

Notice – Refunds to Homebuyers

(For the Homebuyers in whose cases Refunds have been approved by the Hon'ble Supreme Court vide its Order dated 15.04.2024)

1. List of Homebuyers to whom refunds have been approved:

It is hereby notified for the information of all such Homebuyers to whom refunds have been approved by the Hon'ble Supreme Court, based on the recommendations of Justice (Retd.) A.M. Sapre, on grounds of Medical Exigencies vide its order dated 15.04.2024. The List of the concerned homebuyers is hereby uploaded on the website for the information of all concerned.

2. Procedure to be followed by the concerned Homebuyers:

The following procedure shall be followed for making the said refunds:

- (i) The concerned Homebuyers are required to submit the following documents, in physical mode either through Registered Posts/ Courier/ or in person to Sh. S. R. Tiwari, Senior Executive, **Commercial Division** (Mob. 9871304835 Landline No. 0124- 4726894/4726860), Tower-B, Signature Towers, 13th Floor, South City-I, Gurugram-122007, **latest by 31.05.2024:**
- (a) Advance Receipt (in the format given in **Form-1**) for the Net Amount qua the Residential Unit of the Homebuyer;
 - (b) One cancelled cheque in respect of the Bank Account to which the Homebuyer intends his refund to be electronically transferred;
 - (c) One latest passport size photograph;
 - (d) PAN Card (self-attested copy);
 - (e) Aadhaar Card (self-attested copy);
 - (f) Allotment Letter (original);
 - (g) Builder-buyer Agreement along with the Payment Schedule (in original)
 - (h) Original Receipts issued by the Company in acknowledgement of payment of dues made by the Homebuyer from time to time; and
 - (i) Registered Will or Succession Certificate in favour of the recipient issued by a Court of competent jurisdiction in the event of death of the original Allottee/ Homebuyer.
 - (j) In case of allotment of a Unit in Joint names, particulars of the bank account(s) in which the refund amount is to be credited along with a letter from the joint allottee to remit the amount to such

account or individual account details if the refund is to be made to each of the joint allottees in his/ her bank account.

- (ii) All those Homebuyers, **who have availed loans from any Bank/ Financial Institution (FIs)** by mortgaging their respective Residential Units, are required to submit an Undertaking in the prescribed **Form-2** (appended herein). They would also be required to submit the following additional documents:
- (a) Bank Statement (duly certified) in respect of the Loan Account indicating the outstanding amount to be paid by the Homebuyer(s);
 - (b) Tripartite Agreement (original copies of the tripartite agreement pertaining to the Homebuyer and the Banks/ FIs); and
 - (c) Permission to Mortgage granted by the Company in favour of the Homebuyer prior to availing of loan from the Bank/ FI.
- (iii) The disbursal of the amount shall, as directed by the Hon'ble Supreme Court, be subject to the following conditions:
- (a) The full refund once made by the Company to the eligible Homebuyers on the grounds of Medical Exigencies shall be considered as being so made "in full and final satisfaction of their claims";
 - (b) There shall be refund only of the Principal amount and no claim of interest on Principal amount would henceforth survive and they shall have no claim of any nature against the Unitech Group in future;
 - (c) Apartment/ Units/ Plots etc. which were allotted to them against their deposits shall henceforth form a part of the unsold inventory of Unitech Group; and
 - (d) In those cases where the Homebuyers have taken loans from Banks or Financial Institutions, the disbursal shall be made directly to the concerned Banks/ Financial Institutions upon which the lien on the Units, which have been sold, shall stand released. Any balance amount that remains after satisfying the claim of the Banks/ Financial Institutions shall be paid over to the Homebuyers.
 - (e) If any Homebuyer does not come forward for completing the formalities as directed by the Hon'ble Supreme Court and as outlined herein, he shall be afforded one additional opportunity, failing which the names of such non- responsive Homebuyers shall be submitted to the Hon'ble Supreme Court.

Unitech Limited

Head Office: 1306-1308, 13th Floor, Tower-B,
Signature Towers, South City-1, Gurugram- 122001, Haryana, India

ADVANCE RECEIPT

(For the Refund to Homebuyers on account of Medical Exigency, in pursuance of Hon'ble Supreme Court's Order dated 15.04.2024)

Received with thanks from Unitech Limited, a sum of Rs. _____

(Rupees _____ in words) on account of Refund
on the

ground of Medical Exigency. My details are as under:

Homebuyer's Name	
Customer's Code	
Project Name	
Block No./ Tower No.	
Unit No.	
S. No. as in Unitech's List	
Bank Name	
Bank Account No.	
IFSC Code	
PAN No.	
Aadhaar No.	
Present Address	
Email Id	
Mobile/ Tel No.	

Signature

(to be signed by each Claimant/ Allottee)
(Paste Revenue Stamp)

Form-II

Undertaking

I/ We, _____ aged about ____ years, son of/ wife of/ daughter of _____, resident of _____, do hereby solemnly affirm and declare as under:

1. That the undersigned had booked/ purchased an Apartment/ Plot/ Unit No. _____ from Unitech Limited situated in its _____ Project at _____ for a total consideration of Rs. _____ [Rupees _____ (in words) _____] in the year _____, for which I had paid an amount of Rs. _____ (Rupees _____ in words) over a period of time.
2. That I had applied for refund of said amount on the ground of Medical Exigency.
3. That the undersigned did not avail of any loan from any Bank/ FI in order to make payments to the Unitech Group, OR
4. That the undersigned had availed a loan of Rs. _____ (Rupees _____ (in words) from _____ Bank/ Financial Institution, _____ Branch, _____ (Place), having Loan Account No. _____.
5. That the undersigned has/ have repaid the loan amount of Rs. _____ [Rupees _____ (in words) _____] to the Bank/ FI towards repayment of the loan availed by me/us and an amount of Rs. _____ [_____ (in words) _____] is outstanding as on date and payable to the Bank/ FI against the said Loan Account. A duly certified copy of Statement of Loan Account issued by the concerned Bank/ FI is attached herewith as Annexure-A.
6. That after receipt of the principal amount due, as ordered to be refunded by the Hon'ble Supreme Court vide order dated 13.10.2022, on account of medical exigency, I shall not have any claim against the company. I shall withdraw all pending proceedings against the Company before any forum or Court of Law in this regard and not pursue the same.
7. That I/we have submitted and shall submit all the original documents, in connection with the above allotment to the company before seeking release of refunds.
8. That the above averments are true and correct and nothing material has been concealed therefrom. The undersigned shall be liable for any action, civil or criminal or both, if any statement or part thereof is found false or incorrect.

Signature

(Name and Address)

Place:

Date: