

To: **The Chief Executive Officer**

Date: 24 Jun 2025

Noida Authority

Administrative Complex, Sector 6

Noida, Uttar Pradesh 201301, India

Subject: Appeal for Issuance of Occupancy/Completion Certificate for Mahagun Mezzaria Residential Project, Sector 78, Noida

Dear Sir/Madam,

We, the residents and rightful owners of homes in the Mahagun Mezzaria Residential Project, Sector 78, Noida—developed by Nexgen Infracon Pvt. Ltd.—respectfully seek your urgent attention to the inordinate delay in issuance of the Occupancy Certificate (OC) and Completion Certificate (CC). The project, initiated in 2011–2012, has seen all buyers dutifully fulfill their financial obligations towards the builder. However, despite over a decade of compliance on our part, the OC/CC remains pending, solely due to unresolved dues between the builder and the Noida Authority.

This situation has caused **deep and ongoing distress** to more than 400 families who, through no fault of their own, continue to be denied basic homeowner rights. The prolonged delay in OC/CC has not only obstructed the registration of their homes but has also affected access to key utilities and legal protections. The emotional, legal, and financial burden borne by these buyers is profound—and growing.

We wish to underscore the unfairness of our position. As residents who have **fully paid** for our homes, we are being made to suffer the consequences of a dispute in which we have no part. Issues between the Authority and the builder must not result in continued hardship for law-abiding citizens.

It is also important to highlight the financial implications for the Government. Each flat registration is estimated to yield Rs. 8–14 lakhs in revenue, and delayed registration of over 400 flats translates into a significant revenue loss of Rs. 40–50 crores. In a time when Government efforts are sharply focused on national development and defense readiness, this unnecessary delay is counterproductive.

In view of these factors, we humbly propose the following:

1. Immediate Issuance of OC/CC and Expedited Registry:

We request the Noida Authority to grant the OC/CC without further delay, and schedule registry sessions every Friday for five consecutive Fridays to ensure all registries are completed within two months.

2. Builder Accountability through Independent Dues Recovery:

Issuance of OC/CC to rightful flat buyers should not relieve Nexgen Infracon Pvt. Ltd. of its responsibilities. We urge the Authority to initiate immediate action to recover dues independently from the builder within one month.

3. Transition to Resident Governance:

The builder should be directed to comply with all statutory norms and facilitate the official handover to a duly registered Association of Allottees (AoA).

This is a plea not just for documents but for dignity, justice, and the right to live peacefully in homes we have earned. We look forward to your compassionate intervention in resolving this long-pending issue.

Thank you for your attention. We remain available for any clarification or discussion needed to move this matter forward.

With kind regards and sincerity,

For Mezzaria Flat Buyers Welfare Association,



Gurudeo Sinha

President

Mobile: 7678638524



Suneal Kumar Singhal

Secretary

Mobile: 9811428209

Acknowledgement

Received one letter from Ms./Mr./Sh./Smt/ Mezzaria Flat Buyers Welfare Association
Regarding-Sub-Appeal for issuance of occupancy/completion certificate for Sec-78 Noida (CEO)
On Date-24-June-2025
No-41-2400602025 New Okhla Industrial Development Authority

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