

May 22, 2025

Subject: Latest Status on the Anthea Floors Project

Dear Homebuyers of Anthea Floors,

We have been receiving a large number of identical emails from the Homebuyers in connection with the subject cited above. First of all, I would like to thank all of you for your patience and trust reposed in the current Management by giving overwhelming response and support to the initiatives taken up by Unitech for commencement of construction for Anthea Floors, Gurgaon project. You may recall our last interaction held about one year back, in the month of May 2024 wherein you were requested to give your consents for revised layout plans and additional costs. Let me apprise you about the developments that have taken place so far:

1. Revised layout plans of the floors were shared with the Homebuyers on 17.05.2024 for giving their consent to the same along with their consent to additional costs thereof and choice of ground floor homebuyers for retaining their basement.
2. At the end of the last date for submission of consent on 31.12.2024, a total of 400 homebuyers (out of 484 sold units) have given their consent. Also, a total of 92 ground floor homebuyers have given their consent for retaining their basement.
3. Simultaneously, tenders for Anthea Floors, Gurgaon project were prepared and floated for invitation of bids as part of Lot-5 tenders on 30.12.2024. The last date of receipt of bids was kept as 31.01.2025.
4. Bids received qua two tenders of Anthea Floors were technically evaluated by the concerned PMC and after being duly vetted by Engineers India Limited (EIL), the appointed Third Part Inspection Agency (TPLA), financial bids received against technically qualified bids were opened on 10.03.2025. The lowest bids received against Anthea Floor Tenders were duly recommended for award of the contracts to the Board of Directors (BoD) along with other tenders of Lot-5. BoD, in its meeting held on 03.04.2025, approved the same after due deliberation and recommended the same for consideration of Justice (Retd.) A.M. Sapre for onward recommendations to Hon'ble Supreme Court. Justice (Retd.) A.M. Sapre accorded his approval on 19.04.2025 and recommended the same to the Hon'ble Supreme Court for award of contract to successful L-1 bidders of Lot-5 tenders wherein two tenders pertain to Anthea Floors, Gurgaon project. The time-frame for completion of the construction of the Units has been mentioned as 24 months in these Tenders. The date of commencement of construction would be notified 15 days from the approval of award of Contracts by the Hon'ble Supreme Court as this is the bare

minimum mobilization period to be allowed to the Contractors.

5. The matter was listed for hearing in the Supreme Court for 21.05.2025. However, the same could not be taken up by the Hon'ble Court due to paucity of time. A special mention was also made in this behalf on 22.05.2025 but the matter remains pending. As such, this would now be listed before the Hon'ble Court on the next date of listing the matter after the summer vacations.
6. In parallel, the work on preparation and submission of building plans for approval by the Competent Authority has also been taken up. It may be noted that the Building Plans in this case are required to be uploaded for approval in respect of each individual plot. So far, we have been able to get the Building Plans approved in respect of floors to be constructed in the category of 420 sqm plots. The Building Plans in respect of 160 sqm plots have already been submitted to the DTP, Gurgaon and we are awaiting approvals for the same. The submission Plans are also ready for the remaining categories of plots, i.e. 200 sqm, 250 sqm and 300 sqm plots. These are in the process of submission. Please appreciate that not more than 10 Plans can be uploaded in one day as online payments have to be made through separate challans for the additional FAR purchase costs and the scrutiny fees. Once the Building plans are approved in respect all the categories of plots, we will be uploading the same on the website before commencement of construction.
7. It may be noted that to accommodate 400 homebuyers, who have given their consents, we would be required to construct 435 units on 145 plots. The details of the same is given below:

Sr. No.	Type of Plot	Consents received – Ground floors	Consents received – First floors	Consents received – Second floors	Consents received - Total	No. of plots proposed for taking up construction	No. of units being constructed	Consent with basement received
1	B – 420 Sq.m.	6	6	1	13	6	18	4
2	C – 300 Sq.m.	18	33	17	68	26	78	14
3	DC – 250 Sq.m.	9	22	22	53	18	54	6
4	D – 200 Sq.m.	32	37	36	105	35	105	26
5	E – 160 Sq.m.	49	59	53	161	60	180	42
Total		114	157	129	400	145	435	92

8. Accordingly, it has been found that 266 homebuyers would be able to retain their properties on the same plot numbers on which they had booked their units whereas the remaining 134 homebuyers would have to be migrated/adjusted to new plot numbers. A consolidated list of 400 homebuyers who

have given their consents is also attached herewith as [Annexure-A](#), showing their original unit numbers, original super areas, revised unit numbers (only in case of migrated homebuyers), revised super areas, proportionate stilt area, proportionate Guards Room + Toilet area, their option for retention of basement and status of their unit i.e. whether migrated or not.

9. The consolidated Layout of different categories of Plots/ Units has also been prepared showing the location and numbers of plots and the same is being uploaded as [Annexure-B](#).
10. Further, revised costing along with updated ledger accounts of each of these 400 homebuyers is under preparation and would be shared with the homebuyers in due course of time.
11. It is reiterated here that the revised unit numbers are now firm and final and there is no scope for entertaining any request for any change in unit/ plot numbers. Also, it may be noted that for all those homebuyers, who have given PLC charges, and if the revised unit being allotted to them ceases to be a PLC unit, the amount paid by them towards PLC would be adjusted towards their total sales consideration. Vice versa, for all those homebuyers, whose originally booked units were not attracting PLC charges at the time of booking, (and hence no PLC charges were considered), and their revised unit being allotted to them now is a PLC unit, they would, necessarily be liable to pay the PLC charges and the same would be added towards their total sales consideration now. The PLC charges remain the same as these were at the time of booking of Units.
12. The management has determined 4 dates in a year for payment of installments of the balance receivables from the Homebuyers as per the Revised Payment Plan approved by the Hon'ble Supreme Court. These dates are 10th January, 10th April, 10th July and 10th October of the year. Given that we are able to get the approval of the Hon'ble Supreme Court for award of contracts by the end of July 2025, the due date for payment of the 1st Installment is expected to be 10th October 2025. The Homebuyers may consider making their arrangements accordingly.

Thanking you all for your co-operation.

Y.S. Malik
Chairman & Managing Director