

R Venkataramani

Sr. Advocate, Supreme Court

Ex-Member, Law Commission of India, New Delhi.

To

Noida and Greater Noida Authorities

Dear Sir,

With reference to our discussions today, I deem fit, that we go ahead with the work of verification and complete it for all the projects before the work of registration is taken up. However, in case in a particular project or scheme the verification is complete in all respects without any issue relating to registration, we can consider taking up registration of such project or scheme first. I will revert back to you on this issue.

As far as possible please do insist on bonafide and genuine documents being made available. For convenience of Home Buyers who are not physically available, please put up one more notice on your website and also through association medium, enabling such home buyers to reach out to Noida/Greater Noida Authorities or the RWA through their power of attorney holder's or through their authorized representative.

As far as commercial properties are concerned, I find there are genuine purchasers and occupants. There are people who have bonafide invested their resources but yet to get possession. All of them may have legitimate claims within the sanctioned layout plan and the by-laws. Since the Hon'ble Supreme Court has not dealt with their cases specifically, it may be proper that the Court is requested to pass specific orders. I will bring this matter to the notice of the Court. It would therefore be advisable if we maintain Status Quo in regard to all commercial properties, without taking any action adverse to them.

The serial order in which verification can take place can be as under:

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A. Noida Authority*

- i) Sapphire II
- ii) Eden Park
- iii) Platinum and Titanium
- iv) Zodiac
- v) Princely Estate
- vi) Silicon City Phase I

B. Greater Noida Authority*


- i) Castle
- ii) Grand
- iii) Leisure Valley

(*The serial order is subject to changes as on recommendation of NBCC.)

The details of the authorized signatory will be shared with you by a separate communication.

Some instances of RWA Collecting money from homebuyers towards registration expenses, has come to my notice. No home buyer need to pay any money towards verification or registration. I will advise postponing registration of projects where such problem exists.

After meeting with Forensic Auditors, I will share with you the list of Home Buyers, which will help in the final scrutiny. You are requested to publish this instruction on your website for home buyers information.


(R. Venkataramani)