



Unibera Developers Private Limited
Opportunity to acquire a real estate entity under CIRP

Strictly Private & Confidential
April 2023

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Unibera Developers Private Limited (“UDPL”)

Background about UDPL

- UDPL was incorporated in January 2012 to develop residential and commercial projects
- UDP is developing a residential project by the name of ‘Unibera Towers’ located in Sector-01, Greater Noida
- The project includes a variety of 2, 3 & 4 BHK residential apartments spread across 5 towers
- The lease deed of Plot GH-16F, for a land measuring 24,620 sq. mtrs., was executed between Greater Noida Industrial Development Authority (GNIDA) and M/s. Solaris Infraprojects Private Limited (Solaris), on 21st June 2013
- Solaris further assigned the development and construction rights of 5 towers to UDPL.
- The project was envisaged with multiple amenities like gymnasium, yoga center, swimming pool, sports zone, grocery shop, business lounge, etc.

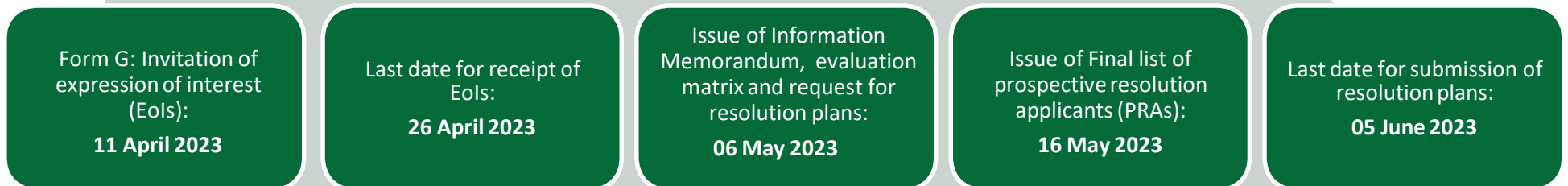
CIRP Developments

- Application under section 9 of IBC 2016 was filed against UDPL by M/s. Mahi Buildhome Private Limited
- The application was accepted by the Hon’ble NCLT, Bench II, New Delhi vide order dated **13th January 2023**, and Mr. Ashok Kumar Jalan was appointed as the Interim Resolution Professional (IRP)
- The IRP was replaced and **Mr. A. Viswanadha Sarma was appointed as the Resolution Professional (RP)** of UDPL vide NCLT order dated 16th March 2023

Construction Status

- Majority of the structural work has been completed for all the 5 towers and are at an advanced stage of construction

Key timelines for the CIRP are as follows



Summary of Claims

A brief summary of claims as on 29th March 2023:

Sr. No.	Category of creditor	Summary of claims received		Summary of claims admitted		Amount of claims not admitted	Amount of claims under verification
		No. of claims	Amount	No. of claims	Amount of claims admitted		
1	Financial Creditors in Class i.e. Homebuyers	509	2,11,17,94,741	452	1,837,037,768	-	27,47,56,973
2	Operational creditors (other than Workmen and Employees and Government Dues)	4	9,07,32,304	1	6,13,90,529	-	2,93,41,775
3	Operational creditors (Employees)	5	21,50,000	-	-	-	21,50,000
Total		518	2,204,677,045	453	1,898,428,297	-	306,248,748

Unibera Towers: Overview

Unibera Towers

Project Summary



Key Highlights

The project consists of 5 residential towers with 6 different flat configurations/sizes

Construction was launched in 2015

Current Status: Construction has been paused since February 2022 and UDPL is under CIRP since January 2023

Project Details

Project Type	Residential
Location	Sector 01, Greater Noida
Land parcel area (sq. mtrs.)	17,970
Total Saleable Area (sq. ft.)	8,97,295
Total Units	705
Sold units	553
Unsold units	152
Unsold Area (sq. ft.) ^(a)	~1,88,540
Value of Unsold Area (INR Cr) (A)	94.27
Sold Receivables (INR Cr) (B)	50.87
Total Inflow (INR Cr) (C = A + B)	145.14
Cost Details (INR Cr) ^(b)	
Land Dues (INR Cr)	28.00
Construction & Other Misc. Costs (INR Cr)	49.74
Total Outflow (INR Cr) (D)	77.74
Estimated surplus (INR Cr) (C - D)	67.40

(a) Assumed sales price of INR 5,000 / sq. ft. for unsold area.

(b) Estimated value of land dues and pending construction & other misc. costs is basis data available with UDPL.

(c) The details on this slide are tentative, based on limited information available with the RP at this stage, and are subject to further revision

Unibera Towers

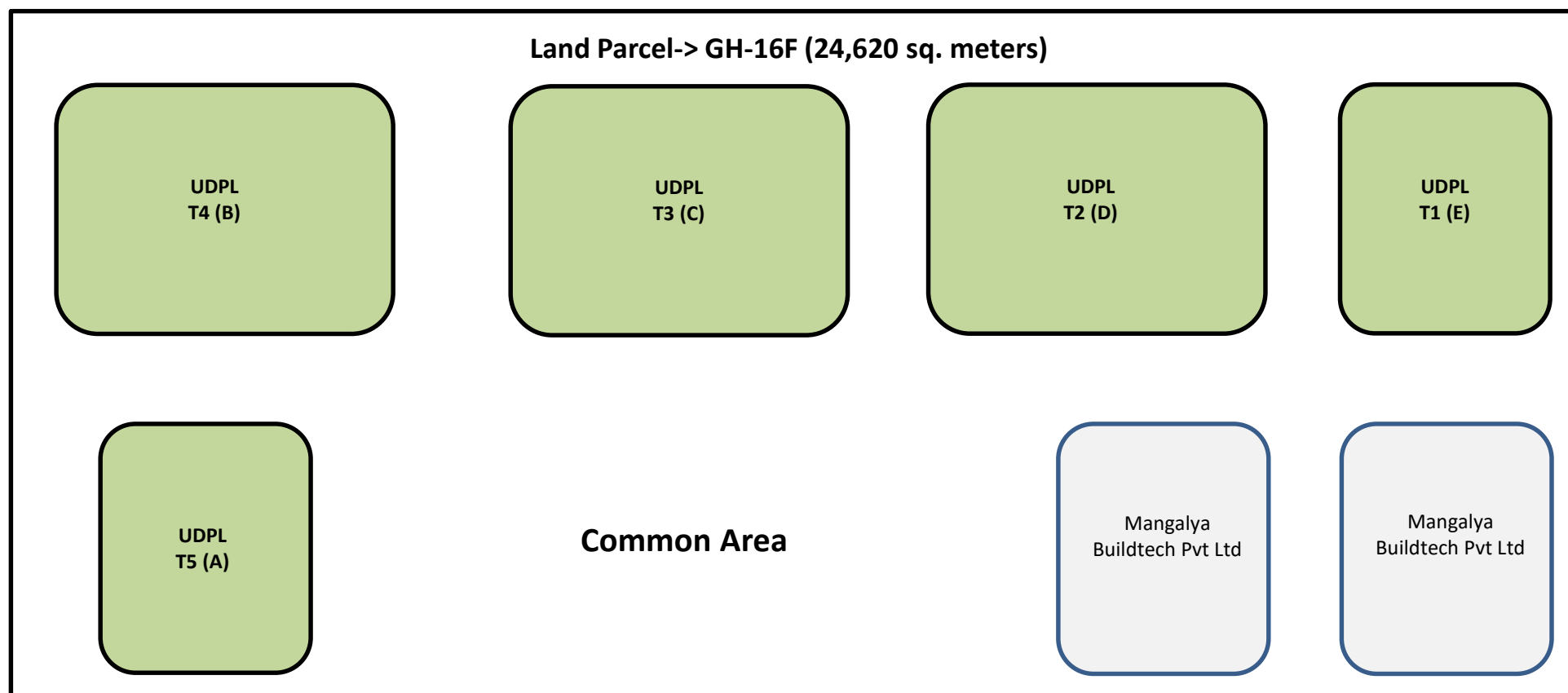
Unit Configurations



Configurations	Super Area (in sq. ft.)	No. of Flats	Total Super Area (in sq. ft.)
2 BHK	1025	242	2,48,050
2 BHK + Study	1250	198	2,47,500
2 BHK + Study	1305	44	57,420
3 BHK	1455	177	2,57,535
3 BHK + Servant	1695	22	37,290
4 BHK + Servant	2250	22	49,500
Total		705	8,97,295

Unibera Towers

Details of Land Parcel



- The lease deed for Plot GH-16F, Sector 01, Greater Noida, was executed between Greater Noida Industrial Development Authority and M/s. Solaris Infraprojects Private Limited, on 21st June 2013.
- Subsequently, Solaris assigned development and construction rights of 4,00,000 sq. ft. of FSI in the above plot of GH-16F, with a footprint of 3100 sq. mtrs. for tower numbers 3, 4 & 5 to UDPL vide MoU dated 18th July 2013. Further, vide MoU dated 23rd June 2014, Solaris assigned the development and construction rights of 2,72,000 sq. ft. of FSI for tower numbers 1 & 2, with a footprint of 2100 sq. mtrs., to UDPL.

Project EV-II

Residential Tower's Unit Configurations



Tower Type	Unit Type	Super Area (in Sq. ft.)	Count of Units
T1 (E)	3 BHK	1455	88
T2 (D)	2 BHK	1025	66
	2 BHK + Study	1250	66
	3 BHK	1455	12
	3 BHK + Servant	1695	10
	4 BHK + Servant	2250	22
T3 (C)	2 BHK	1025	88
	2 BHK + Study	1250	88
T4 (B)	2 BHK	1025	88
	2 BHK + Study	1250	44
	2 BHK + Study	1305	44
T5 (A)	3 BHK	1455	89
TOTAL			705

Unibera Towers

Project Amenities



Wi-fi Enabled Apartments



Intercom Facility



3 Tier Security System at Premise Level, Tower Level & Apartment Level



Business Lounge, Grocery Shop, Coffee Shop



Unisex Salon & Spa



Guest parking space



24-hour water & power supply



Day Boarding, Play Area, Creche



Yoga Center



Coffee Shop

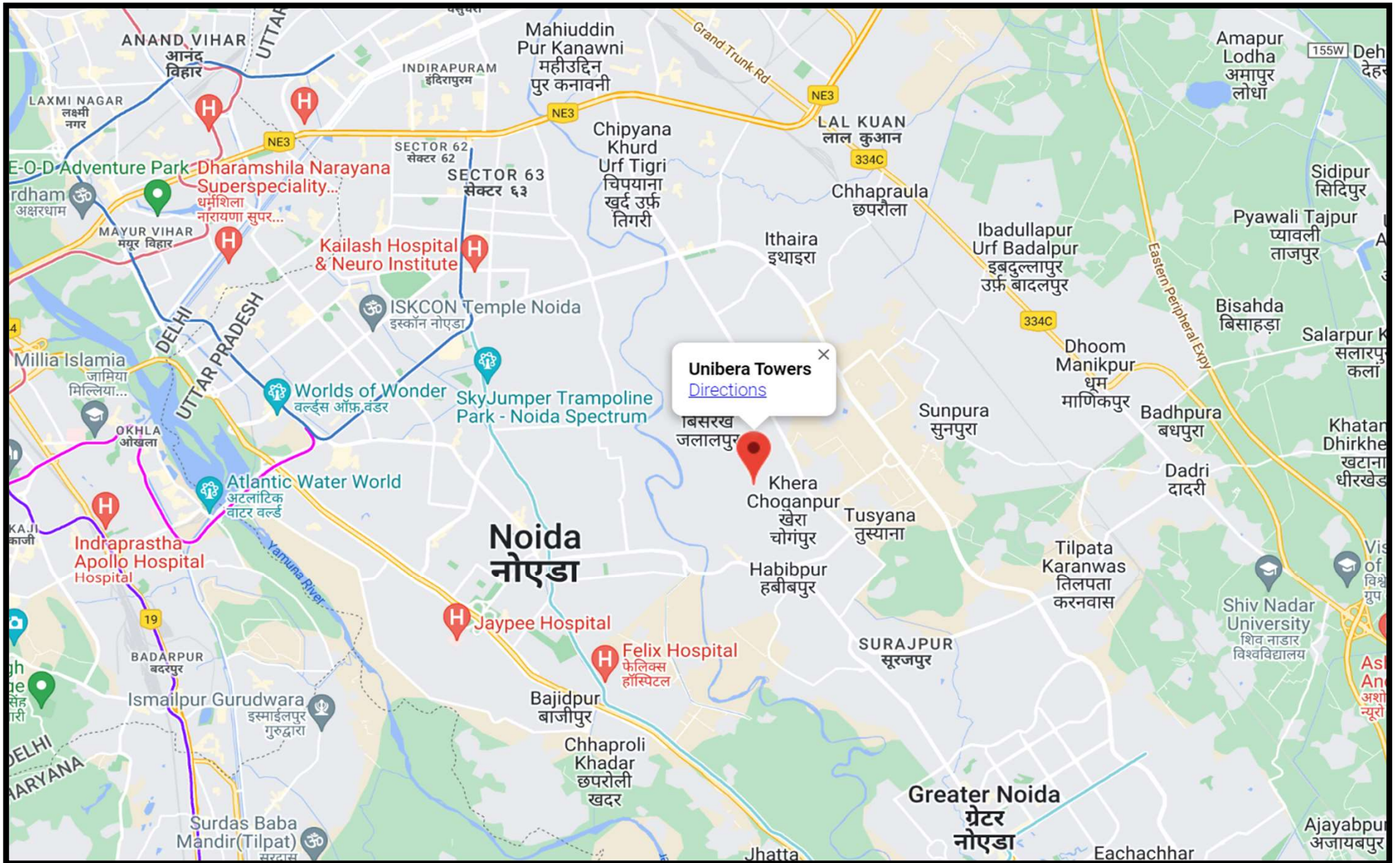


Swimming, Gymnasium



Skating Ring, Jogging Track, Tennis Court & Basketball Court

Location Map



Unibera Towers

Master Layout



Project EV-II

Project site photographs





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