

To: Dr. M. Lokesh (IAS)
Chief Executive Officer
New Okhla Industrial Development Authority

Date: 24th October 2025

Cc: Shree Deepak Kumar, IAS
The Chief Secretary and Chairman IIDC

Request to Initiate Registry of Flats for Mahagun Mezzaria in View of Nexgen Infracon Pvt Ltd's Continued Default

Respected Sir,

We write on behalf of the **homebuyers of Mahagun Mezzaria, Sector 78, Noida**. Despite repeated attempts to resolve the issue, Nexgen Infracon Pvt Ltd has defaulted on its outstanding dues—even after receipt of Noida Authority's notice dated **03.10.2025**. The notice clearly stated that any further default would trigger **cancellation of benefits under Government Order ref 777477-4-2023-60112023 dated 21.12.2023**, along with **cancellation of allotment and imposition of penalty**.

This ongoing default demonstrates Nexgen's lack of intent to honor its contractual obligations, both to homebuyers and to the Authority.

As highlighted in our representation dated **30 September 2025**—and in numerous previous appeals—the flat owners have already paid the **full cost of their homes**. Yet, we continue to suffer due to the builder's unpaid dues to Noida Authority; dues for which we, the homebuyers, have no responsibility, yet unfairly bear the consequences.

The plot was allotted to Nexgen Infracon Pvt Ltd via lease deed dated **4th June, 2010**, allowing a maximum of **10 years for completion**. However, **15 years have passed** and homebuyers are still waiting for registration.

Homebuyers' Protection & Authority's Responsibility

Noida Authority—constituted under **Section 3 read with 2(d) of the U.P. Industrial Area Development Act, 1976 (U.P. Act No. 6 of 1976)**—is responsible for safeguarding homebuyers against unscrupulous developers. It is critical that **Nexgen Infracon Pvt Ltd is penalized for willful default and buyers are protected**.

Key Requests:

1. **Grant permission for registry of flats without insisting on no dues certificate from Nexgen.**
2. **Do not issue notice for cancellation of allotment**—such action would unjustly penalize honest, law-abiding homebuyers and allow Nexgen Infracon to escape responsibility.
3. **Initiate recovery of outstanding dues and penal actions against Nexgen Infracon Pvt Ltd.** As per subclause 11 of the lease deed, Noida Authority is entitled to recover its dues as arrears of land revenue.
4. **Ensure that innocent homebuyers are not penalized in the process**
5. We additionally request that details of total registries completed or open so far may kindly be provided.

Conclusion:

This is a matter of **justice and fairness for hundreds of families who have waited nearly a decade.** We urge you to use your leadership to deliver long-awaited relief, restoring faith in transparent governance for all homebuyers.

Sincerely,

G. Sinha

Suneal

Gurudeo Sinha President Mobile: 76786 38524 Email: gene_1926@yahoo.co.in	Suneal Kumar Singhal Secretary Mobile: 98114 28209 Email: sunealsinghal@hotmail.com
--	---

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

Index of Previous Submissions:

- *24 June 2025:* Appeal for issuance of Occupancy Certificate (OC) and Completion Certificate (CC)
- *21 July 2025:* Reminder of Nexgen defaults on ₹12 Crore dues—requested intervention for OC, CC, registries
- *8 August 2025:* Urgent request regarding NCLT's CIRP initiation and continued defaults
- *10 August 2025:* Request for appointment re: Nexgen dues and sewer line completion
- *19 August 2025:* Request for help executing tripartite lease deeds and registration in line with U.P. Govt. order and Supreme Court guidelines
- *25 August 2025:* Reminder requesting enabling of registries, clarification of dues and NOCs
- *27 August 2025:* Immediate registration under Amitabh Kant Committee relief package (RERA ID: UPRERAPRJ3306)
- *3 September 2025:* Follow-up for registry of eligible completed flats under relief package
- *26 September 2025:* Appeal to facilitate proportionate registries per Amitabh Kant Committee guidelines
- *30 September 2024:* Request to list Mahagun Mezzaria registries under Committee guidelines and Government Order for 3rd October Board Meeting

Acknowledgement

Received one letter from Ms./Mr./Sh./ Smt/ Mezzaria Flat Buyers Welfare Association

Regarding-Sub-Request To Initiate Registry of Flats For Mahagun Mezzaria in View of Nexgen Infracon Pvt Ltd. Noida (CEO)

On Date-24-Oct-2025

No-25-2401002025

New Okhla Industrial Development Authority