

Dr. M. Lokesh (IAS) / Ms Vandana Tripathi (ACEO)

Date: 03 September 2025

Chief Executive Officer Noida Authority
Administrative Complex, Sector 6 Noida

Subject: Follow-up Request for Immediate Registry of Eligible Completed Flats under Amitabh Kant Committee Relief Package – RERA ID: UPRERAPRJ3306

Respected Sir, Madam,

We write further to our earlier representation dated **27 Aug 2025** and the meeting held with you thereafter, as part of the agreed follow-up, to seek an update and reiterate our request for initiating registries for eligible completed flats in Towers 2 and 3, in line with the U.P. Government Order dated **02 Dec 2023** adopting the Amitabh Kant Committee recommendations, as implemented by Noida Authority on **26 Dec 2023**.

1. Policy and Legal Framework

- **Clause 17** – Upon deposit of 25% of net dues, the Authority shall immediately permit proportionate registrations, plan approvals, and extensions.
- **Clause 21(vii)** – Permits registration of completed units, with or without OC/CC, proportionate to the deposit made.
- **Clause 21(ix)** – Empowers the Authority to convene a joint review with the builder and audit team to expedite compliance where NOCs are pending.
- **Clause 13** – Buyers who have fulfilled their obligations should not suffer hardship due to delays attributable to the builder.

2. Current Position

- Builder has deposited ₹10.16 crore (25% of net dues), triggering rights under Clause 17.
- As per group housing inputs shared in your presence, approx. 236 registries can be opened under the NGT relief package, representing a value of about ₹23.06 crore.
- Fire NOC and other statutory clearances submitted; structural audit report filed with certain deficiencies identified for rectification.
- **We note that the Noida Authority has issued a final demand notice of ₹11,18,19,767/- vide letter dated 15 May 2025. We fully acknowledge the**

Authority's right to recover these dues from the builder and trust that such recovery will proceed without in any way penalising or delaying the registry rights of compliant flat owners.

- Relief package does not make full payment a pre-condition for initiating proportionate registries.

3. Request for Action

We respectfully request that the Authority:

1. Convene a compliance review meeting within the coming week with the builder and audit team to address structural audit deficiencies in parallel with the registry process.
2. Issue a formal notification initiating the process for registries of all eligible completed flats (approx. 236) under the relief package framework.

4. Purpose of This Representation

This communication places on record our continued engagement with the Authority and reliance on the relief package to ensure the rights of compliant homebuyers are protected. As we have no control over the builder, Nexgen, in resolving technical or procedural issues, we urge the Authority to ensure compliances are met without affecting or delaying our registry rights.

We remain committed to cooperating fully with the Authority to see this matter resolved promptly, and trust that our request will receive your urgent and favourable consideration.

With sincere regards,



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Mezzaria Flat Buyers Welfare Association

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Established in 2017 and registered in 2018,
Regn. No. S-E / 1367 /Distt. South East/2018

Acknowledgement

**Received one letter from Ms./Mr./Sh./ Smt/Mezzaria
Regarding-Sub-Follow up request for immediate registry of eligible completed flats
under amitabh kant committee relief package Noida (CEO)**

On Date-03-Sep-2025

No-53-0300902025

New Okhla Industrial Development Authority