

To: Dr. M. Lokesh (IAS)

Date: 26th September 2025

Chief Executive Officer

New Okhla Industrial Development Authority
Administrative Complex, Sector 6
Noida, Uttar Pradesh 201301

Subject: Appeal for Intervention to Facilitate Proportionate Registries in Line with Amitabh Kant Committee Guidelines

Respected Sir,

We, the homebuyers of [*Mahagun Mezzaria / Nexgen Infracon*], seek your kind intervention to resolve a long-pending matter that has caused us severe hardship despite our full compliance with financial obligations.

1. Background of Compliance and Reliefs Granted

- After depositing the first 25% of dues, certain registries were permitted on a **proportionate** basis.
- Subsequently, Nexgen Infracon has received substantial relief from the Hon'ble NGT, amounting to nearly 56% of total dues.
- As a result, approximately 81% of the dues now stand reduced. However, no formal notification has been issued, nor have proportionate registries commenced in line with the revised position.

2. Current Status

- Documentation is now complete.
- Only two correctable deficiencies remain in the Structural Audit, which are in the process of being addressed.
- Despite this, our applications are repeatedly being redirected between the Group Housing and Planning departments, without any conclusive outcome.

3. Our Humble Request

- In line with the **Amitabh Kant Committee Guidelines**, we request that a **conditional NOC** be granted immediately.
- Proportionate registries may kindly be initiated, ensuring that genuine homebuyers—who have already paid 100% of their dues years ago—are not deprived of their legal rights to their homes.

4. Clarification of Intent

- We are not seeking any waiver of dues legitimately payable to the Authority.
- Our only plea is for timely facilitation of registries, so that innocent homebuyers are not made to suffer for circumstances beyond their control.

Conclusion Sir, we have been waiting for years, bearing both financial and emotional strain, while continuing to comply with every requirement placed upon us. We now look to your leadership and intervention to break this cycle of delay and grant us the long-awaited relief that is rightfully due.

We remain hopeful that under your guidance, justice will be delivered, and the faith of thousands of homebuyers in the Authority's fairness will be reaffirmed.

With highest regards,

Remarks: *While your good office has copies of all our past representations, please refer to the attached Index. With this letter we carry copies of all communications already submitted.*

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

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Below is a record of our **key submissions** to date:

- **24 June 2025:** Appeal for issuance of **Occupancy Certificate (OC)** and **Completion Certificate (CC)** for Mahagun Mezzaria, Sector 78, Noida
- **21 July 2025:** Reminder of **M/s Nexgen's repeated defaults on ₹12 Crore dues** — requesting intervention to facilitate **OC, CC & registries**
- **8 August 2025:** Urgent request in light of **NCLT's initiation of CIRP against Mahagun (India) Pvt. Ltd. and Nexgen's continuing defaults**
- **10 August 2025:** Request for appointment regarding (a) **Nexgen dues default** and (b) **completion/diversion of sewer line serving Mezzaria**
- **19 August 2025:** Request for assistance in executing **tripartite lease deeds** and registering flats, in line with **U.P. Government order (21 Dec 2023)** and **Hon'ble Supreme Court guidelines**
- **25 August 2025:** Reminder seeking enabling of **registries** and detailed clarification on **outstanding dues, pending NOCs, and document verifications**
- **27 August 2025:** Request for **immediate registration** of completed flats under **Amitabh Kant Committee relief package (RERA ID: UPRERAPRJ3306)**
- **3 September 2025:** **Follow-up** seeking registry of all **eligible completed flats** under the same relief package

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