

Sogno Homes Limited



General Body Meeting

Date 12-Apr-2026

Meeting Agenda

- Welcome address by Director Sogno Homes
- Update on Phase 2 of the plan
- Sogno Homes Journey so far
- Action since last GBM, team formation
- DTCP update
- Construction update
- Contract with Latyan
- EC decision on BG
- Transfer Charges and process
- Items for approval
- Miscellaneous items

Opening Address

Progress Update by UAWA

- UAWA is SRA hence fully accountable for **plan** (Project) implementation rather than just our project.
- All Member collectively responsible to ensure compliance
- Ensured legal front i.e. Bail applications/NCLT/NCLAT/NCRDC/Local Police Station visits
- Coordinated with RP, monitoring committee, Banks, other associations and Govt Agencies (ED)
 - NCRDC case has been officially closed
 - A representation was submitted to ED investigating seems to have been closed as per our last summons to ED office
 - NCTL ongoing cases are still being pursued
 - Regular report are sent to Monitoring committee, they are very happy with progress as we are ahead of other two associations
- Followed up all cases on UBPL as well as open business/legal issues for UBPL
- Advised Sogno Homes in critical matters
 - Approve non-operational decisions by Sogno Homes Limited
 - Confirming party in bank transactions
 - Participate in decisions impacting allottees
- Keep UAWA compliant by ensuring audit of account and filing to registrar of societies
- Completed Transparent Builder selection process
- Shifted focus to part-2, resolution adopted on 16th Jan'26, Pawan (General Secretary) has been asked to focus on part-2 whereas Aparajit, Resham Ji, Gagan and Sandeep Ji will help coordinate UAWA activities
- Submitted new Bank Guarantee of 1.43 Cr to Monitoring Committee.

Progress Update by UAWA .. Cont.

Plan comprises of two phase

Phase 1: Each association to work on their respective projects

- Sogno Homes Limited formed to construct and deliver this project
- More details to follow in subsequent updates

Phase 2: SRA to resolve all below with help from UBPL

- **The Universal Prime**
 - 24 units total | 18 units sold
 - SIDBI is the sole financial creditor, Mortgage over 8 residential plots (Sector-7, Sohna, Gurgaon)
 - Need to settle all claims
- **The Universal Square**
 - Development rights cancelled by District Court (Gurgaon) in favor of M3M India Private Limited
 - Appeal filed at High Court
 - Current Position: No enforceable rights with UBPL until appeal is allowed
- **The Market Square**
 - Land owned by Samyak Projects Pvt. Ltd.
 - Development share evolution: Initially 50:50 → revised to 43% (CD) / 57% (Samyak)
 - Final settlement (08.01.2018): 22,700 sq.ft (~17.02% super area) allocated to CD
 - Legal Status: Application filed before NCLT, Seeking restoration of 43% share (pending)

Progress Update by UAWA .. Cont.

Phase 2 (Continued):

- **The Pavilion**
 - Secured creditors: Kotak Mahindra Bank and Kotak Mahindra Prime Limited Mahindra Bank
 - Land Sold to settle Bank and Allottees claims
 - Land Registry done, Bank's dues cleared
 - Allottee's claims to be settle as per directions from Monitoring Committee
- **Universal Trade Tower**
 - UBPL office was located on 8th floor, Monthly rental 15Lakh
 - Office vacated at end of March and moved to new location reducing rental from 15L to appx 60K per month
 - Over-sale of area beyond availability hence actual owner yet to ascertained
 - An auditor appointed to perform BBA/allottee review and submit report to monitoring committee and NCLT

UBPL Management

- Directors in company have been changed, Mr Vinod Sandhu as volunteered from Aura Side, BIG Thanks
- Account reconciliation in progress
- UBPL to follow implement Part-2 ass per direction from SRA (Business Park, Greens and Aura)
- Bank accounts are frozen hence all associations to fund initial cost that includes:
 - Professional fee for Monitoring Committee char person and Legal representative
 - Office Expense
 - Legal Expense

Sogno Homes Journey So far

- Sogno Homes Limited is Registered Company, PAN: ABQCS0578R, Dir: Mr Vivek Verma, Mr Bir Singh, Mr Dinesh Sharma.
- Current Share Holding: All directors and select EC members
- Planned Share Holding: All allottees, allocation WIP
- Taken over of Site and data from RP
- Appointment of retainer lawyer
- Reconciled appx. 700 files with Tally data and money collection
- Met with UniMart owner, problem statement and possible solution broadly discussed, final call after license renewal
- Payments to RP (around 13 Cr) and DHFL Bank (around 22 CR)
- Multiple visit to DTCP officials with help from Harish Ji
- Taking over drawings from various sources and initiating reviews
- Selection of developer via newspaper Ads, CBRE and voting of buyers. LOI issued.
- Execution started with Latyan as well as with Authorities
- Appointment of Chartered Account and Company Secretary, site supervision team and office staff

Sogno Homes Journey So far... Cont.

Land Ownership:

- 3 property IDs create by MCM and tax of appx. 3Cr imposed
- During Feb, follows up by Narang Ji and Singla Ji with MCM, JC, DRO, Joint comm, commissioner
- Single Property ID created and Tax revised to Appx 4.5L
- Total Saving app 3 Cr in Tax
- Due to past issues of Shiv Ganesh, decided to move to land out of Shiv Ganesh.
- During Mar, follows up by Narang Ji and Singla Ji with DC, registry clerk, naib tehsildar, to auditor, tehsildar
- External Consultant hired to fast track registry due upcoming Circle rate change
- Total Saving appx. 2+ Cr in registry
- Mutation is pending to be completed due to some observations by Patwari
- Huge Thanks to **Latyan** for their support in connecting us with various decision makers

Sogno Homes Journey So far... Cont.

Site Progress:

- Latyan has taken full control
- Security replaced
- Site cleaned and secured
- Water and electricity arranged despite issues with local vendor cartel
- Individual unit level evaluation done
- Specs and Makes for material finalized
- Samples flat as per BBA specs will be completed by May end.

Structural Audit started:

- Consultant Engaged and Samples taken
- Initial finding indicate need to redo top floor in some tower
- Final report awaited
- Decision on strengthening will be taken after final report

Electricity Connection:

- Approvals taken from local department
- Electricity department identified a Sub-Station
- Legal Approval taken from Builder who owns Sub-Station
- Approval taken from Chief Engg
- Final signing stopped by SE, this can only be done after License renewal

Key Specs:

- Tile- Kajaria
- Wires - Polycab
- Switches- North West by Wipro
- External Door & windows- UPVC
- Stairs & lift lobby- Indian Granite

Key Specs:

- Lifts - OTIS / JOHNSON
- Paint - Berger / Narolac / Asian
- Locks & Hardware- Godrej
- Water & Waste pipes- Supreme
- Toilet fittings - Jaquar

Sogno Homes Journey So far... Cont.

License Renewal:

- Multiple to Visit to CTP
- Second application submitted as per direction
- Liasoners and consultants engaged for Govt approval

Unit Ownership BBA:

- Bridge documents UBPL and Sogno for BBA by April end
- Transfer tentatively expected to be opened in May subjected to statutory compliances

Contract with Latyan:

- Multiple round of discussion conducted
- Complex contract
- Engagement needs to be aligned by company law compliance
- Tax Optimization is very critical
- Expected timelines Mid May

Handover Outlook:

- Monitoring Committee informed about
 - 2.5 month's loss due to GRAP
 - DTCP approval delays
- No major concern from MC
- Project is expected to complete as per timelines
- Any deviation will be reviewed with MC after exhausting all possibilities
- License approval and next instalment are expected by May

Discussion Summary

UAWA Updates & EC Matters



First Sognohomes Meeting, UAWA then Sogno



NCDRC, ED Investigation, SD Court Updates



MC Ahead of Others, MC is Happy with Us



Volunteers Needed for Elections, We Must Fill EC Team



1 AGM Yearly, Responsibility Handed to Sogno

Rs 19 Charge Per Sq Ft Refunds for UAWA Membs

Sogno Updates



Welcome from Sogno Team



Formation & Shareholding, 2 Demands Done, 3rd Due by May



Funds Paid, Land Papers Secured



Builder Finalized with CBRE
LOI & Token Money



Havan & Site Possession to Latyan

- ✓ Land Registry Completed
- ✓ Electricity Approvals in Progress
- ✓ Local Vendor Issues Addressed
- ✓ Bridge Documents for BBA by April End
- ✓ Financials & Admin Charges to Approve



New Site Team Appointed & Supervising Site



CS & CA Firm Appointed



Legal Team Hired & Appointed



Transfer Charges: Rs 100 + Rs 10K Admin + GST
Approval Required



Rename Project: Universal Aura → **SOGNO HOMES**

Sample Flat Specifications:



Tiles: Kajaria



Wires: Polycab



Switches: North West by Wipro



Doors & Windows: UPVC



Stairs & Lobby: Indian Granite



Lifts: OTIS / Johnson



Paint: Berger / Asian / Nerolac



Locks: Godrej



Pipes: Supreme



Fittings: Jaquar



Our First Day at site



United and Fighting



THE Team



What a relief we have papers



Latyan onboarded



Volunteers to core



Havan- Shubh Arambh



Work at site



Appeal to Member (From Previous GBM)

- **Site Visit** - Entry to site is restricted for general public as per construction norms and practices. Days will be announced for buyers visit in future. Till then, don't enter the site premises.
- **Leadership & Governance:**
 - Volunteer required as Director – Universal Buildwell => **Mr Vinod Snadhu has volunteered**
 - 4–5 volunteers required as **Extended EC**, they can continue work when this EC retires in Sep'26 => **Amit Gupta Ji responded**
 - **Withdraw** all individual cases against universal Buildwell as committed in plan
 - **Technical Team** – Urgent:
 - Civil – 2 => Mr Davinder Narang, Mr Sandeep Tomar, Mr Jatinder Kumar, Mr Kapil Bhardwaj
 - Plumbing & Firefighting – 2
 - Electrical & Mechanical – 2
 - MEP – 1 => Mr Vivek Verma
 - Quantity Surveyor – 1
 - Architecture => Mr Himanshu Khajuria

Transfer Charges/Process

Transfer Process

1. Prerequisite - No Dues from Sogno and UAWA - Clear all dues for Sogno (including Interest on late payment) and UAWA (5K membership + 20K legal expenses) before application for transfer.

2. Admin & Transfer Charges (next slide) to be paid

3. In case of demise of an owner, following documents required

- Application to make changes
- Relinquishment Deed – Original
- Death Certificate – Copy
- Legal Heir Certificate – Copy
- Will (if available) – Copy
- Self attested KYC documents
- All Original documents, including receipts

In case of sale

- Application to make changes
- Self attested KYC documents
- All Original documents, including receipts

4. Documents to be submitted at Sogno office and 4 weeks period for Sogno legal team to review.

5. Fix time with Sogno team for completing documentation at Sogno office.

6. Sogno team to make endorsement to the buyer file with new Owner details

Transfer Charges/Process

Following types of charges will be applicable for changing ownership:

| # | Type | Details |
|---|------------------------|---|
| 1 | Administrative Charges | Fixed charges of Rs. 10,000, applicable to everyone |
| 2 | Transfer Charges | Per Square Foot charges applied to Area for which Ownership is changed. |

Ownership Transfer covers Replacing Owner/ Adding a Co-Owner/ Removing a Co-Owner. Below are various Categories.

| # | Category | Transfer Charges Flat | Transfer Charges Shop | Comments |
|---|------------------|------------------------------|------------------------------|--|
| 1 | Legal Hier | Nil | Nil | Due to demise of previous owner. Ownership transfer of Full or Partial Area to Legal Hier. |
| 2 | Immediate Family | Rs. 50 PSF of Area impacted | Rs. 100 PSF of Area impacted | Ownership transfer of Full or Partial Area to immediate family member, i.e. Children, Spouse, Parents, Siblings. |
| 3 | Third Party | Rs. 100 PSF of Area impacted | Rs. 200 PSF of Area impacted | Typical case of Sale. Ownership transfer of Full or Partial Area to Third Party. |

* Applicable Taxes Extra

Agenda Items for Approval

| # | Agenda Items | Approval |
|---|---|----------------------|
| 1 | Continue efforts to save 30 Cr (approx.) against Interest & Penalties (DTCP) | Approved |
| 2 | Modified provision from Window AC → Split AC extra cost of 12-15/SqFt | Approved |
| 3 | FD for Bank Guarantee 1.43 CR was funded by volunteers of UAWA. Now Sogno to replace the FD and refund to volunteers, with interest. | Approved |
| 4 | Transfer - Admin Charges of Rs10,000 per unit (flat or shop) | Online Voting |
| 5 | Transfer Charges (Third Party) of Rs100/SqFt for units, Rs. 200/SqFt for shops. | Online Voting |
| 6 | 3 track channel instead of two in the frame to allow Mosquito Jaali, extra cost of 11-15/SqFt | Approved |

Q & A