

Request to List Mahagun Mezzaria Registries under Amitabh Kant Committee Guidelines as Agenda Item for 3rd October Board Meeting

Mezzaria Flat Buyers Welfare Association

Tue, Sep 30, 2025 at

<mezzariafbwa@gmail.com>

1:30 PM

To: ceo@noidaauthorityonline.com, aceo@noidaauthorityonline.com,
osdks@noidaauthorityonline.com

Cc: Deepak Kumar IAS <csup@nic.in>, IIDC UP <iidcup.84@gmail.com>, Mezzaria Flat
Buyers Welfare Association <mezzariafbwa@gmail.com>



Contact us
mezzariafbwa@gmail.com
mezzaria.org

To: Dr. M. Lokesh (IAS) Date: 30th September 2025

Chief Executive Officer

New Okhla Industrial Development Authority

Cc: Shree Deepak Kumar, IAS

The Chief Secretary and Chairman IIDC

Subject: Request to List Mahagun Mezzaria Registries under Amitabh Kant Committee Guidelines (Government Order No. 7774/77-4-2023-6011/2023: Uttar Pradesh Stalled Real Estate Policy) as Agenda Item for 3rd October Board Meeting

Respected Sir,

We write on behalf of the homebuyers of *Mahagun Mezzaria, Sector 78, Noida*, to respectfully request that our long-pending matter of **proportionate registries in line with the Amitabh Kant Committee Guidelines** be formally listed as an **Agenda Item** in the forthcoming **Board Meeting** scheduled for **3rd October 2025**.

1. Context of Our Appeal

- As stated in our representation dated **26th September 2025**, the flat owners of Mahagun Mezzaria have **long since paid the full cost of their homes**, yet we continue to suffer because our flats are not being registered. The delay arises solely from the builder's outstanding dues towards the Noida Authority—dues for which the homebuyers are **not responsible**, but for which we are unfairly bearing the consequences.
- Meanwhile, the builder's liability has already been **substantially reduced by approximately Approx ₹23 crore** pursuant to relief granted by the Hon'ble NGT. Despite this, the Authority has still not opened up the process of **proportionate registries**.
- It is pertinent to note that as of **19th August 2025**, the documentation from the promoter's side stands complete, save for **two minor and correctable deficiencies in the Structural Audit**, corrective work on these has already started.
- Our request is not for waiver of dues, but only for the **timely facilitation of registries**, so that genuine homebuyers—many of whom paid 100% years ago—are not deprived of their legal rights any longer.

2. Assurance from Authority Officials

During more than one visit, **Mrs. Vandana Tripathi** kindly informed us that the decision on our matter was stalled only because the **Board Meeting could not be convened in the absence of the Chairman**. Now that this situation has changed, we humbly submit that there is no further reason for delay.

3. Urgency of Relief

- Hundreds of flat owners at Mahagun Mezzaria have been waiting since **2016** for possession and registry of their homes.
- The prolonged uncertainty has caused severe financial and emotional hardship, despite our continued compliance with every requirement placed upon us.

4. Our Request

We therefore request that:

- Our representation dated **26th September 2025** be **circulated to all Board Members** in advance of the meeting.
- The matter of **proportionate registries under the Amitabh Kant Com. Guidelines (Government Order No. 7774/77-4-2023-6011/2023: Uttar Pradesh Stalled Real Estate Policy)** be **formally listed as an Agenda Item** for the 3rd October Board Meeting.
- We respectfully **RESPECTFULLY** submit that **registries for all flat owners at Mahagun Mezzaria must be commenced without further delay**, without holding homebuyers responsible for the builder's outstanding dues towards the Authority. The liability for such dues rests solely with the promoter, and the Authority has ample legal mechanisms at its disposal to recover them. Genuine homebuyers, who have already paid the full cost of their flats years ago, should not continue to suffer for defaults that are not theirs.

Conclusion

Sir, this is a matter of justice and fairness for hundreds of families who have waited nearly a decade. We look to your leadership to ensure that the Authority delivers long-awaited relief and restores the faith of homebuyers in transparent governance.

Attachment: This letter Signed

Sincerely,

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

- **26 September 2025: Appeal for Intervention to Facilitate Proportionate Registries** in Line with Amitabh Kant Committee Guidelines

END

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