

## General FAQs

<b>Question</b>	<b>Why consent from Homebuyers is necessary ?</b>
<b>Response</b>	<p>Unitech has to apply to Noida Authority for Revised Layout Plan of three major Projects in Noida:</p> <p>(a) UGCC/ Sector 96-97-98 (primarily in order to plan the balance undeveloped area);</p> <p>(b) Sector -113 (Noida was to allot 53.53 acres of land against which it could hand over possession of only about 35 acres. Group Housing Projects have been taken up in certain area and the Original Plan showed the balance area as <b>“To be planned later”</b>. Hence, it is important to plan the balance area for development for new construction in order to mobilise resources for completion of projects;</p> <p>(c) Sector 117 – Noida was to allot about 71 acres of land against which it could hand over possession of about 65 acres. The original approved layout plan showed the balance area as <b>“Future Development”</b>, which is planned to be used now with additional Group Housing in order to mobilise resources for completion of the projects in totality.</p>
(ii)	<p>It is a mandatory requirement in terms of Section 5 (3) (A) of UP Apartment Act 2010, that the application for any Revised Layout Plan is to be accompanied by Consent of 2/3<sup>rd</sup> of the Homebuyers. Hence, it constitutes a legal requirement. Further, consent of existing Homebuyers is also necessary as per Noida authority Letter No. 2828 dated 20.06.2022.</p>
(iii)	<p>The existing homebuyers should not have any concern in giving their consent to the proposed Revised Layout Plans as these plans protect the existing homebuyers qua their interests in all respects – (a) location of their project, (b) area of the Unit, (c) common use areas, (d) specifications and facilities kept intact as per the Marketing Brochure and the builder-Buyer Agreements. There is no change in the existing under-construction towers.</p> <p>As a matter of fact, the new management has provided for some additional facilities wherever feasible.</p>
<b>Q.2</b>	<b>Why two forms are getting signed ?</b>
<b>Response</b>	<p>Form-1 has been prescribed by the Noida Authority. However, it does not mention the requirements of RERA. Hence, the 2<sup>nd</sup></p>

	Consent Form is also being provided and requested so that we do not have to repeat this exercise if RERA also calls for such Consent at a later stage. The 2 <sup>nd</sup> Form captures the true situation in greater details.
<b>Q.3</b>	<b>Do you propose the avail the Purchasable FAR ?</b>
<b>Response</b>	No, at present there is no such proposal. In case the Noida authority finds such a measure necessary in order to regularise the existing construction, we may have to do so as per the directions of the Authority.
<b>Q.4</b>	<b>If Someone has applied for refund, is it necessary to accord this consent ?</b>
<b>Response</b>	Yes. As long as the refund is not approved by Hon'ble Supreme court and the amount refunded in terms of such directions, one remains a bona-fide Homebuyer. Your Consent will help the company to get the revised layout approved and move ahead for start of construction. This Consent does not affect your right to claim refund or possession in future in any manner.
<b>Q.5</b>	<b>Why 04 Directors have resigned sighting the reason of slow progress ?</b>
<b>Response</b>	The media reports give a misleading impression and none from the newspaper spoke to the management before publishing the report. None of them have attributed such reasons for their resignations as reported in the media. As a matter of fact, they have resigned citing their personal reasons.

  
(Y.S. Malik)

**Chairman & Managing Director**