

Dr. M. Lokesh (IAS)

Chief Executive Officer Noida Authority

Administrative Complex, Sector 6 Noida, Uttar Pradesh 201301, India

Date: 27 August 2025

Subject: Request for Immediate Registration of Completed Flats under Amitabh Kant Committee Relief Package – RERAID: UPRERAPRJ3306

Respected Sir,

We, the allottees of Towers 2 & 3 (RERAID: UPRERAPRJ3306), seek your urgent intervention to enable registration of our completed flats in accordance with the U.P. Government Order dated 02.12.2023 (Amitabh Kant Committee recommendations), adopted by Noida Authority on 26.12.2023.

1. Policy Basis

- **Clause 17:** On deposit of 25% of net dues, the Authority shall immediately provide registration, plan approval, and extensions proportionate to the amount deposited.
- **Clause 21(vii):** Registration of completed flats (with or without OC) to be allowed proportionate to the amount deposited. *In our case, the dues already reflect the effective NGT zero period benefit—₹23.06 crore in reduced principal liability, plus associated savings on interest—as recommended by the committee and approved by your good self on 17.02.2025. This further strengthens the financial and legal basis for proceeding with proportional registrations without delay.*
- **Clause 21(viii):** Such registrations to be completed within three months of deposit, subject to NOCs.
- **Clause 21(ix):** Authority to ensure fire, structural, and other NOCs before registration.

2. Facts of Compliance

- Builder accepted relief package; ₹10,16,53,581 (25% of net dues) deposited.
- Remaining 75% rescheduled; default on later instalments does not negate rights triggered by initial deposit.
- 318 flats fully constructed; possession largely given; only 5 flats under individual NCDRC litigation.

- Fire NOC available; other NOCs submitted; structural audit report filed (deficiencies noted for rectification).

3. Request for Immediate Action

In line with the above clauses, we request that Noida Authority:

1. Initiate registration for all completed flats (excluding those under active litigation) proportionate to the 25% deposit already made, **noting that the net dues have already been adjusted to include the NGT zero period benefit approved on 17.02.2025.**
2. Facilitate expedited structural NOC compliance by convening a joint meeting with the audit team, builder, and buyer representatives.
3. Complete the registration process within three months from the date of this representation, as mandated under Clause 21(viii).

4. Buyer Protection Mandate

Clause 13 of the package prohibits passing additional costs to buyers when relief is availed. Delaying registration despite policy compliance—and despite the significant financial benefit already secured under the NGT zero period relief—causes continued financial and emotional hardship to hundreds of families.

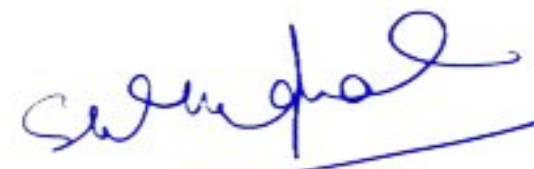
We trust the Authority will uphold both the letter and spirit of the relief package to protect homebuyers and unlock stalled registrations.

Enclosures:

- Proof of builder's acceptance & 25% deposit and NGT Relief– Attached



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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

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Registration no: S-E/1367/DISTT.SOUTH EAST/2018

Acknowledgement

Received one letter from Ms./Mr./Sh./ Smt/ Gurudeo Sinha
Regarding-Sub-Request for immediate of completed flats under amitabh kant
committee relief package Noida (CEO)

On Date-27-Aug-2025

No-45-2700802025

New Okhla Industrial Development Authority