

PUBLIC NOTICE

RE UNIMART ALLOTTEES SOGNO HOMES (ERSTWHILE AURA PROJECT)

Date: 27.05.2026

This is to bring to the notice of all allottees regarding the present status of Unimart Unit in the Project, along with updates concerning thereto.

As discussed during the meeting held in Jul'25, one of the key discrepancies observed was that the Unimart Buyer Builder Agreements ("**BBA Agreements**") reflected 17 shops (Screenshot of BBA showing 17 shops is annexed as **Annexure-A**), whereas the tally records, MIS documents, and internal working drawings/ layout plans that were collated after acceptance of Resolution Plan surprisingly reflected 23 shops (screenshot annexed as **Annexure-B**). This means that UBPL/ Original Builder intended to construct 23 units/ shops.

Thereafter, upon careful examination of the documents collected from the office of UBPL, a group of Unimart allottees was formed, and a meeting was held with the office bearers on 10-Aug-25 to discuss possible resolutions. During the said meeting, the following observations emerged:

1. The original approved layout plans and the BBA Agreements reflected 17 shops.
2. The Information Memorandum ("**IM**") prepared by the Resolution Professional reflected 26 shops, and accordingly, the Resolution Plan also considered 26 shops.
3. However, the tally records, MIS documents (Management Information System documents), and working drawings/layout plans reflected only 23 shops.
4. Certain Unimart allottees expressed concerns that the area/size of their allotted shops might stand modified or even reduced due to the above discrepancies.
5. Accordingly, it was discussed that all allottees are required to be treated at par in terms of the Resolution Plan, and since the Resolution Plan does not prescribe any specific mechanism for resolving the present discrepancy, it would be necessary for all allottees to discuss the matter together and arrive at a mutually acceptable solution.

During the aforesaid meeting held on 10-Aug-2025, certain possible solutions were discussed amongst tEC members, key volunteers and Members of technical team i.e. Mr. Himanshu, Mr. Vivek, Mr. D. Narang and other Unimart allottees present at the meeting.

The following possible solutions were tentatively discussed:

- a. Whether the height of the shops can be increased to accommodate the discrepancy; and/or
- b. Whether a basement level can be constructed for accommodating the remaining shops?

It was decided that these solutions can only be discussed and finalised once Sogno Homes has procured DTCP's permission (in the form of license renewal) and the land has been registered and mutated in the name of Sogno Homes. It was explained to all the commercial Unimart allottees present during the meeting that the aforesaid issues will have a bearing on the solution.

With respect to DTCP's license: Sogno has already filed its petitions and representations with the office of the DTCP at Chandigarh and multiple visits have been undertaken by Sogno Team to meet, discuss, and resolve the DTCP issue. In this regard, no action remains pending from Sogno Team as the final decision rests with DTCP. Sogno Team, however, is also

simultaneously exploring legal remedies before that are possible before the High Court for expediting DTCP's decision/ orders.

With respect to registration of land: It is clarified that the process of land registration also stands initiated so that land can be transferred in the name of Sogno and consequently, land demarcation can be conducted with help of Patwari after duly completing all mutation related formalities. Although registration of land was completed at the end of March, however, the corresponding mutation related processes which stands initiated from Sogno's end are awaiting competent authority's final approval.

It is hereby clarified again that upon completion of the aforesaid processes, Sogno Team shall proceed with land demarcation and thereafter invite all Unimart allottees for discussions to collectively finalize a solution that is in the best interest of all concerned allottees.

It is further clarified that additional financial contributions with respect to homebuyers or even commercial unit allottees of Unimart are being demanded solely on the basis of the Resolution Plan that was democratically voted, and subsequently, accepted and affirmed by the Ld. NCLT on 07-03-2025. It is in the best interest of all stakeholders to comply with the Resolution Plan to the best extent possible without defaults or deviations. Defaults in compliance with the Resolution Plan will prompt the Successful Resolution Applicant i.e., Universal Aura Welfare Association (a body of homebuyers and allottees) to take legal steps before the appropriate courts of law.

It is reiterated that all stakeholders remain committed to the successful implementation of the Resolution Plan and are collectively working towards identifying and implementing solutions to issues that may arise from time to time. In view thereof, all allottees are required to be treated equally and at par.

Regards,

Team Sogno Homes Ltd.

A) BBA Screenshot:

ANNEXURE I
PROPOSED LAYOUT PLAN OF THE PROJECT



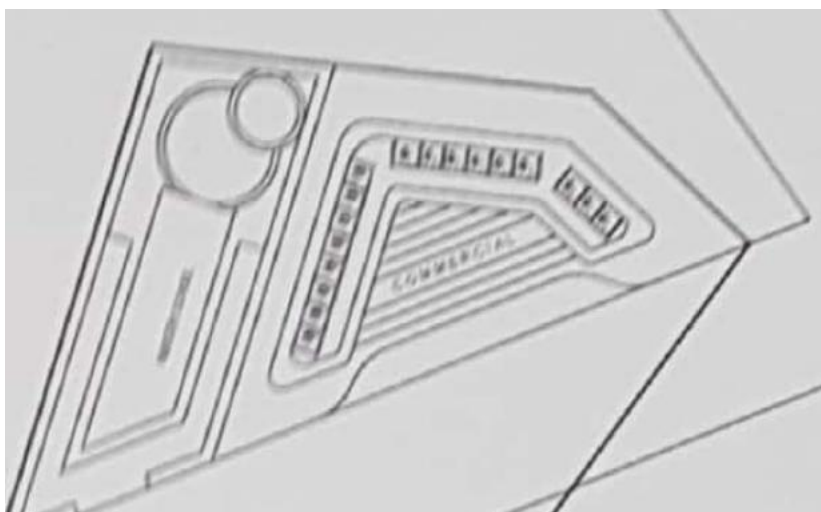
TENTATIVE MASTER PLAN

Disclaimer : Building plans, specifications, layout plans etc. are tentative and subject to variation and modification by the builder, architect or the competent authorities sanctioning plans.

Note:-
The Proposed tentative layout plan as shown herein is subject to change and approval of the Director, Town and Country Planning, Haryana, Chandigarh and any changes/ directions/ condition imposed by the Director Town and Country Planning shall be binding on both the apartment Allottee and the Company. It is clarified by the Company and agreed by the Apartment Allottee that while carrying out such changes in proposed layout plan, the Company shall make no reference to the apartment Allottee and no consent of the apartment Allottee will be taken.

The Layout as may be approved by the Director, Town & Country Planning Haryana, Chandigarh from time to time shall automatically supersede the proposed tentative layout plan shown herein and form a part of this Agreement.

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B) Latest Unimart Map available with UAWA:

