

Universal Aura Welfare Association

EGBM

Date 20-Jul-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
- Progress Update
- Next activities
- Second Demand
- Q & A
- Closing Remarks

Universal Aura Welfare Association

Immediate Actions (From Last GBM)

- Payment of RP fee and Operational Creditors (**Ready**)
- Take control of CRM data, Financial statement, physical control of Site, all physical files etc (**Complete**)
- Finalize Developer for project (**Expected to be closed in 2 weeks**)
- Firm up process for share allocation to rest of members (Pending to be started in **Aug/Sep'25**) (**Starting Soon**)

Universal Aura Welfare Association

Status Update

Key Area	Status Update
GST	GST number has been received, 5% GST will applied second demand onwards
NCDRC	Court Appeal has been filed
Agency	Work is progressing well, agency will visiting project site in next week
Escrow	Yes bank unable to open account, Federal bank expected to be ready next week
Bridge Document	Bridge document is ready, we shall send the moment director are changed in Universal Buildwel
Transfer Set	Transfer set being drafted
Share Allocation	Share allocation process will start within 2 weeks
Structural Audit	There are 4 HUDA authorised structure Engg, we have started engagement with him
DTCP	Pending to be started after director are changed in Universal Buildwel

Universal Aura Welfare Association: 25-Mar-25

Plan Summary: Part – 1 (Pg 46 of the plan)

- In case of failure to pay the called amount within due date of payment, respective flat allottee shall be responsible to pay interest on the due amount @ 21% p.a (as per existing contract)
- In case any flat allottee is desirous of not continuing with the construction as per the Resolution Plan they may surrender their units and the amount paid by them against their unit with a deduction of 30% of the amount paid by them and will be refunded from the sale proceeds of their unit when such units are sold. However, such flat allottee shall have to exercise their option of surrender of their units within 45 days of grant permission by the adjudicating authority to UAWA for start of construction of balance work.
- All flat allottee shall be liable to pay the called amount within the due date. In case any flat allottee defaults in making payment of due instalments (including partial default) beyond a period of 90 days plus grace period of 30 days from the due date, UAWA shall cancel and terminate their allotment.
- If allotment of any existing flat buyers is terminated due to non-payment of instalments / contribution towards their unit, the amount paid by them against their unit shall be refunded without any interest to them after deducting 30% of total payment made by them and the amount paid as statutory taxes. The refund in all such cases shall be made after sale of such units

Universal Aura Welfare Association

DTCP Recent Statement

Selection Of Case And Application

Case No : LC-2432

None

Case Type : BuildingPlan for Residential Plotted

Occupation Certificate for Residential Plotted

Application No : LC-2432A

License No : 51 of 2011

License Status : **Granted**

Get License Details

⊕Details

⊕BG Details

*ChargeType: EDC

*Schedule Type : Original EDC Schedule_Schedule 1 calcuted On 07/03/2012

Total EDC/IDC Amount : 218141200

Licence Date : 05/06/2011

Interest Rate : 12

Penalty Interest Rate : 15

Period Of Installment In Month : 6

Number Of Installments : 10

Is Valid Schedule: Yes

Is Freeze Status: No

Principle Outstanding Amount In Rs 211296000.00

Intrest Outstanding In Rs 47162000.00

Penalty Outstanding Amount In Rs 345028000.00

Universal Aura Welfare Association: 16-Mar-25

Additional Cost

However, keeping in view the existing scenario this resolution plan proposes to pay the amount which shall be mutually agreed between the association and DTCP in respect of Universal Aura Project, Sector-82. This will be paid to DTCP in the 36th month of the Resolution Plan. The amount will be pooled by the member of association according to their share. Resident Welfare shall provide undertaking to the DTCP in this regard once the Resolution Plan is approved.


- a) The amount of settlement is as per agreed between RWA and DTCP.
- b) Amount shall be in full and final settlement of all dues pending against the Corporate Debtor in respect of Universal Aura Project

Total Amount Claimed As per last Month is	₹ 41.00 Cr	(21 Principal and 20 Interest + Penalties)
Total Amount Claimed As per last Month is	₹ 60.00 Cr	(21 Principal and 39 Interest + Penalties)
<i>Operational Creditors</i>	₹ 0.87 Cr	
<i>Employees</i>	₹ 0.20 Cr	
<i>Structure Strengthening</i>	₹10.00 Cr	


Universal Aura Welfare Association: 25-Mar-25

Tentative Payment Plan Subjected to Actuals*


- Below Indicative Calculations are done assuming pending amount from BBA is 10,00,000* for homes and 35% from Shops
- Estimated Maximum CIRP* cost taken into consideration, Actual fee to be negotiated
- We will get Refund of CIRP* fee from FCs during Part-2 settlement
- DTCP* cost is distributed as per current scheme (No Discount) i.e. pay 15% upfront, rest in 5 instalments
- 2 BHK

Installment (Qtr Wise)→	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th
Old due Installment%	8.73%	8.73%	8.73%	8.73%	8.73%	8.73%	8.73%	8.73%	8.73%	7.73%	7.21%	6.48%
Old Due	87,320	87,320	87,320	87,320	87,320	87,320	87,320	87,320	87,320	77,260	72,060	64,800
Additional Cost as per plan	2,26,428	2,26,428	2,26,428	2,26,428	2,26,428							
CIRP ADDITIONAL COST	1,60,903											
DTCP COST		1,00,278			1,13,648		1,13,648		1,13,648		2,27,296	
Total	4,74,651	4,14,026	3,13,748	3,13,748	4,27,396	87,320	2,00,968	87,320	2,00,968	77,260	2,99,356	64,800

➤ 3BHK

Old due Installment%	8.73%	8.73%	8.73%	8.73%	8.73%	8.73%	8.73%	8.73%	8.73%	7.73%	7.21%	6.48%
Old Due	87,320	87,320	87,320	87,320	87,320	87,320	87,320	87,320	87,320	77,260	72,060	64,800
Additional Cost as per plan	3,10,209	3,10,209	3,10,209	3,10,209	3,10,209							
CIRP ADDITIONAL COST	2,20,439											
DTCP COST		1,37,382			1,55,699		1,55,699		1,55,699		3,11,399	
Total	6,17,968	5,34,911	3,97,529	3,97,529	5,53,229	87,320	2,43,019	87,320	2,43,019	77,260	3,83,459	64,800

➤ Shop

Installment (Qtr Wise)→	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th
Old due Installment%	8.73%	8.73%	8.73%	8.73%	8.73%	8.73%	8.73%	8.73%	8.73%	7.73%	7.21%	6.48%
Old Due	85,952	85,952	85,952	85,952	85,952	85,952	85,952	85,952	85,952	76,049	70,931	63,785
Additional Cost as per plan	55,828	55,828	55,828	55,828	55,828							
CIRP ADDITIONAL COST	39,672											
DTCP COST		82,415	82,415									
Total	1,81,452	2,24,195	2,24,195	1,41,780	1,41,780	85,952	85,952	85,952	85,952	76,049	70,931	63,785

Universal Aura Welfare Association

Additional Cost

Universal Aura Welfare Association Cash Inflow		Year-1					Year-2					Year-3					Gross Receipts of 3 years	
		Q-1	Q-2	Q-3	Q-4	Total Year -1	Q-1	Q-2	Q-3	Q-4	Total Year -2	Q-1	Q-2	Q-3	Q-4	Total Year -3		
5	Cost of Construction, Project, Marketing, Security, Administrative and other Project cost [including construction cost, Project, Marketing, Security, Administrative, Legal and other costs]	166.08	0.24	0.83	8.43	14.32	23.82	22.24	20.48	25.07	17.00	84.79	14.21	14.00	17.31	11.94	57.47	166.08
5	Dues of Development of Town and Country Planning (DTCP) Department, Haryana																	
	Interest to DTCP																	
	Penal Interest to DTCP																	
	Renewal of License & Revision of Plan	1.00	1.00				1.00											1.00
6	Interest Payment for Loan from Financial Lender	3.80											0.95	0.95	0.95	0.95	3.80	3.80
7	Stamp Duty Charges [1.5% x 32000 x 11.231 x 4840]	2.61				2.61	2.61											2.61
	Total Out Flow	200.32	1.24	27.66	11.48	19.98		22.24	20.48	25.07	17.00		15.16	14.95	18.26	12.89		206.82
	Delta flow (inflow - outflow)		13.44	(12.98)	3.20	(1.68)		13.62	(12.29)	0.45	(8.81)		7.07	(7.15)	6.62	(5.76)		
	Opening Balance			13.44	0.47	3.67		1.99	15.61	3.32	3.77		(5.04)	2.03	(5.12)	1.50		
	Closing Balance	1.84	13.44	0.47	3.67	1.99		15.61	3.32	3.77	(5.04)		2.03	(5.12)	1.50	(4.25)		

Plan Pg No. 44

However, keeping in view the existing scenario this resolution plan proposes to pay the amount which shall be mutually agreed between the association and DTCP in respect of Universal Aura Project, Sector-82. This will be paid to DTCP in the 36th month of the Resolution Plan. The amount will be pooled by the member of association according to their share. Resident Welfare shall provide undertaking to the DTCP in this regard once the Resolution Plan is approved.

- a) The amount of settlement is as per agreed between UAWA and DTCP.
- b) Amount shall be in full and final settlement of all dues pending against the Corporate Debtor in respect of Universal Aura Project.
- c) The EDC charges will be paid to DTCP after collection @ ₹335.5 per sq. from the unsold area of 154103 sq. as and when such units are sold.
- d) In lieu of settlement as proposed DTCP shall approve the building plans and grant such other necessary approvals of the plans according to which the Corporate Debtor has sold units to the homebuyers.

Order Pg No. 145

82. In sum and substance, the SRA/CD would be entitled to no other relief/concession/waiver from this Adjudicating Authority except those available to it, as per the provisions of Section 31(1) and 32A of IBC, 2016. The SRA is, however, at liberty to approach the relevant authorities, who would consider these claims as per the provisions of the relevant law, in an expeditious manner.

Universal Aura Welfare Association

Appx. Payment timelines

Q1	Q2	Q3	Q4	Q5	Q6	Q7	Q8	Q9	Q10	Q11	Q12
Structural work (6-10 CR)		8									
DTCP (60) Instalments (Not Preferred)		9		10.2		10.2		10.2		10.2	10.2
DTCP Appx 40 One time payment (Preferred)		20	20								
Other Expense (Fire, Env, NBC, STP, electricity)											

Q & A