

P10 Planning

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22/3/22

RTI

19403

21-3-22

P10-PLG

RTI-20392

22/3/22

From:-

Ran Singh Dudee S/o Late Ramji Lal Dudee, Age 59 Yrs, R/o Flat No.-603, Tower-7, NRI City, GH-01, Pari Chowk Greater Noida Distt Gautam Budh Nagar (Utter Pradesh)

To,

- ✓ 1. Chief executive Officer
Greater Noida Industrial Development Authority
Plot No-1 Knowledge Park -IV Greater Noida 201308.

✓ INFORMATION UNDER RTI ACT 2006

Ref---Representation with respect to the issues related to omaxe
NRI City Group housing No-01 Greater Noida- 2013010

Respected sir,

1. Please refer my notice dated 12-01-2022 Copy of the representation is enclosed for your ready reference.
2. Kindly inform mr the correspondence /action taken by all concernrd till now.
3. Postal order for rupees ten is enclosed.

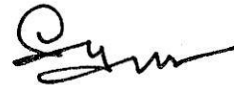
Dated-12 -03-2022

(Ran Singh Dudee)

State of Utter Pradesh

Through Chief Secretary

Government of Utter Pradesh Lucknow.



9958111000

indiadudee@gmail.com

ABLE

भारतीय पोस्टल आर्डर
INDIAN POSTAL ORDER

डाक महानिदेशक DIRECTOR GENERAL OF POSTS.

PAY TO Greater Noida
Industrial Development
Authority

को
एक रुपये को रकम THE SUM OF RUPEES TEN ONLY

₹ 10

कमीशन COMMISSION रुपया 1 RUPEE
प्रेषक अपना नाम और पता यहां लिख दे।
SENDER MAY FILL IN HIS NAME AND ADDRESS HERE.

डाक टिकट
POSTAGE STAMPS

AT THE POST OFFICE AT

पोस्ट मास्टर POSTMASTER

के डाकघर में अदा करें।

DO NOT WRITE BELOW THIS LINE

603/T-7 NRI City
Greater Noida
20120

25/5/2011

54F 425138

Subject : Representation of Greater Noida to be decided by the Chief Executive Officer GNIDA Greater Noida.

Respected sir,

1. Please take reference of your office record where in you have allotted a plot of appx 85 acre on lease to Omaxe Ltd for construction of NRI City. As you are well aware that NRI City was developed into four phases i.e Group Housing -1, Group Housing -2, Plot area /development area and NRI City centre.
2. That I had full faith in chairman and managing director and booked an apartment for sub lease to me. When I booked apartment No-603 Queen Tower NRI City GH-I as per allotment area prescribed was 1670 squire feet copy of allotment letter is enclosed as Annexure-1.
- 3 That as per original plan by the builder which was approved by your office NRI City GH-I was proposed to develop in 12 tower ,every tower to have three units in each floor with two pent house in each tower

From:-

IC-47908F Col Ran Singh Dudee
603 Queen Tower NRI City GH-I
Pari Chowk Greater Noid 201310

To

Chief Executive office,
Plot -1 site-iv chitvan state
Greater Noida Industrial development
Authority Greater Noida 201304

Subject : Representation/notice regarding issues NRI City Greater Noida to be decided by the Chief Executive Officer GNIDA Greater Noida.

Respected sir,

1. Please take reference of your office record where in you have allotted a plot of appx 85 acre on lease to Omaxe Ltd for construction of NRI City. As you are well aware that NRI City was developed into four phases i.e Group Housing -1, Group Housing -2, Plot area /development area and NRI City centre.
2. That I had full faith in chairman and managing director and booked an apartment for sub lease to me. When I booked apartment No-603 Queen Tower NRI City GH-I as per allotment area prescribed was 1670 square feet copy of allotment letter is enclosed as Annexure-1.
- 3 That as per original plan by the builder which was approved by your office NRI City GH-I was proposed to develop in 12 tower ,every tower to have three units in each floor with two pent house in each tower total floors were G+9 thus it makes total No- 336 units/flats. In connivance with GNIDA and omaxe Ltd chose not to construct 12 flats 6 each in tower 10 and 11. By not constructing 12 flats which was appx 24000 Squire feet area it was distributed amongst all the flat sub lessee, thereby Omaxe Ltd had wrongfully dishonestly saved cost of construction for 12 flats at the cost of extra and unauthorised burden on all other flat owners.
4. That this action of Omaxe Ltd with collusion of GNIDA has resulted in three aspects.(i) omaxe has been benefitted for full FAR (ii) all other apartment owners have been extorted for addition area (iii) the beauty and outer facade of the complex has been compromised. The flat which was allotted me for area 1670 sqfeet was magically increased to 1740 at the

time of registration of sublease copy of sub lessee is enclosed as Annexure-2.

5. That prayer for this issue is Omaxe Ltd to be directed to return the amount claimed against unauthorised increase in area along with 24 % rate of interest and secondly Omaxe Ltd to be directed to construct 12 flats 6 each in tower 10 and to upkeep his promise and beautification of colony. Photo copy of the outer façade is placed as Annexure-3

6 That plot allotted for group housing -1 was in low lying area it was required to fill up and bring to the level of surrounding. But Omaxe Ltd with connivance of GNIDA saved the money and did not fill up the area and in depth itself constructed the complex. As a result the sewage system of NRI City GH-I remained lower than the main sewage system of the GNIDA and practically the sewage system is failure /nonexistence.

7. That in NRI City GH-I the local pit has been dug out with the help of submersible pump it is being drained in open nalaha constructed for rainwater purpose. Which is literally keeping residents in stinking area apart from open sewage is dangerous and health hazard for the common population of the area/Greater noida. In absence of regular flow of sewage the iron pipes are almost damaged, leaking and effecting the basement by evil smell. The rates of the colony has gone down because of non-functional of sewage system.

8. That now the question is who all officers/staff was involved in providing completion certificate, kindly register a criminal case against them and all subsequent CEOs and other responsible officers till date for their involvement and abetment. Since this is irreparable therefore Omaxe Ltd to be directed to demolish and reconstruction of complex properly all-over again.

9 That as regards to NRI City Centre in absence of registration by GNIDA neither we can sell, nor rent out, we have paid full amount even if Omaxe has faulted/delayed in some payment than the allottees of shops cannot be punished by not registering .Under the circumstances kindly execute registered deed of shops or direct Omaxe Ltd refund the amount with 24% rate of interest from date of payment received by omaxe till actual date of return of payment by Omaxe Ltd to the individual.

10 That as per law, after one year of defect liability period or creation of RWA whichever is earlier builder is supposed to hand over complex return IFMS and sinking fund. The interest free maintenance security is only for one year. During my settlement in consumer court Delhi I on behalf of residents and Amit Bansal on behalf of Omaxe Ltd has

conditionally agreed to accept the money without interest subject to be approved by general body meeting of residents.

11. That I had brought cheque worth 1.18 crores but during general body meeting residents decided that I should return the cheque and only accept along with interest. In compliance of desire of residents I returned 1.18 crore to Omaxe Ltd which is again given to RWA by Omaxe .Now colony where I have to live through out my life with dignity and honour is casting aspersions that omaxe has given me four flats in lieu of interest.

12. That,Whereas four flates { T-10(flat 203&303) T-11(flat 203&303)} were allotted to me even prior to creation of RWA-for the service rendered to omaxe and omaxe was heavy benefitted therefore the consideration other than cash I was allotted and given possession of four flats. Original allotment and possession letters are collectively enclosed as Annexure-4

12 That Omaxe Ltd may please be directed to pay 24% rate of interest from 2007 on amount of 1.18 crore which is approximately=4.25 Crore.

13. That I may please be given personal hearing in presence of CMD omaxe and CEO GNIDA and all the issues to be decided within one month, with a detailed speaking and justified order, under signature of chief executive officer else I will be compelled to take recourse of Law



(RAN SINGH DUDEE)

indiadudee@gmail.com

Mob No-9958111000

Place : Greater Noida

Dated : 12-01-2022