

Secretary's Address at the Annual General Meeting

July 12, 2025

Dear Members of the Mezzaria Flat Buyers Welfare Association,

It is with a great sense of shared purpose and unwavering determination that I address you today. Our journey to create the Mezzaria we all envisioned continues, and I want to begin by acknowledging the incredible spirit of our community. Your collective efforts to elevate our living standards and safeguard our rights have been the driving force behind every success we have achieved. While we have made significant strides, the road ahead requires our united resolve, firm dialogue, and sustained action.

Our Foundation: A Fight for Justice

The Mezzaria Flat Buyers Welfare Association was registered in 2018, born from a collective will to protect the rights of homebuyers who faced severe hardships. Our founding members, and indeed many of you here today, invested not just your hard-earned money but also your dreams into a home that was plagued by:

- **Non-delivery of flats**
- **Severe construction delays**
- **Deficiencies in promised amenities**
- **A complete lack of accountability from the builders**

Despite countless meetings and a string of unfulfilled promises, we united. We formed a registered society to collectively pursue justice and to give our concerns a powerful, unified voice before legal and administrative authorities.

Our perseverance paid off. After a delay of nearly three years, we secured the Occupancy and Completion Certificates (OC/CC) for three of the six towers, finally allowing owners to take possession of their homes. With this came access to the clubhouse, sporting and recreational facilities, and our green spaces. This was a monumental victory, but it was just the beginning.

From Protest to Progress: Building a Thriving Community

With our initial goals achieved, our Association evolved. We transitioned from a body of protest to a proactive force for positive change, dedicated to enhancing the quality of life within Mezzaria. Our key achievements include:

- **Securing Essential Certifications:** We successfully advocated for and secured the OC and CC for towers that had been delivered without these crucial documents.
- **Enabling Homeownership:** We have been relentlessly engaging with the Noida Authority to compel the builder to clear their outstanding dues, a critical step to facilitate the **registration of flats** in the names of the rightful buyers.
- **Enhancing Community Infrastructure:** We successfully pushed for and secured the provision of dedicated **visitor parking** within our society premises.

Upholding Transparency and Demanding Accountability

Our commitment to transparency has been unwavering. A group of dedicated members commissioned an expert study that uncovered **unjustified inflation in super area calculations** by the builder, a discrepancy verified against the original maps. This revelation has been a cornerstone of our fight for fair practices.

Furthermore, through strategic Right to Information (RTI) applications, the Executive Committee has unearthed multiple instances of mismanagement and discrepancies, reinforcing our demand for accountability at every level.

Over the years, many residents have formed smaller, focused groups to tackle specific issues, from environmental concerns to facility upgrades. Our Association has proudly supported these initiatives, fostering a culture of collaboration and shared responsibility.

Our Guiding Philosophy & Ethos

At our core, we believe in the power of collective action. We hold a deep respect for every initiative undertaken by our fellow Mezzaria homeowners, whether individually or in groups. We wholeheartedly support all endeavors aimed at bettering our community and will never disparage parallel efforts. Our strength lies in our unity and our shared commitment to progress.

The Way Forward: Our Unfinished Agenda

It has been over five years since the first residents moved into Mezzaria. Yet, the struggles continue for many of our neighbors:

- Nearly **half** our community still awaits the registration of their flats.
- **One-third** of the towers lack the necessary OC/CC.
- Just under **10%** of our fellow buyers are yet to receive possession of their homes.
- Almost **100%** of us have complaints regarding facilities and services.

The time to amplify our voice is now. We have a formidable list of issues that demand immediate attention and resolution. Our priorities for the coming year include:

A. Critical Completions & Legalities

1. OC / CC for Towers 2 and 3.
2. Registration of all unregistered flats.

B. Safety & Security

1. Comprehensive fire drills and validation of our fire-fighting plan, including on-site testing.
2. Significant improvements in day-to-day maintenance and security services.

C. Amenities & Infrastructure

1. A fully functional clubhouse with air conditioning in all designated areas.
2. Upgrades to tower lobbies.
3. Upkeep of common areas and parks, including proper signage.
4. Securing full-capacity water and electricity connections.
5. Ensuring the full functionality of our Sewage Treatment Plant, gensets, water treatment plant, and fire hydrants.

D. Quality & Compliance

1. Compliance with Green Building norms.
2. Essential repairs to tower facades and the final application of paint.

A Call to Action: Your Community Needs You

This is a transformative journey, and we invite every member to be an active participant. Together, we can and will continue to uphold the values of justice, transparency, and community spirit that define us. Let us work together to make Mezzaria not just a place to live, but a place to cherish.

I urge you to help us grow our strength. Please encourage your friends and fellow Mezzaria owners to become members of the Association. A stronger, larger membership gives our collective voice the power it needs to achieve our goals.

With gratitude and unwavering commitment,



SUNEAL SINGHAL

Secretary, MEZZARIA FLAT BUYERS WELFARE ASSOCIATION