

FTS!- 73 678

ग्रेटर नौएडा औद्योगिक विकास प्राधिकरण

प्लॉट नं0 01, सेक्टर नॉलेज पार्क-4, ग्रेटर नौएडा जिला-गौतमबुद्धनगर, उ0प्र0

पत्रांक : ग्रे0नौ0/बिल्डर्स/2019/42  
दिनांक 26 सितम्बर, 2019

✓ प्रबंधक (सिस्टम)  
ग्रेटर नौएडा प्राधिकरण

अवगत कराना है कि आम्रपाली ग्रुप के नौएडा/ ग्रेटर नौएडा क्षेत्र के अंतर्गत बिल्डर्स प्रोजेक्ट्स के विरुद्ध होम बायर्स द्वारा मा0 सर्वोच्च न्यायालय में योजित रिट याचिका संख्या- 940/2017 विक्रम चटर्जी एवं अन्य बनाम यूनियन आफ इंडिया एवं अन्य योजित की गई थी। संदर्भित रिट याचिका में मा0 सर्वोच्च न्यायालय के द्वारा पारित आदेश दिनांक 23 जुलाई, 2019 के पैरा-154(x) में यह वर्णित है कि-

154 (v)- The home buyers are directed to deposit the outstanding amount under the Agreement entered with the promoters within 3 months from today in the Bank account opened in UCO Bank in the Branch of this Court. The amount deposited by them shall be invested in the fixed deposit to be disbursed under the order of this Court on phase-wise completion of the projects/ work by the NBCC.

154 (x)- We appoint Shri R. Venkataramani, learned Senior Advocate, as the Court Receiver. The right of the lessee shall vest in the Court Receiver and he shall execute through authorized person on his behalf, the tripartite agreement and do all other acts as may be necessary and also to ensure that title is passed on to home buyers and possession is handed over to them."

मा0 सर्वोच्च न्यायालय के उपरोक्त आदेश के कम में आम्रपाली ग्रुप के ग्रेटर नौएडा स्थित प्रोजेक्ट्स जिनमें होम बायर्स को आम्रपाली ग्रुप द्वारा कब्जा हस्तगत कराया जा चुका है एवं होम बायर्स निवास कर रहे हैं, उनके फ्लैट्स/भवनों की त्रिपक्षीय सबलीजडीड कराने हेतु कोर्ट रिसीवर द्वारा संलग्न Document Verification Process को होम बायर्स की सूचना हेतु प्राधिकरण की वेबसाइट पर प्रकाशित करने के निर्देश दिये गये हैं। संबंधित ईमेल पत्र एवं निर्धारित प्रारूप इस पत्र के साथ संलग्न कर इस आशय से प्रेषित किये जा रहे हैं कि इनको होम बायर्स के सूचनार्थ प्राधिकरण की वेबसाइट पर प्रकाशित कराया जाना सुनिश्चित करें।

संलग्नक- यथोपरि।

प्रतिलिपि-

1. स्टाफ आफीसर को मुख्य कार्यपालक अधिकारी महोदय के अवलोकनार्थ प्रेषित।
2. स्टाफ आफीसर को अपर मुख्य कार्यपालक अधिकारी (जी) महोदय के अवलोकनार्थ प्रेषित।

~~संतोष कुमार~~  
विशेष कार्याधिकारी  
ग्रेटर नौएडा औद्योगिक प्राधिकरण  
(संतोष कुमार)  
विशेष कार्याधिकारी (बिल्डर्स)

विशेष कार्याधिकारी (बिल्डर्स)

①

Dear Sir,

In the light of the verification of all the home buyers so far done by NOIDA Authority with the co-operation of the Home buyers particularly in Amrapali Sapphire Phase-I, the inputs and suggestion given by different sets of home buyers in the above regard, I think that the verification process should proceed on the following lines:

1. The home buyers are required to keep ready and show all relevant sets of documents in the original, entitling them to obtain execution of the tripartite agreement.
2. The essential documents to be seen are :
  - a) Flat Buyers Agreement
  - b) Allotment Letter
  - c) Possession Letter/Occupancy letter
  - d) No Dues Certificate
  - e) In case of transfer from original allottee registered documents of such transfers or document issued by Amrapali approving the transfer
  - f) Schedule of property to be registered
3. If the documents in original are not available for bona fide reasons, for instance, if they are in the custody of banks, duly attested copies from banks would be sufficient.
4. In case of those who are not currently in their respective homes, and/or residing outside the Country, they may be required to send the copies of the respective documents, duly attested by a public authority such as a Notary and scanned copies of the same can be sent by mail either to the RWA/or to their concerned Power of Attorney Holders' or any authorised representative.
5. Since, the extent and description of the property to be transferred namely the flat, the car parking areas, or any other facility, the same will be as shown in the documents mentioned above. That is why the need of showing the originals at the time of verification this will avoid undue claims and will protect all bona fide claims of the Home Buyers.
6. The contents of the verification can be summarised in the tabular form which will show the availability or non availability of respective documents. Each page of such summary statement will be attested jointly by the NOIDA/GREATER NOIDA verification authority and the RWA, for purposes of convenience. Such summary statement will be the basis for Registration. The statement should also include the schedule of the complete property to be registered.
7. You are requested to publish this communication on your web site for information of the home buyers. You may also indicate that the process of registration will be by turns on due completion of verification process of each scheme/site of Amrapali.

(R. Venkataramani)

RECEIVER

02-10-1

On Non-Judicial Stamp Paper of Rs. 10.00

**AFFIDAVIT**

I/We, \_\_\_\_\_ Son of \_\_\_\_\_  
R/O \_\_\_\_\_ hereby solemnly affirm and state on oath  
as under:

1. That the Deponent/s is/are the original bonafide allottee of Apartment no. \_\_\_\_\_ /or  
acquired ownership rights by way of Gift/Exchange/Purchase or other mode of valid transfer of  
Apartment no. \_\_\_\_\_ on \_\_\_\_\_ the \_\_\_\_\_ FLOOR in TOWER  
\_\_\_\_\_ of the Complex known as " \_\_\_\_\_ " constructed at  
Plot no. GH \_\_\_\_\_ Sector \_\_\_\_\_, Noida, Gautam Budha Nagar,  
203301 (U.P).
2. That the Deponent is getting the sub lease of the said dwelling unit executed in accordance with  
order dated 23.07.2019 of Hon'ble Supreme Court Writ Petition (S) Civil No.940 of 2017 Bikaram  
Chatterjee & Ors. Vs. Union of India & Ors.
3. That the deponent submits that no adverse action has been initiated or taken against the  
deponent in connection with the rights and interests of the deponent in the dwelling unit as  
above and the allotment / or acquisition of interest in the dwelling unit is clean and valid.
4. That as the tripartite agreement is being registered under the directions of the Supreme Court,  
all matters relating to sanction plan etc shall abide by such orders as the Supreme Court may  
pass in the pending proceedings and as per the relevant law.

DEPONENT/S

**VERIFICATION:**

I/We the above named deponent/s do hereby verify that the above contents from para 1 to 4  
are true and correct of my/our knowledge and no part of this is false and nothing has been  
concealed therein.

Approved by Sup court Receiver DEPONENT/S

R W W

R. VENKATARAMANI  
SENIOR ADVOCATE- SUPREME COURT  
OFF & RES HOUSE NO. C-240  
SECTOR-44, NOIDA-201 301 (U.P.)

FORM-B

Undertaking by the person acquiring apartment (Under Section 10 (b) of the Uttar Pradesh Apartment (Promotion of Construction, Ownership & Maintenance) Act, 2010.

Office of the Competent Authority

At New Okhla Industrial Development Authority

Noida, Guautam Budha Nagar, U.P.

I----- S/o-----R/o-----  
-----acquired apartment no.-----th FLOOR  
in TOWER-----in Phase -I of the property-----in  
Plot No. GH-----Sector-----Noida, Uttar Pradesh ("Project.") by way of gift/  
exchange/ purchase or other valid mode of transfer of the apartment from-----.

I hereby undertake to comply with the Acts, and rules, covenants, statutory conditions and restrictions and the NOIDA Building Regulations 2010 to which the apartment is subject to.

The layout plan of the Project as might have been approved by the Noida Authority shall be subject to the provisions of The Uttar Pradesh Apartment (Promotion of Construction, Ownership & Maintenance) Act 2010, and shall be further subject to such orders as the Supreme Court may pass in the pending proceedings and I shall be bound by the same.

Signature

In presence of:

Approved by Court Receiver.

*R. Venkataramani*

R. VENKATARAMANI  
SENIOR ADVOCATE- SUPREME COURT  
OFF & RES HOUSE NO. C-240  
SECTOR-44, NOIDA-201 301 (U.P.)

## आम्रपाली प्रोजेक्ट्स

त्रिपक्षीय उप पट्टा प्रलेख निष्पादन कराये जाने हेतु आवश्यक दस्तावेजों का विवरण:-

1. कोर्ट रिसीवर द्वारा उप पट्टा प्रलेख निष्पादन हेतु अधिकृत व्यक्ति के पक्ष में जारी किया गया Authorisation Letter मूल प्रति।
2. बिल्डर द्वारा फ्लैट आवंटी के पक्ष में जारी आवंटन पत्र की छायाप्रति।
3. प्रक्रिया शुल्क (Processing Fee) के मद में रुपये-1000/- के जमा चालान की मूल प्रति।
4. फ्लैट आवंटी के बैंक से सत्यापित फोटो/हस्ताक्षर की मूल प्रति।
5. फ्लैट आवंटी के आधार कार्ड एवं पैन कार्ड की स्वयं सत्यापित छायाप्रतियां।
6. रू0 10/- स्टाम्प पेपर पर नोटरी द्वारा सत्यापित संलग्न प्रारूप पर शपथ पत्र। (संलग्नक-1)
7. फ्लैट बायर द्वारा उ0प्र0 अपार्टमेन्ट एक्ट, 2010 के संलग्न प्रारूप पर Form-B प्रस्तुत करना होगा। (संलग्नक-2)
8. दो गवाह एवं उनके तीन-तीन फोटो।
9. फ्लैट आवंटी एवं कोर्ट रिसीवर द्वारा हस्ताक्षरित त्रिपक्षीय उप पट्टा प्रलेख के तीन सेट की प्रतियाँ जिनमें प्रत्येक सेट पर आवंटी एवं कोर्ट रिसीवर द्वारा अधिकृत व्यक्ति के फोटो लगे हों।
10. त्रिपक्षीय उप पट्टा प्रलेख निष्पादन हेतु निर्धारित स्टाम्प पेपर की गणना उप निबंधक कार्यालय, सेक्टर-33, नौएडा से कराते हुए निर्धारित स्टाम्प पेपर मूल रूप में प्राधिकरण में प्रस्तुत करने होंगे। साथ ही पंजीयन के समय उप निबंधक कार्यालय, सेक्टर-33, नौएडा में निर्धारित पंजीयन शुल्क जमा कराना होगा।

**Format for verification of documents required for execution of Sub Lease Deed**

**Project Name.....Group Housing Plot No....., Sector....., Noida.**

Ownership Details				Verification of documents									
Name of Owner	Tower Name/No.	Flat No.	Super Built-up Area	Builder-Buyer Agreement	Allotment Letter	Possession Letter /Occupancy Letter	No dues certificate	In case of transfer from original allottee registered documents of such transfer or document issued by amrapali approving the transfer	Car parking space	Dues Pending if any	Signature of Verifier	Approval of Court Receiver / Authorised person	Remark

O = Verified from Original  
P = Only Photo copy available  
N = Document Not available

One set of self – attested photocopies of the above documents has to be submitted by the home-buyer.