

Universal Aura Welfare Association

AGM

Date 17-Aug-25



“The world’s greatest achievers have been those who have always stayed focussed on their goals and have been consistent in their efforts.”

– Dr Roopleen, Words to inspire the winner in YOU

Coming together is a beginning. Keeping together is progress. Working together is success. – Henry Ford

Universal Aura Welfare Association

Meeting Agenda

- Opening Address
- UAWA Account Statements/Balance sheet and Approval
- Progress since order dated – 7th Mar'25
- Update on Builder Selection
- Update on DTCP
- Update on CIRP and DHFL Payment
- FAQs
- Q & A
- Closing Remarks

Opening Address

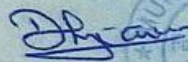
Universal Aura Welfare Association

Account Statement

UAWA(Universal Aura Welfare Association)
Statement of Affairs
for the year ended on 31st March'2025

Liabilities	as at 31.03.2025		as at 31.03.2024		Assets	as at 31.03.2025		as at 31.03.2024	
	(Rs)	(Rs)	(Rs)	(Rs)		(Rs)	(Rs)	(Rs)	(Rs)
Capital Accounts					Current Assets				
Corpus Account					Deposits (Bank Guarantee)		1,46,00,000		1,46,00,000
Opening Balance	35,85,463		42,23,994		Accrued Interest		27,63,487		18,32,917
Add: Membership during the year	12,10,005		5,25,000		TDS		4,41,179		3,37,783
Less; Membership returned during the year	-		-						
Add/(Less): Surplus/(Deficit) during the year	-8,33,932	39,61,536	-11,63,531	35,85,463					
Unsecured Loans					Cash & Bank Balance				
Loan From Members	1,44,00,000	1,44,00,000	1,44,00,000	1,44,00,000	Cash in Hand		-		-
Current Liabilities					IDFC First Bank		17,867		17,299
Professional Fees Payable	78,000	78,000	60,000	60,000	Yes Bank- Saving A/c		16,76,690		12,83,185
Interest Payable to Members	29,42,322	29,42,322	19,08,355	19,08,355	Yes Bank- Saving A/c of BG		18,82,635		18,82,635
Total		2,13,81,858		1,99,53,818	Total		2,13,81,858		1,99,53,818

As per our separate report of even date attached
For Murali & Venkat
Chartered Accountants



CA Deepesh Kumar Jain
Partner
M. No.-407708

Place: Gurgaon
Dated: 16.06.2025
UDIN : 25407708BMKSKB8786

For UAWA(Universal Aura Welfare Association)

Universal Aura Welfare Association

Account Statement

UAWA(Universal Aura Welfare Association)
Gurgaon

Receipt & Payment Account for the year ended 31.03.2025

<u>Receipt</u>	<u>Amount (in Rs.)</u>	<u>Payment</u>	<u>Amount (in Rs.)</u>
<u>To Oepning Balances</u>		By Legal Charges	65,000
<u>Cash & Bank Balances</u>		By Office Expenses	42,400
IDFC First Bank	17,299	By Site Expenses	50,000
Yes Bank	31,65,820	By Society Expenses	57,600
Cash in Hand	-	By Insurance Charges Paid	6,38,498
Membership Fees	12,10,005	<u>Closing Balances</u>	
Interest from Savings A/c	37,566	<u>Cash & Bank Balances</u>	
		IDFC First Bank	17,867
		Yes Bank- Saving A/c	16,76,690
		Yes Bank- Saving A/c of BG	18,82,635
		Cash in Hand	-
TOTAL	44,30,690	TOTAL	44,30,690

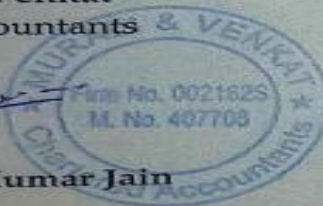
As per our separate report of even date attached

For UAWA(Universal Aura Welfare Association)

For Murali & Venkat
Chartered Accountants



CA Deepesh Kumar Jain
Partner
M. No.-407708



Place: Gurgaon
Dated: 16.06.2025

Universal Aura Welfare Association

Agenda Item for Approval

Approval for Universal Aura Welfare Association (UAWA) Financial

Presented approved with raise of hands

Updates on Sogno Homes Limited and Plan Execution

Universal Aura Welfare Association

Progress Till Date

- Understanding order and mobilization of teams
- 6 GBMs in 5 months and 5 Meetings at project site
- Created Company (Sogno Homes Limited) along with completion of MCA/PAN/GST compliances
- Takeover of Site and data from RP
- Appointment of retainer lawyer
- We were present at Sogno office every weekend for last two months to support allottees
- Reconciled appx. 700 files with Tally data
- Prepared historical statements with complete accuracy (All queries resolved)
- Raising Demand, collecting funds, issuing receipts, reconciliation (Test Payment + Actual Payments)

Universal Aura Welfare Association

Progress Till Date – Contd....

- Emergency measure to open current account for first demand when Escrow account became complicated
- Multiple visit to DTCP officials and meetings with liasioners
- Taking over drawings and initiating reviews
- Managing legal front i.e. Bail applications/NCLT/NCLAT/NCRDC/Local Police Station visits
- Coordinating with RP, monitoring committee, Banks, other associations and Govt Agencies (ED)
- Parallel work on Part 2 of the plan
- Builder selection process
- Engagement started for Structural Audit process

Special Thanks :-

EC Team members, Sogno Directors, Technical Team, Core Team, Resham Singh, Niket Saxena, Mr Amarjeet, Mr Deshbandhu Gupta, Shripal Saini Ji, Harish Soni Ji, Pradeep Yadav, Praveen Yadav, Velu Ji and many more unnamed volunteers

Universal Aura Welfare Association

Builder Selection

Background:-

- Started with PMC + Contractor + Investor Model (Unsold Inventory)
- Viability, efficient execution, cost control and ease of management tilted approach towards single window solution
- Engagements matured with time
- After final order communication sent to 15 active parties
- Advertisements were floated in newspapers
- In addition, new parties engaged after newspaper adds as well as references by our members
- 50+ parties engaged

S. No	Name	Role
1	Aadvi	Investor/Builder
2	AnadaHills	Investor/Builder
3	Anant Saxena	Investor/Builder
4	Apex	Investor
5	Ashok Malhorta	PMC
6	Bestech	Investor/Builder
7	Bhutani	Investor/Builder
8	Bijender (99estate111)	Investor
9	Collier	PMC
10	Corona Projects	Investor/Builder
11	Divine Infra/Retail	Investor/Builder
12	Dwarkdeesh	Investor/Builder
13	Equicap Asia	Investor/Builder
14	Ganga Reality	Investor/Builder
15	GLS Infratech	Investor/Builder
16	Indsao Infratech	Investor/Builder
17	Inmax Infratech	Investor/Builder
18	Investor Clinic	Investor
19	Kreeva	Investor/Builder
20	Latyan	Investor/Builder
21	M3M	Investor/Builder
22	Manveer Oberoi	Investor/Builder
23	Media Estate	Investor/Builder
24	millenniumengineersinfrapvtltd	Investor/Builder
25	Monish Mehta/Raj Kumar Vats (Vanshi Buildtech)	Investor/Builder

S. No	Name	Role
26	Mr RajKumarSahni	Investor/Builder
27	Navraj	Investor/Builder
28	NCR	Investor/Builder
29	NRG Group (Consortium)	Investor/Builder
30	Oberai Reality	Investor/Builder
31	Orbit Group	Investor/Builder
32	Parag Tyagi	Investor
33	Param (Mannu's reference)	Investor/Builder
34	Philby	Investor
35	Rapti Infratech	Investor/Builder
36	ReaRCo Private Limited	Investor/Builder
37	Reso Professionals	Investor/Builder
38	Roff	Investor/Builder
39	Shree Krishnam Group	Investor/Builder
40	shreekrishnam Group	Investor/Builder
41	Signature Sattva	Investor/Builder
42	SMJ - Himanshu	Builder
43	SP REPCON PVT LTD	Investor/Builder
44	The Pavillion	Investor/Builder
45	Trimont (Vardhman) - Manish Gupta	Investor/Builder
46	Unicorn/Zilion	Investor/Builder
47	Unique	Investor
48	Urbanbriq	Investor/Builder
49	Vatika	Investor/Builder
50	Vishawajit Yadav (Khare Ji)	Agent
51	VLPL	Investor/Builder

Universal Aura Welfare Association

Builder Selection: Common Guidelines for Developers (Already shared in previous GBM, same was sent to all developers and our Agency)



UNIVERSAL AURA WELFARE ASSOCIATION
SECTOR 82, Gurgaon
 Reg. No. HR/018/2014/01193 under Society Act 2012
 T7-1201, Unitech Escape, Sector 50, Gurgaon, Haryana
 Mobile: +91 9582698796, Email: universaura.welfare@gmail.com



Dear Sir/Ma'am

This document broadly outlines our focus areas, these will help UAWA technical team to evaluate your proposal in a fair and transparent manner. These focus areas have been prepared keeping in mind project timelines and possibility of funding shortfall. It's assumed that unsold inventory will belong to the applicant and project will be executed in Compliance with NCLT order and government norms. Further you are requested submit your proposal ensuring details sought below are covered as appropriate:

1	Technical Profile	a) Financial statement for Last 5 years b) Net worth certificate
		List of Projects (Completed/Ongoing) along with: a) Project value b) Location c) Build Up Area d) Type (Residential, Commercial, High Rise, Low Rise) e) Committed/Actual delivery date of project
		List NCLT/stressed project undertaken by you if any
		Core Team Profile
		Source of Funding
2	Initial Funding	First three milestones are very critical to ensure CIRP & DHFL are settled and license is renewed by DTCP. Hence requirement of Infusion of funds, please share your proposal for managing shortfall in first three milestones a) At the time MOU signing b) 60 Days after signing of MOU c) 150 Days after signing of MOU
3	Roles and Responsibility	a) Legal Compliances related to the project b) Regulatory/DTCP/HRERA & other relevant Approvals and compliances
4	Project Execution	a) Your high-level roles and responsibilities b) High Level Construction/delivery Methodology c) Teams proposed to be deployed in project e.g. CRM, Construction, Liasoning, Legal, Independent quality assurance d) Total Completion time along with broad milestones in alignment of resolution plan



UNIVERSAL AURA WELFARE ASSOCIATION
SECTOR 82, Gurgaon
 Reg. No. HR/018/2014/01193 under Society Act 2012
 T7-1201, Unitech Escape, Sector 50, Gurgaon, Haryana
 Mobile: +91 9582698796, Email: universaura.welfare@gmail.com



		e) CRM Management - Demands/Collection/Cancellation/Transfer etc
5	Default Management	a) Treatment of Surrendered and cancelled units b) Treatment of Unclaimed units
6	Cashflow Management	Line of Credit from Banks (Self Funded, Bank Mortgage, Swamih fund)
7	Value Add	Any other proposal for optimization of execution or cost without deviating from court order and approved plan
8	SRA High level Roles and Responsibilities	Expectation of collaborator from UAWA

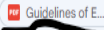
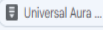
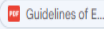
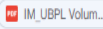
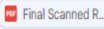
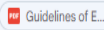
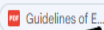
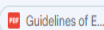
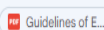
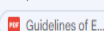
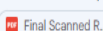

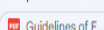
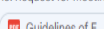
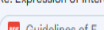
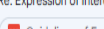
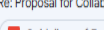
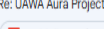
The finalized collaborating partner will be required to submit a security amount Rs 1 Cr (One crore) till the payment of first instalment as per MOU.

Regards

Universal Aura Welfare Association

Universal Aura Welfare Association

Builder Selection – Contd...

To: Vivek	Re: Meeting UAWA Representatives for the Project, "Universal Aura" - Dear Sir/Ma'am We have been engaged in a very useful and constructive discussion during the last few weeks. Please find attachment providing broad guidelines you need to follow while submitting	Apr 6
	 	
To: Manoj	Re: Letter of Intent to Collaborate as a developer on Universal Auro, Sector 82, Gurugram, HR - Dear Sir/Ma'am We have been engaged in a very useful and constructive discussion during the last few weeks. Please find attachment providing broad guidelines you need to follow while sub...	Apr 6
	  	
To: KM, s.k@rearco... ..	Re: Universal Buildwell Aura - Eoi pursuant to your invite in newsprint - Dear Sir/Ma'am We have been engaged in a very useful and constructive discussion during the last few weeks. Please find attachment providing broad guidelines yo	Apr 6
		
To: Reso	Re: Request for EOI Submission Documents – Incomplete Residential Project, Sector 82, Gurgaon - Dear Sir/Ma'am We have been engaged in a very useful and constructive discussion during the last few weeks. Please find attachment providing broad guidelines you need to follow while ...	Apr 6
		
To: Deepak	Re: EOI for NCLT approved project in Sector 82, Gurgaon - Dear Sir/Ma'am We have been engaged in a very useful and constructive discussion during the last few weeks. Please find attachment providing broad guidelines you need to follow while submitting	Apr 6
		
To: Saurav	Re: Reference to the advertisement published in TOI - Dear Sir/Ma'am We have been engaged in a very useful and constructive discussion during the last few weeks. Please find attachment providing broad guidelines yo	Apr 6
		
To: Ankit	Re: Expression of Interest to Become Co-Developer for the Completion of the Group Housing Project namely Universal Aura Project. - Dear Sir/Ma'am We have been engaged in a very useful and constructive discussion during the last few weeks. Please find attachment providing broad g...	Apr 6
	  	
To: Ashish	Re: Expression of Interest for the Project Universal Aura - Dear Sir/Ma'am We have been engaged in a very useful and constructive discussion during the last few weeks. Please find attachment providing broad guidelines you need to follow while submitting	Apr 6
		
To: Apex	Re: Request for meeting - Dear Sir/Ma'am We have been engaged in a very useful and constructive discussion during the last few weeks. Please find attachment providing broad guidelines yo	Apr 6
		
To: SP	Re: Expression of Interest for Residential Project _ SP REPCON PVT. LTD. - Dear Sir/Ma'am We have been engaged in a very useful and constructive discussion during the last few weeks. Please find attachment providing broad guidelines you need to follow while submitting	Apr 6
		
To: Som	Re: Expression of interest. - Dear Sir/Ma'am We have been engaged in a very useful and constructive discussion during the last few weeks. Please find attachment providing broad guidelines yo	Apr 6
		
To: shreekrishn.	Re: Proposal for Collaboration on Sector 82, Gurugram Project - Dear Sir/Ma'am We have been engaged in a very useful and constructive discussion during the last few weeks. Please find attachment providing broad guidelines yo	Apr 6
		
To: Mohnish	Re: UAWA Aura Project Grn - Dear Sir/Ma'am We have been engaged in a very useful and constructive discussion during the last few weeks. Please find attachment providing broad guidelines yo	Apr 6
		
To: sougat	Fwd: UAWA Aura Project Grn - FYI please. Warm Regards, UAWA (UNIVERSAL AURA WELFARE ASSOCIATION) ----- Forwarded message ----- From: Mohnish sharma <uniquedevelopers_ms@yahoo.com>	Apr 5

PUBLIC NOTICE

EOI invited for a NCLT approved incomplete residential project , 11.23 acres , 10 towers(G+18floors) ,585 units (2,3,4 bedroom)+ 26 shops in sector 82, Gurgaon. Looking for a Co-Developer with experience of multistorey residential group housing ,with strong Government laisioning, capital infusion of 50-60 cr at initial stages for the project.Submit your EOI within 7 days (by 28/03/2025) at

email l'd
UniversalAura.welfare@gmail.com

Universal Aura Welfare Association

Builder Selection – 4 builders shortlisted by technical team

EC + Core team recommendation – Ranking

Member	Builder1	Builder2	Builder3	Builder4
1	1	2	3	4
2	1	2	3	4
3	1	2	3	4
4	1	2	4	3
5	1	2	3	4
6	1	4	2	3
7	1	3	4	2
8	1	3	2	4
9	1	2	4	3
10	2	3	4	1
11	3	2	4	1
12	1	3	2	4
13	1	3	4	2

Ranking 1 is highest, 4 is lowest

Agencies engaged

Agency	Remarks
PWC	<ul style="list-style-type: none"> • High Fee: 25L • Less industry experience compared to CBRE
AZB	<ul style="list-style-type: none"> • Very high Hourly Charges • Light proposal
Deloitte	Not interested due the nature of our project
CBRE	<ul style="list-style-type: none"> • Most relevant among top Agency • Reasonable cost (16L) • Chosen
Murli and Venkat	<ul style="list-style-type: none"> • Lowest Cost • Not chosen being local player

Collier, JLL discussed but dropped as they are already engaged by developers

CBRE Presentation – By EC representatives

- Report received on 16th Aug'25 was presented to all the member in AGM on 17th Aug'25
- CBRE report along with their recommendation presented to members.
- Recommendation adopted for further implementation and necessary action

Update on DTCP – Mr Harish

CIRP Payment

Universal Aura Welfare Association

CIRP and DHFL Payment

Payout Obligations

	Basis of apportionment	Universal Aura
Ratio as defined in Plan		61.69%
CIRP Cost	Defined Ratio	10,57,69,982
Interim Finance Refund Due Allottees and Lenders	Defined Ratio	1,04,42,157
Total		11,62,12,139
Operational Creditors		
Employees	Specifically Provided	2,00,000
PF	Ratio of Employee Dues	93,822
Operational Creditors-Others	Specifically Provided	87,00,000
Total		89,93,822
Grand Total		12,52,05,961

- Payment was not made as Escrow account was not ready
- Rs 12,52,05,961/- Expected to be paid in week of 18th Aug
- DHFL payment will be made the day we get sufficient funds of Rs22,70,95,373/-. There is no plan to wait last date

FAQs

Universal Aura Welfare Association

FAQs

Share allocations	<ul style="list-style-type: none">• Share dematerialization process has been started• Members should get their demat account ready for share allocation
Pain Points from Plan	<p>All points may be painful to some but Majority voted in favor under the guidance previous EC, now these are part of approved plan:</p> <ul style="list-style-type: none">• 21% Penalty on late payment• CIRP FEE (RP Fee, Lawyer Fee, Office Rent, Security)• Members to pay DTCP payment and shortfall
When are paying CIRP	<p>Week of 18th Aug'25, we were waiting for Escrow account to open, account is operational now and we are good to go.</p>
Director/Other selections	<ul style="list-style-type: none">• Purely Volunteer, Still waiting for a volunteer to become Director in Universal Buildwel Limited.• Similar process was used for all other positions/committees
Additional 100 Rupees	<ul style="list-style-type: none">• As presented in last GBMs, this amount is needed to cover additional expenses not exclusively covered in cashflow• Installments were created to avoid one-time bulk payment• Some members have raised this as pain point as project is still not loanable.• Considering facts above, we will not include this component in future demands without further deliberation in GBM
MOU preparation	<ul style="list-style-type: none">• Suggestions by members have been shared with our legal team• Volunteer names have been received by email• Volunteer selection will be by voting, they along with EC & our legal representatives will form team for MOU finalization with builder.• This team will be empowered to negotiate and finalize MOU on our behalf

Universal Aura Welfare Association

FAQs

Clarification on shops	<ul style="list-style-type: none">• Approved as well as WIP drawings have been secured• EC and shops owners met last week to discuss current situation and way forward, we will work together to find a solution.
Progress on DTCP	<ul style="list-style-type: none">• EC had already engaged DTCP, CTP and other officers.• Updates shared today, Harish Ji being a seasoned professional in this field, has kindly agreed to take a lead as a volunteer.• He has visited various offices in last 3-4 weeks and started formal engagement.
How about members who have not paid	<ul style="list-style-type: none">• If payments is made before 120 days notice period then 21% interest will be applied• If 120 Days are passed, then flat will be cancelled
Update on NCDRC	<ul style="list-style-type: none">• Court has accepted review petition• Next hearing is in Dec'25• We have been directed to serve review petition to all• UAWA will send this to 130 allottees part of this case
What next	<ul style="list-style-type: none">• Payment to CIRP and DHFL• Secure Bank NOC and land papers• Transfer of Shiv Ganesh to Sogno Homes• Structure Audit and Strengthening (If Needed)• DTCP license renewal• HRERA approval• Environment and other necessary approvals• Construction

Thank You