaction" of their claims. The relevant extract of the order ibid is reproduced herein below:</p> <p style="text-align: center;">"There shall be only full refund of principal amount and no claim of interest on</p>

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								<p>principal amount would henceforth survive and they shall have no claim of any nature against the Unitech Group in future.”</p> <p>(ii) Pursuant thereto, the cases of refund on account of medical exigencies, as recommended by Justice A.M Sapre, have been settled in terms of the said principal laid down by the Hon'ble Supreme Court.</p> <p>(iii) In view of the above, only the principal amount is refundable to the homebuyer and not the interest, which has otherwise been claimed by the Applicant in the IA.</p>
32.		51000/2023 (In SLP Cr. 5978-79/2017)	G-1	Atul Sharma	Gopal Mulani Ambresh Rajendra Tipnis	13.03.2023	Ex-employees – gratuity, Provident fund, TDS.	Response placed at Sr. No. 7 regarding ex-employees may kindly be considered.
33.		104324/2023 (In SLP Cr. 5978-79/2017)	G-7	Atul Sharma	Arjun Kumar Singh	16.05.2023		
34.		104330/2023 (In SLP Cr. 5978-79/2017)	G-8		Shivakumar Chandrasen Shete	16.05.2023		
35.	I-471	226381/2023	F-4	Priyanjali Singh	Arun Kaushal & ors.	31.10.2023	<p>Intervention application by 04 homebuyers seeking refund along with compensation.</p> <p>(i) Flat No. 202, Tower 1 (ii) Flat No. 103, Tower 19. (iii) Flat No. 203, Tower 6 (iv) Flat No. 204, Tower 1.</p>	The management has no objection if the Hon'ble Court approves and releases funds from the Registry in cases of super Senior Citizens, above 75 years, for payment of the principal amounts only, on same terms as has already been allowed by the Hon'ble Court in cases of medical exigency vide order dated 13.10.2022. Claims can be submitted in a time bound manner, on the website of the company, pursuant to which report can be placed before the Hon'ble Court for release of amounts.

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							Habitat Gr. Housing Project, Greater Noida.	
36.	I-484	265325/2023	B-6	Raj Kishor Choudhary	Ashish Kohli	20.12.2023	Handover possession of flat no. 1902, 18 <sup>th</sup> floor, Tower-6, The Harmony, Sector 50, Gurugram after complying with requirement of Occupation certificate	Occupation Certificate (OC) of the Project has been received on 01.10.2024. The residual works in the Flat have been completed. The customer has already been intimated to complete the formalities and take possession.
37.	I-485 I-486	268510/2023 268511/2023	K-23	Shekhar Kumar	M/s Shantiniketan Buildcon Private Limited	30.12.2023	To take over the construction on the balance land available in Sector 144, Noida in view of recovering its outstanding amount against a Joint Development Agreement dated 08.06.2014.	Reply to the said IA is being filed separately for decision on the merits of the case.
38.		6057/2023 (In CA No. 17008-17011/2017)	A-8	D. Abhinav Rao	Mukul Goyal	09.01.2023	Modification of order dated 20.01.2020 to the effect that interest directed to be paid be waived off	Order dated 20.01.2020 passed by the Hon'ble Court has attained finality.
39.	I-558	204632/2024	K-29	Pranav Sachdeva	Hitesh Jain	07.09.2024	Allottee of Flat No. 602, Tower 4, Unitech Habitat, Greater Noida.	Swapping of Units has been dealt with in Chapter 4 clause 4.10.3 of the Resolution Framework. The management is not in a position to transfer allotments from one project to another unless the project is abandoned. Request of the customer cannot be accepted, otherwise it will lead to opening of pandora's box.
40.	I-559	204633/2024				07.09.2024	Seeking swapping of unit from Greater Noida to Unitech's Residential Project in Bangalore since the family has shifted to Bangalore.	
41.	I-587	261621/2024	H-15	Yash S. Vijay	Unitech Cascades Apartment Owners Association.	14.11.2024	(i) Direct Unitech to transfer the Management of the Society to the Association along with IFMS and other amounts collected.	(i) The Cascades is a Group Housing Residential project in Greater Noida with a total of 356 planned Units. Possession of 189 Units has already been handed over way back in the years 2011 to 2016 by the erstwhile management. Completion of internal finishing works of the remaining 166 Flats is under progress. Tenders were invited and contracts awarded. EC was received on 27.12.2023 and the CTE was granted on
42.		261509/2024						

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							<p>(ii) Direct the Company to clear all the outstanding dues towards land, water, electricity and solid waste management.</p> <p>(iii) Direct the Company to complete the balance construction works in a time bound manner.</p> <p>(iv) Direct the Company to refund the excess amounts collected from the homebuyers of the project.</p> <p>Additional IA: An application has been filed by the applicant to bring on record (i) List of homebuyers whose flats have been handed over, and (ii) Tower wise issues and snag list which have not been completely dealt with by Unitech.</p>	<p>16.02.2024.</p> <p>(ii) Work has commenced at site after February 2024 and the planned schedule of Completion is July, 2025.</p> <p>(iii) 2025.</p> <p>(iv) The issue of snag list in respect of flats whereof the possession has been handed over before 2016 does not arise at this stage.</p> <p>(v) Greater Noida Authority is not executing the sub-lease deeds in favour of the Homebuyers on account of some claimed outstanding dues, which are also contested by Unitech. This issue is one of the major points of discussions with Greater Noida Authority in the meetings being held at the by Hon'ble Justice (Retd.) A.M. Sapre.</p> <p>(vi) As regards the handing over of the Project to the RWA, the same will be done after completion of all the pending works and obtaining the OC and Completion Certificate from the Greater Noida Authority.</p>
43.		285819/2024	F-4	Priyanjali Singh	Arun Kaushal & ors.	09.12.2024	<p>Intervention application by 04 homebuyers seeking refund along with compensation.</p> <p>(i) Flat No. 202, Tower 1</p> <p>(ii) Flat No. 103, Tower 19.</p> <p>(iii) Flat No. 203, Tower 6</p>	<p>The management has no objection if the Hon'ble Court approves and releases funds from the Registry in cases of super Senior Citizens, above 75 years, for payment of the principal amounts only, on same terms as has already been allowed by the Hon'ble Court in cases of medical exigency vide order dated 13.10.2022. Claims can be submitted in a time bound manner, on the website of the company, pursuant to which report can be placed before the Hon'ble Court for release of amounts.</p>

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							(iv) Flat No. 204, Tower 1. Habitat Gr. Housing Project, Greater Noida.	
44.	I-517	73989/2024	K-25	Ashutosh Garg	Grand Housing Private Limited	21.03.2024	To purchase the land parcels situated in Nendunkundrum, Chennai, as agreed between the parties vide letter of acceptance dated 17.08.2017.  Additional IA:  The Applicant had previously prayed for "intervention only" and this application is being filed for clarification of the prayer.	The matter is under investigation by the Enforcement Directorate. The purported associated Companies, as mentioned in the letter of acceptance, are under attachment by the ED vide PAO No. 03 of 2022 dated 14.02.2022.
45.	I-530	108721/2024	B-38	Thomas Oommen	K.L. Antony & K.L. Mathew	03.05.2024	Homebuyer of Flat No. 1007, Tower C3, and Flat No. 1008, Tower C1, Unihomes 3, Sector 113, Noida.  Seeking change of options from refund to possession.	Final and last opportunity was given vide Public Notice dated 18.11.2024 wherein option to change could have been exercised by or before 31.12.2024. Now, the same has been closed to enable the management to finalize its inventory and take into account its receivables for further planning and calculation.
46.	I-570	229008/2024	B-42	D. Abhinav Rao	Pacific Spirits Private Limited	03.10.2024	Allottee of Plot No. 42A & 42B, Block-D, Uniworld Resorts, Sector-48, Gurugram.  Direct the Management to hand over possession of the allotted plots or swap the bookings to a similar size plot in the same project.	The Contract for the project has already been awarded and commencement of works on ground is held up on account of pending Environmental Clearance (EC) for the Project. Once the EC and the CTE is granted for this project, development works will be taken up and the possession of the impugned plots will be offered to the Customer after completion of the development works.
47.	I-572	230949/2024				04.10.2024		

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48.	I-539 I-540	141079/2024 141081/2024	-	Somanatha Padhan	Sanjiv Gupta	05.07.2024	Seeking change of option from refund to possession	Final and last opportunity was given vide Public Notice dated 18.11.2024 wherein option to change could have been exercised by or before 31.12.2024. Now, the same has been closed to enable the management to finalize its inventory and take into account its receivables for further planning and calculation.  Applicant has already changed his options for both the allotted units from refund to possession in June 2024 itself.
49.		11531/2025	H-1	Hiresh Choudhary	World Spa Owners Association	15.01.2025	Obtain OC and refund Interest Free Maintenance and Security deposited.  Directions sought in IA filed on 15.01.2025  Pass an order clarifying that HRERA and DTCP can deal with the matter pertaining to the issuance of completion certificate and occupation certificate.  Issue directions to DTCP to complete the remaining construction/ development works of the World Spa Complex, issue occupation certificates for the remaining towers and issue completion certificate.	There is a dispute going on since 2011 when the RWA took forcible possession of the Project, banned the entry of Unitech Staff, took control over two Clubs, one school site and 10 shops which do not vest in them. They have filed multiple litigation at various forums for claiming the ownership of school, clubs etc. which do not vest in RWA. Their claim is completely unjustified. Hon'ble Court may kindly direct the Association to restore the possession of Unitech assets to the Management.
50.		15231/2025	H-16	Sanyat Lodha	Uniworl city-uni homes plots sector	17.01.2025	Modify/clarify the order dated 03.11.2023 passed in Civil Appeal No. 10856 of 2016 as regards para	(i) Vide order dated 25.09.2018, an amount of Rs. 74.36 Crore has already been refunded to all the 352 homebuyers of Unihomes Plots as the said lease of the project land was cancelled by GNIDA. The allottees are further seeking interest and

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					mu, plot buyers association.		6 (ii) and 6 (iii) thereof to enable the allottees of Uniworld City Uni Homes project located at plot no. GH-01, Sector MU, Greater Noida to exercise the change of option from refund to possession in terms of the order dated 03.11.2023 and the consequent notices dated 06.11.2023, 19.12.2023, 03.05.2024, 29.11.2024 and 01.12.2024 issued by Unitech.	<p>compensation over the said amount, which cannot be allowed.</p> <p>(ii) The allottees are also seeking allotment of plots.</p> <p>(iii) Unitech has filed a writ petition in Allahabad High Court challenging the forfeiture of the amount of Rs. 183.39 Crore of Unitech by Greater Noida Authority. However, the matter has been pending in the High Court since 2015. A separate IA is being filed before the Hon'ble Supreme Court on the subject.</p>