

UNIVERSAL BUILDWELL PRIVATE LIMITED (UNDERGOING CIRP)

DETAIL OF PROJECTS

Residential Projects

1. Universal Aura, Sector-82, Gurgaon

S No.	Particulars	Description
1.	Name of the Project	Universal Aura
2.	Location	Sector-82, Gurgaon
3.	Nature of development	Residential Group Housing
4.	Land Owning Company	Land admeasuring 11.231 Acres in the name of Shivganesh Buildcon Private Limited (Wholly Owned Subsidiary of Universal Buildwell Private Limited)
5.	Developer Company	Universal Buildwell Private Limited
6.	Project Status	It consists of 10 Towers:- Tower A - Basement+Ground+18 Floors (15 slabs casted. Brickwork completed upto 12 th floor) Tower B - Basement+Ground+18 Floors (14 slabs casted. Brickwork completed upto 12 th floor) Tower C - Basement+Ground+18 Floors (4slabs casted) Tower D - Basement+Ground+18 Floors (All slabs casted and brick work complete).

		<p>Tower E - Basement+Ground+18 Floors (All slabs casted, brick work completed and internal and external plaster almost complete.</p> <p>Tower F - Basement+Ground+19 Floors (All slabs casted, brick work complete and internal and external plaster almost complete.</p> <p>Tower G - Basement+Ground+19 Floors (15 slabs casted, brick work upto 11th floor completed, plaster upto 5th floor completed)</p> <p>Tower H - Basement+Ground+19 Floors (15 slabs casted, brick work upto 14th floor and internal plaster upto 5th floor completed)</p> <p>Tower I - Basement+Ground+19 Floors (12 slabs casted, brick work upto 11th floor completed)</p> <p>Tower J - Basement+Ground+19 Floors (18 slabs casted, brick work upto 16th floor completed, internal plaster upto 5th floor almost complete)</p> <p>Tower K – G+20 Floors EWS Block to be constructed.</p> <p>Nursery School and Community Block to be constructed.</p>
7.	License No.	51 of 2011 dated 05.06.2011

8.	File Identification No,	LC-2432
9.	License Validity	Upto 04.06.2015
10.	FAR	8,57,709 Sq Feet including Unimart (Retail), EWS, Nursery School, Community Centre, Club etc.
11.	Saleable Area / Super Area	9,65,653 Sq Feet for residential development
12.	Area Sold thru Conveyance Deeds	NIL since project being under construction
13.	Area Sold on Builder Buyer Agreements	8,07,882 Sq Feet – residential development
14.	Details of Encumbrances / Mortgage	Project Land along with present and future construction and project receivables mortgaged to Dewan Housing Finance Corporation Limited
15.	Claims (Nos.)	372 for 5,92,500 Sq Feet for residential 13 for 4,285 Sq Feet for Unimart (Retail)
16.	Claims (Principal Amount in Rs.)	Rs. 189,43,66,448 for residential Rs. 2,47,86,160 for Unimart (Retail)
17.	Opportunities	<ol style="list-style-type: none"> 1. Strategically located in Sector-82, Gurgaon. 2. Closely connected to N H 8, NPR and Airport. 3. 2-3 Bedroom apartments with all required amenities. 4. 84 units are still unsold 5. Further against 501 units sold, claims have been received only in respect of 372 units.

2. Universal Greens, Sector-85 & 88, Faridabad

S No.	Particulars	Description
1.	Name of the Project	Universal Greens
2.	Location	Sector-85 & 88, Faridabad
3.	Nature of development	Residential Group Housing
4.	Land Owning Company	Land admeasuring 10.931 Acres in the name of Universal Buildwell Private Limited
5.	Developer Company	Universal Greens Developers Private Limited
6.	Project Status	<p>It includes 8 towers.</p> <p>Tower A1- Basement + Stilt + 19 Floors (19 slabs casted, brick work upto 17th floor completed, internal plaster and door frames upto 13th floor completed.</p> <p>Tower A2- Basement + Stilt + 19 Floors (19 slabs casted, brick work upto 17th floor completed, internal plaster and door frames upto 13th floor completed.</p> <p>Tower A3- Basement + Stilt + 19 Floors (11 slabs casted, brick work upto 11th floor completed)</p> <p>Tower B1- Basement + Stilt + 19 Floors (10 slabs casted, brick work upto 9th floor completed)</p> <p>Tower B2- Basement + Stilt + 14 Floors (12 slabs casted, brick work upto 12th floor completed)</p>

		<p>Tower C1- Basement + Stilt + 19 Floors (7 slabs casted)</p> <p>Tower C2- Basement + Stilt + 14 Floors (10 slabs casted, brick work upto 10th floor completed)</p> <p>Tower D2- Basement + Stilt + 20 Floors structure completed (Construction work not yet started)</p>
7.	License No.	10 of 2010 dated 23.01.2010
8.	File Identification No,	LC-924
9.	License Validity	Cancelled on 17.07.2018
10.	FAR	5,77,608 Sq Feet including retail space, EWS, Nursery School, Community Centre, Club etc.
11.	Saleable Area / Super Area	8,02,984 Sq Feet for residential development
12.	Area Sold thru Conveyance Deeds	NIL since project being under construction
13.	Area Sold on Builder Buyer Agreements	4,92,698 Sq Feet – residential development
14.	Details of Encumbrances / Mortgage	Project Land along with present and future construction and project receivables mortgaged to Dewan Housing Finance Corporation Limited
15.	Claims (Nos.)	235 for 3,22,956 Sq Feet for residential developments
16.	Claims (Principal Amount in Rs.)	Rs. 57,76,42,280 for residential
17.	Opportunities	<ol style="list-style-type: none"> 1. Strategically located in Sector-85, Gurgaon. 2. Wide open spaces and ample

		<p>greens.</p> <p>3. 2/3/4 Bedroom apartments with all required amenities.</p> <p>4. 212 unsold units.</p> <p>5. Further against 356 units sold, claims have been received only in respect of 235 units.</p> <p>6. Possibility of extra FAR on 4.05 Acres land consumed for sector roads.</p>
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3. Universal Prime, Sohna, Gurgaon

S No.	Particulars	Description
1.	Name of the Project	Universal Prime
2.	Location	Sector-7, Sohna, Gurgaon
3.	Nature of development	Residential Low Rise
4.	Land Owning Company	Universal Buildwell Private Limited
5.	Developer Company	Universal Buildwell Private Limited
6.	Project Status	Subject property is situated in gated community known as Precore City. It consists of 8 plots admeasuring 250 Sq meters each. It is proposed to construct G+2 floors on each plot. Partially completed RCC structures on all plots.
7.	License No.	It is part of Precore City being developed by M V Buildcon Private Limited
8.	File Identification No,	Not Available
9.	License Validity	Not Available
10.	FAR	Not Available
11.	Saleable Area / Super Area	Approx 32,400 Sq Feet (24 units of 1,350 Sq ft each)
12.	Area Sold thru Conveyance	NIL since project being under construction

	Deeds	
13.	Area Sold on Builder Buyer Agreements	18 out of 24 units sold. Details under collation.
14.	Details of Encumbrances / Mortgage	All 8 plots mortgaged to Small Industries Development Bank of India (SIDBI)
15.	Claims (Nos.)	2
16.	Claims (Principal Amount in Rs.)	Rs. 18,00,000
17.	Opportunities	<ol style="list-style-type: none"> 1. Unsold inventory available. 2. Situated in fastly developing sub-urb Sohna.

Commercial Projects

1. Universal Trade Tower, Sector-49, Sohna Road, Gurgaon

S No.	Particulars	Description
1.	Name of the Project	Universal Trade Tower
2.	Location	Sector-49, Sohna Road, Gurgaon – 122018
3.	Nature of development	Commercial
4.	Land Owning Company	Land admeasuring 2.49 Acres in the name of Vanya Developers Private Limited
5.	Developer Company	Universal Buildwell Private Limited
6.	Project Status	Complete and Occupation Certificate Received. Building is Operational
7.	License No.	293 of 2005 and 294 of 2005 dated 16.12.2005 in the name of Vanya Developers Private Limited
8.	Validity of License	Upto 15.12.2015
9.	File Identification No,	LC-246
10.	FAR	1,72,824.09 Sq Feet
11.	Saleable Area / Super Area	2,56,360 Sq. Feet
12.	Area Sold thru Conveyance Deeds	3,17,631.63 Sq Feet
13.	Area Sold on Builder Buyer Agreements (Not included in above)	94,020.01 Sq Feet
14.	Details of Encumbrances / Mortgage	93,937,59 Sq Feet mortgaged to various financial institutions
15.	Claims (Nos.)	26
16.	Claims (Principal Amount in Rs.)	Rs. 13,26,23,750
17.	Opportunities	1. Situated on Main Sohna Road (Construction for elevated road from Rajeev Chowk to

		<p>Badshahpur already in progress)</p> <p>2. Availability of extra FAR under TOD policy may be explored.</p> <p>3. Application filed for avoidance of transactions under various provisions of IBC may result in release of area admeasuring 69,730 Sq Ft and the same may increase further.</p>
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2. Universal Business Park, Sector-49, Sohna Road, Gurgaon

S No.	Particulars	Description
1.	Name of the Project	Universal Business Park
2.	Location	Sector-66, Golf Course Extension Road, Gurgaon – 122018
3.	Nature of development	Commercial
4.	Land Owning Company	Land admeasuring 2.16 Acres in the name of Blaze Promoters Private Limited
5.	Developer Company	Universal Buildwell Private Limited
6.	Present Status	Almost Complete. Occupation Certificate Not Received.
7.	License No.	58 of 2008 dated 19.03.2008. License is still in name of Vatika Landbase Private Limited (erstwhile owner of the land)
8.	File Identification No,	LC-1060
9.	License Validity	Upto 18.03.2016
10.	FAR	1,33,320.21 Sq Feet
11.	Saleable Area / Super Area	2,15,915 Sq. Feet
12.	Area Sold thru Conveyance Deeds	83,706.03 Sq Feet
13.	Area Sold on Builder Buyer Agreements (Not included in	2,34,953.19 Sq Feet

	above)	
14.	Details of Encumbrances / Mortgage	1,00,886.48 mortgaged to financial institutions
15.	Claims (Nos.)	143 claims for 1,18,873.21 Sq Feet area
16.	Claims (Principal Amount in Rs.)	Rs. 50,55,82,232
17.	Opportunities	<ol style="list-style-type: none"> 1. Situated on junction of SPR and Sohna Road 2. Availability of extra FAR under TOD policy may be explored.
18.	Other Matters	<ol style="list-style-type: none"> 1. In 2017, Universal has entered into a registered agreement with Alpha Corp Development Private Limited for construction for availment of extra FAR on this project land. As per the terms, Alpha Corp shall develop and construct extra FAR available on this project land and Universal shall get 54,500 Sq Feet developed area as consideration.

3. Universal Square, Sector-59, Gurgaon

S No.	Particulars	Description
1.	Name of the Project	Universal Square
2.	Location	Sector-59, Gurgaon
3.	Nature of development	Commercial
4.	Land Owning Company	Land admeasuring 3.49 Acres in the name of Nova Realtors Private Limited
5.	Developer Company	Universal Buidlwell Private Limited (Nova Realtors Private Limited transferred all its rights of M3M India Private Limited and M3M India Private Limited assigned all its

		rights in favour of Universal Buildwell Private Limited). Universal Buildwell Private Limited is having 2/3 rd share of developed area under assignment of development rights with M3M)
6.	Project Status	Vacant excavated land
7.	License No.	38 of 2009 dated 15.07.2009
8.	File Identification No,	LC-1782
9.	License Validity	Upto 14.07.2013
10.	FAR	2,65, 071 Sq Feet
11.	Saleable Area / Super Area	3,51,361 Sq Feet
12.	Area Sold thru Conveyance Deeds	NIL since project being under construction
13.	Area Sold on Builder Buyer Agreements	1,96,694 Sq Feet – commercial development (sold by Universal)
14.	Details of Encumbrances / Mortgage	NIL as per information available
15.	Claims (Nos.)	152 for 1,04,938.65 Sq Feet
16.	Claims (Principal Amount in Rs.)	Rs. 28,95,15,612
17.	Opportunities	<ol style="list-style-type: none"> 1. Located in high end Sector-59, Gurgaon. 2. Very close to SPR 3. Integrated office complex with retail arcade, cafes, restaurants, gourmet outlet etc. 4. Many operational commercial complexes in near vicinity. 5. Unsold inventory still available. 6. Further against 1,96,694 Sq Ft area sold, claims have been received only in respect of 1,04,938.65 Sq Ft.
18.	Other matters	1. M3M India Private Limited obtained an ex-parte order from District Court, Gurgaon in January 2018 for

		<p>cancellation of agreement for assignment of development rights to Universal Buildwell Private Limited. Company has filed appeal against the same and the same is pending before Hon'ble ADJ, Gurgaon.</p> <p>2. RP has filed application u/s 66 before Hon'ble NCLT, New Delhi for restoration of development rights in favour of Universal Buildwell Private Limited.</p>
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4. Market Square, Sector-67, Gurgaon

S No.	Particulars	Description
1.	Name of the Project	Market Square
2.	Location	Sector-67, Gurgaon
3.	Nature of development	Commercial. Part of residential colony namely 'Ansal Essensia'.
4.	Land Owning Company	Land admeasuring 1.75 Acres in the name of Samyak Projects Private Limited
5.	Developer Company	Universal Buildwell Private Limited (Project comprised of 1, 33,403 Sq.ft with 50-50 share in total Super Built-up area in the project. However thereafter both parties went in arbitration and new Settlement Agreement was made for 43% for Universal Buildwell Pvt Ltd and 57% for Samyak Projects Pvt Ltd on 17.04.2013. Thereafter again this settlement was modified vide unregistered agreement dated 8.01.2018 whereby Universal Buildwell Pvt Ltd was allocated 22700 Sq.ft. of Super Built-up area)
6.	Project Status	Vacant land

7.	License No.	18 of 2010 dated 10.03.2010 for 111.59 Acres in total.
8.	File Identification No,	LC-2136
9.	License Validity	Upto 09.03.2018
10.	FAR	1,30, 389.85 Sq Feet
11.	Saleable Area / Super Area	Not Available
12.	Area Sold thru Conveyance Deeds	NIL since project being under construction
13.	Area Sold on Builder Buyer Agreements	39,664 Sq Feet – commercial development
14.	Details of Encumbrances / Mortgage	NIL as per information available
15.	Claims (Nos.)	43 for 11,629.56 Sq.ft.
16.	Claims (Principal Amount in Rs.)	Rs. 28,95,15,612
17.	Opportunities	<ol style="list-style-type: none"> 1. Located in fully developed residential colony namely 'Ansal Essensia'. 2. Close to SPR and Sohna Road 3. Against 39,664 Sq Ft area sold, claims have been received only in respect of 11,629.56 Sq Ft.
18.	Other matters	<ol style="list-style-type: none"> 1. RP has filed application u/s 66 before Hon'ble NCLT, New Delhi for restoration of development rights in the ratio of 43% of Universal and 57% in favour of Samyak as per settlement agreement dated 17.04.2013 and the same is pending for adjudication.

5. The Pavillion, Sector-70, Gurgaon

S No.	Particulars	Description
1.	Name of the Project	The Pavillion
2.	Location	Sector-70A, Gurgaon

3.	Nature of development	Commercial.
4. -	Land Owning Company	Land admeasuring 2.8375 Acres in the name of Universal Buildwell Private Limited
5.	Developer Company	Universal Buildwell Private Limited
6.	Project Status	Vacant excavated land
7.	License No.	88 of 2011 dated 28.09.2011 in the name of Pramod Kumar Bindal, Smt Renu Abbasi c/o Universal Buildwell Private Limited.
8.	File Identification No,	LC-1935
9.	License Validity	Upto 27.09.2015
10.	FAR	Not Available
11.	Saleable Area / Super Area	Approx 3,20,000 Sq Feet
12.	Area Sold thru Conveyance Deeds	NIL since project being under construction
13.	Area Sold on Builder Buyer Agreements	26,521 Sq Feet – commercial development
14.	Details of Encumbrances / Mortgage	Land along with all present and future construction mortgaged to Kotak Mahindra Bank Limited and Kotak Mahindra Prime Limited
15.	Claims (Nos.)	34 for 14,862 Sq Feet
16.	Claims (Principal Amount in Rs.)	Rs. 4,70,25,509
17.	Opportunities	<ol style="list-style-type: none"> 1. Located on SPR. 2. Excellent connectivity from NH 8 and Sohna Road. 3. Huge unsold inventory available. 4. Against 26,521 Sq Ft area sold, claims have been received only in respect of 14,862 Sq Ft. 5. Possibility may be explored for extra FAR as per TOD Policy.

Disclaimer: All the information have been collated on the basis of data available to Resolution Professional at corporate office of Corporate Debtor and claims received. Resolution Professional has exercised due care while compiling and collating these information but user of these information must verify the same before taking any decision on the basis of these information.