

## Common Terms & Conditions

- (i) All the Plots / Apartments / Independent Floors / Commercial Units will be allotted on **Free-hold basis (as is where is)** and are part of the approved lay-out plan of the concerned Colony.
- (ii) All Projects of Unitech Group, under development, are exempted from registration under RERA, vide Order dated 16.01.2025 of the Hon'ble Supreme Court of India.
- (iii) The allotment of all the Residential/ Commercial Units offered for Sale will be carried out through **category-wise computerized E-Auction**.
- (iv) In the E-Auction, the Minimum Bid Factor for Plots has been kept as Rs. 2,000/- per sq. yard and Rs. 200/- per sq. ft. for the Built-up units (Apartment/ Floors/ Commercial units)
- (v) **The Scheme for sale of Units through E-Auction opens on 05.01.2026 (11.00 am) and closes on 23.01.2026 (05.00 pm).**
- (vi) **E-Auction will be conducted on 29.01.2026 for South City-I Plots and South City-II & Nirvana Country Properties from 11:00 AM to 05:00 PM, and on 30.01.2026 for Uniworld Resorts Plots from 11:00 AM to 05:00 PM. The Management reserves the right to accept / reject any bids or cancel the process at any point of time.**
- (vii) Interested parties may visit the site prior to the E-Auction to get a first-hand idea about the location, status of plots etc. and queries, if any, may be raised to get proper clarification against the same, if necessary. Further, they can participate in the E-Auction against each of the properties by depositing the EMD for each unit prescribed above.
- (viii) Interested Parties are required to visit the Company's website [www.unitechgroup.com](http://www.unitechgroup.com) for detailed information and follow the process described therein.
- (ix) Separate 'on-line' registrations are to be done against each category of Units for each location, along with refundable EMD, as mentioned above.
- (x) The actual size of Units may slightly vary in each category and the final payment will be made/ adjusted as per the actual Plot area/ Super Area of the built-up units as per approved Zoning Plan/ Building Plans.
- (xi) EMDs of unsuccessful Candidates will be refunded without any interest within 10 working days from the date of E-Auction.
- (xii) The Plots being put up for auction are shown in different colour on the approved layout plan, uploaded on the website, and can be seen by all interested parties.