

Dated: 21.03.2025

## Status Update on Anthea Floors Project

We have been receiving almost identical emails from the Homebuyers of Anthea Floors Project requesting for the status update along with certain specific queries. The response to these emails has been prepared as is given below for the kind information of all concerned Homebuyers.

Sr. No.	Query	Response																								
1.	What's the updated location of my floor?	<p>The Homebuyers of Anthea Floors are aware that the last date for Change of Option was 31.12.2024. As on 01.01.2025, there are a total of 398 Homebuyers, who have changed their options for Possession. The category-wise No. of homebuyers is given below:</p> <table border="1"><thead><tr><th>Sr. No.</th><th>Size of the units/ Category</th><th>No. of Home buyers</th><th>No. of Home buyers with Basement</th></tr></thead><tbody><tr><td>(i)</td><td>160 Sq. Mtrs</td><td>161</td><td>42</td></tr><tr><td>(ii)</td><td>200 Sq. Mtrs</td><td>104</td><td>25</td></tr><tr><td>(iii)</td><td>250 Sq. mtrs</td><td>52</td><td>05</td></tr><tr><td>(iv)</td><td>300 Sq. Mtrs.</td><td>68</td><td>14</td></tr><tr><td>(v)</td><td>420 Sq. Mtrs.</td><td>13</td><td>04</td></tr></tbody></table> <p>Based on the size of plots carved out and approved as per the Approved Layout Plan, the Plots have been identified and earmarked in each category in a manner that Continuity is maintained for the Units to be constructed with Basements. It emerges that about 2/3<sup>rd</sup> of the Homebuyers would remain on their originally Plot Nos. and only about 1/3<sup>rd</sup> would need to be adjusted by way of migration to other plots in a sequential manner.</p>	Sr. No.	Size of the units/ Category	No. of Home buyers	No. of Home buyers with Basement	(i)	160 Sq. Mtrs	161	42	(ii)	200 Sq. Mtrs	104	25	(iii)	250 Sq. mtrs	52	05	(iv)	300 Sq. Mtrs.	68	14	(v)	420 Sq. Mtrs.	13	04
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2.	What is the Individual costing of my floor?	<p>The PMC is in the process of Obtaining approvals of Building Plans for various categories. Building Plans in respect of Units in 420 sq. mtrs plots have already been got sanctioned. Since the Building Plans are to be got approved in respect of individual plots and entail a number of processes including payment of dues upfront on account of purchasable F.A.R, the same is under process and is expected to be completed by around 20 April, 2025. Individual Costing of Units would be worked</p>																								

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		out only after the Building Plans are approved as the same determines the area of each floor/ unit.
3.	What is the activity plan now-on till possession?	<p>The management has already invited Tenders for the construction of Units under the Anthea Floors. These are being submitted for consideration and approval of the Board of Directors. Once the Board approves the Tenders, these would be submitted to Hon'ble Justice (Retd.) A.M. Sapre for his scrutiny and recommendations to the hon'ble Supreme Court for final approval. This process is likely to be completed by the end of April 2025, subject to Hon'ble Supreme Court listing the matter and granting its approval.</p> <p>The management/ PMC would have, by that time, got all the Building Plans approved from the Competent Authority.</p> <p>No Other statutory approvals are required as the Management has already obtained the EC and the CTE for this Project.</p> <p>The management plans to communicate the layout of Plots/ Units and the Costing of each Units to each of the Homebuyers in the first week of May, 2025.</p>
4.	What is the targeted possession offering date?	<p>Assuming that the proposal for Award of Contracts is approved by the Hon'ble Supreme Court by the end of April 2025, the work orders would be placed on the Contractors immediately. They would be given about 15 days' time to complete all the contractual formalities and mobilise themselves and commence the Construction works. The Time period given in the Tenders floated for the Anthea floor units for completion is 24 Months.</p> <p>We hope to get the construction completed within this time, subject to any prohibition on construction activities as a result of the enforcement of GRAP-III by the Commission for Air Quality Management (CAQM) during the winter months.</p>
5.	Which are the financial institutions that have agreed to provide home loans for Anthea Floor project?	<p>The management has filed an IA in the Supreme Court praying for directions to the Banks and FIs to consider sanctioning loans for the Homebuyers of Unitech Group in different Projects. The Homebuyers may also consider presenting their issues in this behalf before the Hon'ble Court.</p> <p>The management does not have any tie-up with any Financial Institutions/ Banks for sanction of bank Loans</p>

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		<p>and it is for the Homebuyers to explore their own means to make payments of the dues in quarterly instalments as per the Revised Payment Plan.</p> <p>Assuming that the construction commences in the month of May, 2025, the first instalment would be due for payment on or before 10.07.2025.</p>

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