

Supertech ORB Project Private Limited

(Resolution Plan by Brickboss Infra Private Limited approved by Hon'ble NCLT, Allahabad Bench (Prayagraj) vide order dated 18 November 2025; order received on 24 November 2025)

NOTICE TO ALLOTTEES – FLOORS ABOVE 31ST FLOOR (TOWER Opulent (Tower O) AND TOWER B (Tower B))

Date: 01 December 2025

To

All homebuyers / allottees

having allotments on floors above 31st floor

in Towers O and B of Supertech ORB Project Private Limited

Subject: Process to opt for alternative unit/seek refund

Dear allottees having allotments on floors above 31st floor

1. The Hon'ble National Company Law Tribunal, Allahabad (Prayagraj Bench) ("NCLT"), vide its order dated 13 October 2023 (received on 17 October 2023), admitted CP (IB) No. 29-ALD-2023, initiated the corporate insolvency resolution process ("CIRP") of Supertech ORB Project Private Limited ("Company"/ "Corporate Debtor") under the Insolvency and Bankruptcy Code, 2016 ("IBC"/ "Code") and appointed an interim resolution professional ("IRP"), who was subsequently confirmed as the resolution professional ("RP") in accordance with the Code.
2. In the 17th meeting of the Committee of Creditors ("CoC") of the Corporate Debtor held on 4 June 2025, the resolution plan dated 2 June 2025 read with addendum dated 3 June 2025 submitted by Brickboss Infra Private Limited ("Resolution Applicant") (the "Resolution Plan") was placed before the CoC for approval and was approved with 100% voting share, in accordance with the Code and the applicable regulations.
3. Pursuant thereto, an application bearing I.A. Plan No. 05 of 2025 in CP (IB) No. 29-ALD-2023 was filed before the Hon'ble NCLT on 19 June 2025 under Section 30(6) of the Code seeking approval of the Resolution Plan. The Hon'ble NCLT, Allahabad (Prayagraj Bench), by its order dated 18 November 2025 ("Plan Approval Order"), has approved the Resolution Plan [Case No. Search | National Company Law Tribunal](#).
4. A copy of the Plan Approval Order is available on the website of the Corporate Debtor at <https://supertechorbcorp.in/> and on the website of the NCLT at [Case No. Search | National Company Law Tribunal](#) and IBBI at [Insolvency and Bankruptcy Board of India](#). In terms of Section 31(1) of the Code, the Resolution Plan as approved by the Plan Approval Order is binding on the Corporate Debtor and its employees, members, creditors (including statutory authorities), guarantors and all other stakeholders, including allottees.
5. The Resolution Plan, *inter alia*, recognises a specific category of homebuyers / allottees being those who hold allotments in towers O and B in respect of floors above the 31st floor ("Allottees – Above 31st Floor"). The Resolution Applicant has noted that the floors above the 31st floor are not being constructed, as they were never contemplated in the approved construction plan.
6. This notice is being issued only in relation to Allottees – Above 31st Floor in towers O and B, to set out the options available to them under the Resolution Plan and the process and timelines for exercising such options. Other allottees are requested to visit <https://supertechorbcorp.in/>.

Options available to Allottees – Above 31st Floor

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7. In terms of Clause 3.7 of the Resolution Plan, Allottees – Above 31st Floor are given the following options, subject to the conditions therein and subject to verification where applicable:
 - (a) **Cancellation and refund:** To cancel the existing and seek refund of the principal amount paid by the allottee to the Corporate Debtor, which shall be refunded in terms of the Resolution Plan; or
 - (b) **Alternative unit:** To request allotment of an alternative unit at the same price in the same building, i.e., within Tower O or Tower B, in accordance with availability and the terms of the Resolution Plan.
8. The Allottees above 31 floor are sub-divided into the following categories for the purpose of this Notice:
 - (a) **Category A** – Allottees above 31st floor who have filed claims and whose claims have been admitted. Please refer to the list of creditors available at supertechorbcorp.in and Insolvency and Bankruptcy Board of India.
 - (b) **Category B** – Allottees above 31st floor whose names are in records / MIS of the Corporate Debtor but who have not filed claims during the CIRP.
9. All Category A allottees are requested to submit Option Form in the format set out in Annexure 1, **within 30 days** from the date of this notice ("**Category A Submission Due Date**"), indicating clearly whether they opt for cancellation and refund of the principal amount paid; or request for an alternative unit at the same price in the same building (subject to availability and other terms). Where a Category A allottee opts for cancellation and refund, the principal amount paid by such allottee to the Corporate Debtor shall be refunded within 30 days from the date of receipt of such intimation, subject to the Resolution Plan and completion of necessary verification.
10. All Category B allottees are required to submit, **within 15 days** from the date of this notice ("**Category B Proof Due Date**") Option Form in the format set out in Annexure 1 along with documents mentioned therein, indicating clearly whether they opt for: cancellation and refund of the principal amount paid; or request for an alternative unit at the same price in the same building (subject to availability and other terms).
11. Subject to verification, where a Category A or Category B allottee opts for cancellation and refund, the principal amount paid by such allottee to the Corporate Debtor shall be refunded within 30 days from the date of receipt of such intimation, subject to the Resolution Plan and completion of necessary verification.
12. Subject to verification, if any Category A or Category B allottee does not submit the Option Form within the Category A Submission Due Date or Category B Submission Due Date (as applicable), then such allottee's existing allotment (being a unit on a floor above the 31st floor) shall be deemed to have been cancelled, and the allottee shall be entitled only to refund of the principal amount paid to the Corporate Debtor, which shall be processed only upon request by the allottee.

Terms for allotment of alternative units

13. Where an allottee elects the alternative unit option, the Corporate Debtor shall endeavour, in terms of Clause 3.7.6 of the Resolution Plan, to allot an alternative unit in the same building, i.e., within Tower O or Tower B, at the same price as the original allotment, subject to availability.
14. In case units are not available in Tower O, the allottee may be allotted a unit in Tower B, as the units in Tower B are of similar specifications to that of Tower O, subject to availability and the terms of the Resolution Plan.

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15. The allotment of alternative units shall be based on the priority of the original date of allotment, such that the allottee who originally booked first shall have priority at the time of offering such alternative units in the same building in the first instance.
16. Allottees opting for alternative units will thereafter have to pay amounts towards the unit as applicable in terms of the Allottee Repayment Schedule is enclosed herein as **Annexure 2**.

Mode of submission

17. The Option Form (Annexure 1) and the necessary documents shall be submitted only by electronic means by sending scanned copies (PDF) of the signed Form and supporting documents by email to Chandan.tiwari@brickbossinfra.com and headoffice@brickbossinfra.com, with the subject line: "Above 31st Floor Allottee – [Tower/Unit No.] – [Name of Allottee]".
18. The timelines indicated in this notice (including the Category A Submission Due Date and Category B Proof Due Date) will be calculated with reference to the date of this notice and should be strictly adhered to.

Clarifications

19. Any clarification in relation to this notice or the process applicable to Allottees – Above 31st Floor may be sought by email at Chandan.tiwari@brickbossinfra.com and headoffice@brickbossinfra.com. All queries should, as far as possible, mention the name of allottee, tower and unit number, and contact details.

Yours faithfully,

Name: Sawan Kumar

Designation: Authorised Signatory

Brickboss Infra Private Limited, Successful Resolution Applicant

On behalf of Supertech ORB Project Private Limited

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ANNEXURE 1

ABOVE 31ST FLOOR – OPTION FORM (TOWERS O AND B)

(To be filled in by the allottee and submitted electronically in accordance with the Notice. Please read the Notice carefully before filling this Form)

1. Category

(Please tick whichever is applicable to you, to the best of your knowledge. Final classification will be as per the records / verification by the Corporate Debtor / Resolution Applicant.)

Category A – I have filed a claim in the CIRP and my claim has been admitted.

Category B – My name appears in the records / MIS of the Corporate Debtor but I have not filed a claim in the CIRP.

2. Unit and project details

2.1. Project / Tower: _____

2.2. Original Allotted Unit / Flat No.: _____

2.3. Parking (if any): _____

3. Allottee details

3.1. Name of Allottee (as per allotment): _____

3.2. Name of Joint Allottee(s), if any: _____

3.3. PAN of Allottee: _____

3.4. PAN of Joint Allottee(s), if any: _____

3.5. Correspondence Address: _____

3.6. Mobile Number: _____

3.7. Email ID (for all communications): _____

4. Payments made to the Corporate Debtor **[ONLY APPLICABLE FOR CATEGORY B ALLOTTEES]**

4.1. Total principal amount paid to the Corporate Debtor (₹): _____

4.2. Brief particulars of payments:

4.3. Booking amount (₹): _____

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- 4.4. Subsequent instalments (₹): _____
- 4.5. Any other principal payment (₹): _____
- 4.6. Nature of any other principal payment: _____

(Please attach a separate sheet giving date-wise payment details.)

5. Option being exercised (please tick one)

(Options are subject to verification and availability of units.)

Option 1 – Cancellation and refund:

I / We elect to **cancel** the above unit (being a unit on a floor above the 31st floor in Tower O / B, which is not being constructed) and seek refund of the principal amount paid by me / us to the Corporate Debtor, in accordance with the Resolution Plan.

Option 2 – Request for alternative unit at the same price in the same building:

I / We elect to request an alternative unit at the same price in the same building, in terms of Clause 3.7 of the Resolution Plan, and understand that such allotment will be subject to availability, priority by original date of allotment and the terms of the Resolution Plan (including Clause 3.7.6 and Clause 3.8).

Preferred tower (if any): Tower O Tower B No preference *(If Option 2 is selected, you may indicate any preference, which will be considered subject to availability and priority rules, without any obligation on the Corporate Debtor / Resolution Applicant to adhere to such preference.)*

6. Bank account details (mandatory if Option 1 (cancel and refund) is selected, and for future reference)

- 6.1 Name of Account Holder: _____
- 6.2 Name of Bank: _____
- 6.3 Branch and Address: _____
- 6.4 Account Number: _____
- 6.5 Account Type (Savings / Current): _____
- 6.6 IFSC Code: _____

(Please enclose a cancelled cheque leaf OR first page of passbook / bank statement clearly showing these details.)

7. List of documents enclosed **[ONLY APPLICABLE FOR CATEGORY B ALLOTTEES]**

Please tick, as applicable:

- Allotment letter / builder-buyer agreement
- Proof of payments
- PAN card and address proof of allottee (and joint allottee, if applicable)
- Cancelled cheque / first page of passbook / bank statement for refund account

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Any other relevant document(s) – please specify: _____

8. Declaration

I / We, the undersigned, hereby declare and confirm that:

(a) the information and particulars provided in this Option Form and the documents submitted along with it are true, correct and complete in all respects, and nothing material has been concealed or mis-stated;

(b) I / We understand and accept that the floors above the 31st floor in Towers O and B are not being constructed and that my / our existing allotment on such floor cannot be continued as originally contemplated;

(c) I / We understand and accept that my / our treatment (including refund of principal amount and/or allotment of an alternative unit) will be determined strictly in accordance with the Resolution Plan;

[Please retain d or e below – as applicable]

*(d) I / we have elected **Option 1 (cancellation and refund)**, I / we confirm that, upon receipt of the principal amount in the bank account specified above, I / we shall have no further claim in respect of the cancelled unit on the floor above the 31st floor, save and except as may be expressly provided in the Resolution Plan; and*

*(e) where I / we have elected **Option 2 (alternative unit)**, I / we acknowledge that the allotment of an alternative unit, and my / our continuing rights and obligations, including payment obligations and consequences of default, shall be in accordance with the Allottee Repayment Schedule and Clause 3.8 (including Clause 3.8.6) of the Resolution Plan.*

Place: _____

Date: _____

Signature of Allottee: _____

Name: _____

Signature of Joint Allottee (if any): _____

Name: _____

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ANNEXURE 2

ALLOTTEE REPAYMENT SCHEDULE

Allottees Payment Plan	
Tower- Opulent	
Payment Plan: Construction linked Plan	
The remaining payment has to be made by the Allottee/s as per the following	
Within 30 days of RA handover date	All homebuyers will have to make payment of 90% of the
Upon completion and before handover of possession/ fit outs	Balance 10% of sale value
Tower- Brilliant	
Payment Plan: Revised construction linked Plan	
The remaining payment has to be made by the Allottee's as per the following	
Within 30 days after the RA handover date	50% of total sale value
On casting of 29th floor slab	5%
On casting of 30th floor slab	5%
On completion of structure	10%
Start of MEP work	10%
Start of lift installation	10%
At possession	10%