

Date: 18 November 2025

Letter No. MFBWA/NA/03

To: Dr. M. Lokesh (IAS), Chief Executive Officer,
Noida Authority Administrative Complex, Sector 6
Noida, Uttar Pradesh 201301

Request for Registry on urgent basis (Reference: MFBWA letter dated 07-Nov-2025)

Respected Sir,

1. Presentation of facts:

We would like to invite your attention to the following facts:

- i) Nexgen after having accepted recommendations of Amitabhkant Committee, has wilfully not complied with the demands for payment of dues communicated to Nexgen vide letters ref 213 dated 05-Mar-2025, subsequent letters including letter ref 7711 dated 03-Oct-2025 and letter of November 2025
- ii) We understand that Nexgen has submitted request for extension of time for payment of dues.

From the aforesaid facts, it is clear that Nexgen has no intention of clearing its dues.

We would like to submit that **New Okhla Industrial Development Authority (NOIDA)** constituted under the U.P. Industrial Area Development Act, 1976, NOIDA for establishing NOIDA as a planned, integrated, modern industrial city is the Regulatory Authority overseeing the development of Mahagun Mezzaria developed by Nexgen Infracon Pvt Ltd and as such responsible for protecting the rights of homebuyers of Mahgun Mezzaria.

It is also established that flats of around 300 homebuyers have not been registered, although all homebuyers have fulfilled all their commitments including having paid full amount as per BBA. Also, Nexgen, to hide their own failure and default, have now started intimidating office bearers of Mezzaria Flat Buyers Welfare Association (MFBWA) which is the only lawfully registered body of more than 200 homebuyers by issuing intimidatory letter titled *"No recognition to the alleged activities carried out by Unauthorised Association -Mahagun Mezzaria Flat Buyers Welfare Association"* dated 29.10.2025 which along with MFBWA rebuttal has already been shared with Noida Authority vide our letter dated 07-Nov-2025.

2. Call for Immediate Action

Given the gravity of Nexgen's defaults—non-payment of Authority dues exceeding ₹20 crores, non-compliance with fire and structural safety norms, and denial of registry to nearly 300 flat owners and intimidation of homebuyers association, we urge Noida Authority to:

- i. Initiate strict regulatory action against Nexgen for intimidation of allottees.
- ii. Expedite enforcement of pending dues, safety compliances, and issuance of OC/CC and registry of all flats
- iii. Mark copy of all communication to Nexgen and to Authorities regarding Mahagun Mezzaria to MFBWA.

3. Conclusion:

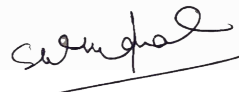
We humbly submit that attempt by Nexgen to delegitimize a lawfully registered association is not just an attack on MFBWA but on the very rights of hundreds of families who have invested their life savings in Mahagun Mezzaria. We look to the Authority to act decisively, protect the interests of homebuyers, and reaffirm the rule of law.

Attached: Our Letter to you dated 07-Nov-2025

Yours sincerely,



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Mezzaria Flat Buyers Welfare Association

Email: mezzariafbwa@gmail.com

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

Date: 07 November 2025

To: Dr. M. Lokesh (IAS), Chief Executive Officer,
Noida Authority Administrative Complex, Sector 6
Noida, Uttar Pradesh 201301

Cc: The Chairman, Noida Authority
Cc: Amit Jain, NEXGEN Infracon

Subject: Request for Immediate Regulatory Intervention Against Intimidatory Conduct of Nexgen Infracon Pvt. Ltd. and Recognition of Mezzaria Flat Buyers Welfare Association as the Legitimate Representative Body of Allottees of Mahagun Mezzaria

Respected Sir,

We, the undersigned office bearers of the *Mezzaria Flat Buyers Welfare Association (MFBWA)*, write to you with deep concern regarding the intimidatory and defamatory communication issued by *Nexgen Infracon Pvt. Ltd.* against our Association.

1. Threats and Intimidation by Nexgen

On 29-Oct-2025, Nexgen circulated a baseless and defamatory email declaring MFBWA as an “unauthorised association” and threatening its office bearers with civil and criminal liability. This is a deliberate attempt to silence a duly registered body of allottees, in gross violation of:

- **Section 11(4) of the RERA Act, 2016**, which mandates promoters to deal with associations of allottees.
- **Article 19(1)(c) of the Constitution of India**, which guarantees the right to form associations.
- **Consumer Protection Act, 2019**, which empowers associations to represent homebuyers in cases of deficiency of service.

The Hon'ble Supreme Court in *M/s Newtech Promoters and Developers Pvt. Ltd. vs. State of UP (2021)* has upheld the statutory rights of allottees and their associations under RERA. Nexgen's conduct is therefore not only illegal but also contemptuous of settled law.

For your ready reference, we are attaching herewith:

- Nexgen's intimidating email dated 29-Oct-2025.
- MFBWA's detailed rebuttal dated 07-Nov-2025, setting out the legal and factual position.

2. Association's Long-Standing Engagement with Nexgen and Noida Authority

MFBWA has been actively representing the interests of Mahagun Mezzaria allottees since its registration in 2018. Contrary to Nexgen's false claims, the company has consistently interacted with MFBWA over the years, including:

- **Emails from Nexgen to MFBWA dated 01-Nov-2019 and 19-Nov-2019**, acknowledging the Association's role.
- **Letter dated 28-Mar-2025 from MFBWA to Nexgen Chairman**, articulating key issues.
- **Noida Authority's letter dated 07-Nov-2019 (Ref: Noida/Gru/Hou/GH4/2019/5822)** calling for a conciliation meeting between Nexgen and MFBWA.
- **Minutes of Meeting dated 19-Nov-2019** at Noida Authority's Conciliation Centre, attended by Nexgen, MFBWA, and Authority officials.
- **Multiple letters and emails from MFBWA to Nexgen and Noida Authority between 2019 and 2025**, demanding compliance with safety norms, payment of dues, and issuance of OC/CC.

These records clearly establish MFBWA's legitimacy and sustained engagement with both the promoter and the Authority.

3. Authority's Role as Regulator

As the statutory regulator and development authority, Noida Authority is duty-bound to ensure that promoters comply with their obligations under RERA and allied laws. We urge the Authority to:

- **Warn Nexgen Infracon Pvt. Ltd.** to desist from issuing threats or defamatory communications against MFBWA.
- **Record formally that MFBWA is the legitimate, registered body** representing

the interests of allottees of Mahagun Mezzaria until such time as an Apartment Owners Association (AOA) can be formed post-issuance of OC/CC.

4. Transparency and Communication

We request that the Authority:

- Keep MFBWA informed of all actions taken or proposed against Nexgen in relation to Mahagun Mezzaria.
- Ensure that all communications between the Authority and the promoter that directly affect the project and its allottees are also shared with MFBWA.

5. Recognition Across Departments

We further request that all relevant departments of Noida Authority—**Group Housing, Planning, Accounts, Fire Safety, and Legal**—be formally notified that:

- MFBWA is the legitimate and registered representative body of allottees.
- Until an AOA is constituted, MFBWA must be treated as the *interested party* in all matters concerning Mahagun Mezzaria, including dues, compliance, safety, and registry.

6. Call for Immediate Action

Given the gravity of Nexgen's defaults—non-payment of Authority dues exceeding ₹20 crores, non-compliance with fire and structural safety norms, and denial of registry to nearly 300 flat owners—we urge the Authority to:

- Initiate strict regulatory action against Nexgen for intimidation of allottees.
- Expedite enforcement of pending dues, safety compliances, and issuance of OC/CC.
- Provide a written update to MFBWA within 15 days on the steps being taken.

Conclusion

Sir, the attempt by Nexgen to delegitimize a lawfully registered association is not just an attack on MFBWA but on the very rights of hundreds of families who have invested their life savings in Mahagun Mezzaria. We look to the Authority to act decisively, protect the interests of homebuyers, and reaffirm the rule of law.

We trust that the Authority will treat this matter with the urgency it deserves and ensure that justice is not delayed any further.

Yours sincerely,



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Mezzaria Flat Buyers Welfare Association

Email: mezzariafbwa@gmail.com

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

Attachments:

1. Nexgen Email dated 29-Oct-2025 (Defamatory & Intimidatory)
2. MFBWA Rebuttal dated 07-Nov-2025

Acknowledgement

Received one letter from Ms./Mr./Sh./ Smt/ Mezzaria

Regarding-Sub-Request for immediate regulatory intervention against intimidatory conduct of Mexgeff infracon pvt. Ltd. Noida (CEO)

On Date-07-Nov-2025

No-109-0701102025

New Okhla Industrial Development Authority