

**IN THE SUPREME COURT OF INDIA
CRIMINAL APPELLATE JURISDICTION**

M.A. NO. 239 OF 2024

IN

W.P (CRL) NO. 242 OF 2019

IN THE MATTER OF:

Satinder Singh Bhasin

...Petitioner

Versus

Government of NCT of Delhi & Ors.

...Respondents

FINAL REPORT OF THE INDEPENDENT COMMITTEE DATED 23.01.2026

PAPER BOOK

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ADVOCATE ON RECORD: MANDEEP KALRA

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THROUGH



**MANDEEP KALRA,
ADVOCATE ON RECORD**

DATED: 24.01.2026

PLACE: NEW DELHI

**FINAL REPORT OF THE INDEPENDENT COMMITTEE DATED 23.01.2026
CONSTITUTED VIDE ORDER DATED 20.11.2025 PASSED IN MA No. 239 of
2024 in Writ Petition (Criminal) No. 242 of 2019**

I. PREFACE

1. This Committee was constituted vide order dated 20.11.2025 passed by the Hon'ble Supreme Court of India in MA No. 239 of 2024 in Writ Petition (Criminal) No. 242 of 2019, inter alia, to examine and report on the status of construction of the "Grand Venice Project" situated at Plot No. SH-3, Site-IV, Surajpur, Greater Noida, Uttar Pradesh – 201315 (**hereinafter referred to as "the Project"**). The mandate of the committee was as follows:

- a. Verification of the final list of allottees;*
- b. The current status of construction of the units with its necessary statutory compliance(s), enabling transfer of title and possession;*
- c. Whether the units are in a condition to be handed over to the allottees;*
- d. How many of the allottees actually seek transfer of possession & title and how many seek refund of the amounts paid by them;*
- e. Examining the extent of co-operation extended by the Petitioner with the authorities such as the IRP etc., including allegations of misappropriation of the Company's funds during the insolvency process and steps required to be taken by the Petitioner in that regard;*
- f. Examine the grievances of the allottees who await compliance of settlement already arrived at with the Petitioner; and*
- g. Any other relevant factor(s) that the committee may deem fit.*

2. A conspectus of the matter, as also noted in the interim report dated 05.01.2026, is that the Project was developed by Bhasin Infotech and Infrastructure Private Limited ("BI IPL") and comprises a shopping mall, a multiplex, commercial office spaces, and a hotel. Pursuant to an agreement dated 14.12.2009, another entity, namely Grand Venezia

Commercial Towers Private Limited (“GVCTPL”), was conferred the right to market and sell a portion of the units in the commercial office tower forming part of the Project.

3. The project has been marred by significant delivery defaults, with many allottees awaiting possession since early 2010. The project promoters had also promised assured returns to the allottees. According to the allottees, no assured returns were paid after 2013/2014. These delays and non-payment of assured returns led to the registration of multiple FIRs against Mr. Satinder Singh Bhasin, who was a Director of both BIPL and GVCTPL.
4. In view of the registration of multiple FIRs, Mr. Satinder Singh Bhasin approached the Hon’ble Supreme Court by filing a petition under Article 32 of the Constitution of India, being Writ Petition (Criminal) No. 242 of 2019, seeking, inter alia, consolidation of the FIRs and grant of bail. Vide order dated 6.11.2019, interim bail was granted to him, subject to the condition that he would endeavor to arrive at settlements with the concerned allottees within a period of six to eight months. Subsequently, by order dated 8 August 2023, Writ Petition (Criminal) No. 242 of 2019 was disposed of, while granting liberty to the aggrieved allottees to seek cancellation of bail in the event of non-compliance with the conditions imposed therein.
5. As informed to the Committee by the allottees, from late 2023 onwards, on account of Mr. Bhasin’s alleged failure to effectuate settlements with the aggrieved allottees, multiple applications seeking cancellation of bail were filed before the Hon’ble Supreme Court. The lead application in this regard is MA No. 239 of 2024, wherein the order dated 20.11.2025 was passed constituting the present Committee.

6. Both, BIPL and GVCTPL, are presently undergoing consolidated corporate insolvency resolution proceedings under the Insolvency and Bankruptcy Code, 2016, pursuant to the order dated 4.12.2023 passed by the Learned National Company Law Tribunal, New Delhi, in CP (IB) No. 646 of 2021. Mr. Mukesh Gupta has been appointed as the Interim Resolution Professional (“IRP”) of the Corporate Debtors.

7. The Committee had a virtual meeting with the IRP on 24 November 2025. In this meeting the IRP was directed to apprise the Committee of the present status of the Project and to facilitate a physical meeting with the allottees. Consequently, a physical meeting was convened on 27 November, 2025 which was attended by a number of allottees. The Petitioner, Mr. Satinder Singh Bhasin did not appear in person but attended the meeting held on 27.11.2025 through virtual mode. Relevant portion of the minutes of the said meeting are as follows:
 1. *“At the outset, the Chairperson noted that although this meeting had been scheduled to be held at the designated venue with the expectation that all stakeholders would attend in person, Mr. Satinder Singh Bhasin contacted the Chairperson at about 3:30 PM requesting permission to participate virtually. Given that Mr. Bhasin’s presence in these proceedings is indispensable, the Chairperson acceded to the request, albeit with the express caveat that this shall be the only occasion on which such indulgence is granted. It was clarified that any future address before the Committee by Mr. Bhasin must be in person, either personally or through an authorised representative.*

 2. *The Chairperson inquired from Mr. Bhasin as to his present location, to which Mr. Bhasin responded that he was in Punjab. The Chairperson, however, noted that the call received from Mr. Bhasin requesting virtual participation had originated from a non-Indian number, appearing to be a New York-based contact. Mr. Bhasin was accordingly cautioned that he must refrain from making any false or misleading submissions before the Committee.*

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5. *The Chairman, noting the Committee's mandate to prepare a list of allottees, directed Mr. Bhasin to place such a list before the Committee. Mr. Bhasin submitted that the list had already been filed before the Hon'ble Supreme Court by way of an affidavit. The Chairman instructed Mr. Bhasin to place the said affidavit before the Committee. Mr. Mukesh Gupta was likewise directed to place his list before the Committee. The Committee shall thereafter prepare the final consolidated list upon considering both sets of lists placed before it.*

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Decisions Taken

- *The Committee directs all stakeholders to note that, henceforth, virtual access to the Committee's proceedings shall be limited to observing the proceedings. Any person wishing to address the Committee must appear in person.*
- *The Committee directs Mr. Bhasin to furnish a comprehensive list of all allottees, clearly indicating the original allottees, those who have subsequently withdrawn from the project, those whose allotments have been cancelled and the remaining unsettled allottees. The list is also to contain the email ids and phone numbers of each of the allottees. Since Mr. Bhasin submitted that such a list has already been filed before the Hon'ble Supreme Court, the same may be placed before the Committee, provided it adequately reflects the aforesaid particulars, within one week from today.*
- *Mr. Mukesh Gupta is directed to compile a comprehensive list of all allottees in the project, indicating, in respect of each allottee, their preference (whether refund or possession), the consideration paid by them, the mode of payment, and all relevant particulars such as the date of payment, receipt number, cheque number, and any other supporting details. The list shall also specify the total amount due to each allottee, along with interest in cases where a refund is sought, and shall, needless to add, include contact details of all allottees.*

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- *The Committee directs all allottees to submit their grievances in writing to Mr. Mukesh Gupta. The submissions must be succinct and confined to material particulars, including: the shops allotted; payments made; outstanding dues; details of the payments tendered; whether the allottee seeks possession or a refund; the total refund claimed along with interest; and any other matter directly relevant to the Committee's mandate. In this regard, the Committee directs Mr. Mukesh Gupta to prepare a draft format, in consultation with the allottees, and circulate the same to all allottees, with the Committee's approval, within two days from today. The allottees shall thereafter submit their grievances in the prescribed format within ten days. Mr. Bhasin shall likewise be at liberty to submit a written representation to the Committee.*
- *The Committee observed that a meaningful inspection of the project site would require a careful examination of the sanctioned project plan. Accordingly, the Committee directs Mr. Bhasin and Mr. Mukesh Gupta to ensure that the sanctioned plan is placed before the Committee.”*

8. The next meeting was held on 12.12.2025. The Petitioner did not appear in person. The Committee noted as follows:

5. *“The Committee thereafter noted that, despite instructions issued in the previous meeting, Mr. Satinder Singh Bhasin had failed to submit a detailed list of allottees along with their contact information, which was necessary to notify all allottees of the Committee meeting and for other purposes. Upon enquiry from the Committee, Advocate Praney Sharma, who is a representatives of Mr. Bhasin undertook to submit the same by 15.12.2025.*
6. *The Committee directed the representatives of Mr. Bhasin to ensure that the list included each allottee's name, phone number, email address, unit number, allotted area, and the floor of the allotment. Additionally, they were instructed to incorporate details of any changes made to the allotments, including cancellations, substitutions etc.*

7. *The representatives of Mr. Bhasin were also once again directed to submit, by 13.12.2025, all the drawings and plans, as approved by UPSIDA from time to time, in respect of the project.*

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Decisions Taken

- *The Committee directed the representatives of Mr. Satinder Singh Bhasin to submit, by **15.12.2025**, a detailed list of all allottees in the project including each allottee's name, phone number, email address, unit number, allotted area, and the floor of the allotment. Details of any changes made to the allotments, including cancellations, substitutions etc, are also to be reflected in the list.*
 - *The Committee directed the representatives of Mr. Bhasin to submit, by **13.12.2025**, all the drawings and plans, as approved by UPSIDA from time to time, in respect of the project.*
 - *The Committee directed Mr. Mukesh Gupta to issue a public announcement in one Hindi and one English newspaper, inviting any remaining stakeholders to submit their representations to the Committee by **22.12.2025**. Mr. Mukesh Gupta was also directed to display similar information at a conspicuous location at the project site.”*
8. The Petitioner, supplied the list of allottees only on 20.12.2025. Even this list did not comply with the directions of the Committee and accordingly, Office of the Chairperson of the Committee sent a communication on 20.12.2025 at 2:22 pm directing that a list with complete information be sent. A list of allottees including all details available is being filed separately in Excel Sheet.
9. The petitioner submitted some maps on 14 December 2025. These were not the sanctioned or approved drawings of the project.

10. On 20.12.2025 at 8:34 pm the petitioner sent another list of allottees and some maps.
11. A site inspection of the Project was conducted by the Committee on 21.12.2025 between 10:00 a.m. and 1:00 p.m., where a number of allottees were also present. Taking into account the technical nature of the grievances, the Committee deemed it necessary to avail proper technical assistance of Mr. Anant Kumar, Former Special Director General, CPWD and Former Engineer-in-Chief, PWD, Delhi. He was assisted by Mr. Sudhir Kumar Arya, former Superintending Engineer, DDA. Mr. Satinder Singh Bhasin was also present at the initial stage. Here he came up with the plea that the hotel portion of the project is totally different which is being handled by some other entity and he has no concern with the same. On the other hand, the allottees stated that the company in charge of the hotel is also a part of the Petitioner's group. Thereafter, physical inspection was conducted by the Committee, but the Petitioner left when less than half of the building had been inspected.
12. An interim report was filed on 05.01.2026, whereafter this Hon'ble Court vide its order dated 13.01.2026 was pleased to direct this Committee to file a final report by 23.01.2026.
13. The point-wise findings of the Committee in respect of the issues referred to it by the Hon'ble Court in its Order dated 20.11.2025 are as follows:

(a) Verification of the final list of allottees

(i) As detailed above, in order to verify the list of allottees, Mr. Bhasin was given many opportunities to provide the complete list of allottees. He

finally submitted a list of allottees on 20.12.2025 but according to the allottees as well as the IRP, the list is neither correct nor complete.

(ii) Due to paucity of time, the Committee has not been able to compare the list furnished by Mr. Bhasin with the inputs sought to be given by the IRP and the allottees. It may, however, be pointed out that some of the allottees who were present in the meeting raised a grievance that units allotted to them were occupied by some other persons who claimed that they had been allotted the same by the Petitioner. This, it has been, urged by the allottees was a case of duplicate allotments made by the Petitioner but the veracity of this plea of the allottees could not be verified due to availability of the limited record and paucity of time. One of the allottees also alleged that the shop allotted to him has been rented out by the promoter but no rent is being paid to him.

(iii) It would also be pertinent to mention that the allottees had various complaints. There is re-numbering of the allotments as the promoter has changed floor numbers. There are allegations of duplicate allotment. There are allegations of allotment being changed without consent. It was not possible for this Committee to decide these all these disputes during the short time available with it. Resolution of such disputes may also require recording of evidence.

(iv) The Committee is of the view that the renumbering of floors, renumbering of commercial spaces has led to a great deal of confusion and the petitioner is responsible for the same. However, no clear-cut finding about the disputes raised can be given by the Committee.

(b) & (c) The current status of construction of the units with its necessary statutory compliance(s), enabling transfer of title and possession and whether the units are in a condition to be handed over to the allottees.

- i. From the site inspection and the grievances received from the Allottees, it transpires that one of the issues raised by the allottees pertained to the fact that though they had been promised luxury shops in the hotel complex, which was proposed to be interconnected with the mall, they had paid higher price for these shops. However, these luxury shops were never provided to them as the hotel portion of the project has been transferred to a shell company of the Petitioner, namely, Grand Venice Mall Private Limited, which has not developed the hotel and, therefore, the shops cannot be treated as luxury shops. It is on this account that these units even though claimed to have been already allotted are lying unoccupied and unused. Though Mr. Bhasin claimed that no units in the hotel portion were ever advertised for sale, several allottees who attended the meetings pointed out that the project brochure explicitly promoted the availability of “luxury” shops within the hotel component of the project and it was under this belief that they paid a higher price for these shops.
- ii. On inspection it was found that at the opposite side of the entrance to the mall there was a huge double height construction which was to house the hotel lobby and an aquarium. The luxury spaces adjoin this area. It is obvious that the buyers had paid a premium price for these luxury spaces as they were to be part of the hotel block. As things stand today, these luxury spaces are at the rear side of the mall, above the food court. They are totally unfit for luxury outlets.

- iii. The Committee started its inspection from the office of the IRP and climbed up to the top floor which being a terrace was referred to as "T". The Committee visited and inspected every floor thereafter. The floor below the Terrace was marked as T minus 1 and so on. 11 floors bearing Floor Nos. T minus 1 to T minus 11 were commercial office spaces. Floor No. T-12 was a double height floor. In the plans it was shown as a service floor, We were informed by the Petitioner that entire T-12 floor had been allotted to one party. Floor Nos. T minus 13 and T minus 14 marked by the builder as L1 and L2 were the luxury spaces. Floor T Minus 15 housed the food Court and top of the Multiplex. Floor T-16 had shops and the multiplex. Floors T minus 17 to T minus 19 termed as Upper Ground Floor and Ground Floor and Lower Ground Floor were part of Mall. T minus 20 was the Stilt Floor and T minus 21 & 22 were the Basements marked as B-1 and B-2. The Hotel Lobby and the Atrium which are of double height corresponds to T minus 14 and 15, were part of the Hotel and the Hotel Lobby.
- iv. To put it the other way round, there were a total of 22 floors. There were 2 basements, Stilt parking, one lower ground floor, a ground floor, one upper ground floor for the Mall. Above them, the 1st floor housed the Multiplex and other shops. The 2nd floor consisted of the Food Court and the Multiplex. The 3th and 4th floor corresponding to 9th and 10th storeys were luxury shops. Thereafter there were commercial spaces upto the 22nd floor.
- v. The hotel component of the project is accessible through two separate entry points: one through the mall premises and another via an independent entrance located at the rear end of the mall.
- vi. At the time of inspection, the elevators were found to be non-functional and the staircases were in a dilapidated condition. The Committee had to walk up almost all the floors. None of the floors were fully complete. On

the majority of floors, plastering and painting of walls had not been carried out. Air-conditioning installations and electrical fittings were absent. On certain floors, partitioned cubicles had been erected, though the overall construction remained incomplete.

14. In this regard, the Engineer's report which sets out the Structural and Construction Status of the project in detail is enclosed herewith as **ANNEXURE-A**. The conclusions of the Engineer in his report are as follows: -

"The report is limited to the commercial complex and shopping mall only, although the hotel is integrated with the mall and commercial complex. Large-scale deviations have been found with respect to the sanctioned plan and the completion plan such as

1.) In the sanctioned plan the height of the building was upto 24th floor but in completion plan, it is only up to 14th floor,

2.) The area of floor from 11th-24th floor was given as 1005sqm in the sanctioned plan but it was constructed as 4609.53sqm as given in completion plan.

3.) In sanctioned plan 2009 floors 1 to 3 are typical floors but in completion plan, the third floor is not identical.

4.) A sixth cinema screen was proposed in the sanctioned plan, but not exist in the completion plan.

The parking area for all the buildings is common. Services such as DG sets, transformers, and chillers etc. have not been provided for full capacity, and for the hotel these are proposed at the site adjoining to the existing services of mall and commercial complex.

Basic facilities such as drinking water and bathrooms are incomplete. The staircases are unfinished. There are no lockable units from the 9th floor upwards. The buildings have started deteriorating, Stones and Tiles from the external façade are falling, and corrosion in the reinforcement has started. There are other quality issues also. The units in commercial complex are not yet ready for handing over to the

allottees, even not fit for issue of partial completion as a substantial amount of work remains pending with respect to building finishing and completion, as well as completion of essential services.”

15. However, the Committee is of the opinion that despite the deficiencies, the project site is not beyond repair. While the complex cannot be considered functional in its present condition and currently suffers from substantial work pendency and quality concerns, it possesses the structural foundation required for completion. Through a disciplined technical and regulatory remediation plan, the complex can be transformed into a habitable and functional commercial asset, for which steps would be required to be appropriately monitored.

d. How many of the allottees actually seek transfer of possession & title and how many seek refund of the amounts paid by them;

1. Status of possession:

Category Head	No. of allottees	Primary Issues Noted
Those who have taken possession	32	Awaiting formal registry; units often un-leasable.
Under Protest / Incomplete	12	Forced handover, no partitions/doors, shell state.
Possession without NOC	1	Lack of legal clearance for occupation.

Total in Possession Categories	45
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Category Head	No. of Allottees	Description
Those who want possession	151	Allottees who marked "Yes" or expressed a willingness to take over their units (contingent on completion).
Those who want refund	101	Allottees who marked "No" or specifically stated they want a full refund of their principal and interest.
Those who or willing to take either possession or refund	3	Allottees who either want a refund for some units while keeping others, or are asking for a part-refund of the excess amount paid.
Allottees with missing details	11	
Those who want damages or interest	166	Allottees who have explicitly claimed Interest, Penalties, Assured Returns (AR), or Compensation in their remarks.

16. From the perusal of the above tables, it is clear that about 45 allottees have received possession of their Units. This number includes those who have taken possession under protest or who have alleged “forcible possession” on account of the unit being incomplete or unfit for possession.
17. About 151 allottees are ready to take possession. 101 allottees are seeking refund of the amount invested by them. There are about 3 allottees who are willing to either take possession or take refund of the sum invested by them along with interest and damages. Details of around 11 allottees are missing.
18. Many of the allottees are claiming refund of more than the principal amount they had invested. This is on account of seeking compensation for the delay in delivery of possession, which, for some allottees was to be effected as early as 2010. Moreover, several allottees are seeking resumption and payment of arrears of Assured Returns that were stopped by the Petitioner.
19. For the sake of convenience of this Hon’ble Court, a consolidated list of the Current Possession Status and the Preferences of the allottees are being presented in the below mentioned table:

Section	Data Head / Category	Total Count
CURRENT POSSESSION STATUS	Those who have taken possession	32
	Taken possession under Protest / Forcible Possession	12

	Taken Possession Without NOC	1
TOTAL		45
PREFERENCE	Total Wanting Possession	151
	Total Wanting Full Refund	101
	Want Partial / Conditional Refund	5
	Want Damages, Interest, or Assured Returns	166

e. Examining the extent of co-operation extended by the Petitioner with the authorities such as the IRP etc., including allegations of misappropriation of the Company's funds during the insolvency process and steps required to be taken by the Petitioner in that regard;

20. The IRP stated that he is not receiving appropriate cooperation from the Petitioner. We have also found the petitioner has not fully cooperated with the Committee. He has either delayed or has not given correct information. During the meetings, no specific requirement of any further information was conveyed either by the IRP or by the UPSIDA to the Committee. It would be pertinent to mention that the allottees allege that there has been

a huge misappropriation of funds. The relevant point highlighted by the allottees to the Committee in its meeting dated 27.11.2025 is as follows:

“Sums amounting to INR 78 Crores (approx) have been siphoned off by Mr. Bhasin from the asset pool of BIPL. Further, the security of INR 50 Crores furnished by Mr. Bhasin as a condition of bail, pursuant to the order of the Hon’ble Supreme Court, was diverted from BIPL’s account.”

21. The Committee is not in a position to give any findings in respect of this issue because that would entail recording of evidence. Therefore, the Committee is not in a position to give any findings regarding the cooperation extended by the Petitioner to the IRP and other agencies.
22. Here, it would be pertinent to mention that Mr. Bhasin has been sending repeated emails requesting for a hearing to put forth his point of view. As pointed out above, more than adequate opportunity was given to him to produce the documents and file an affidavit. This Committee is not giving any findings on contested issues but is only confining itself to factual aspects. It would also not be possible to give a separate hearing to the petitioner since that would entail giving hearing to all the allottees who controvert his allegations. This would be an endless exercise which cannot be done by the Committee.

f. Examine the grievances of the allottees who await compliance of settlement already arrived at with the Petitioner; and

23. In their written representation, a few allottees have expressed a grievance that the settlements which they have arrived at with the Petitioner in 2019 have not been implemented and therefore, they are not receiving arrears of Assured Returns due and promised to them.

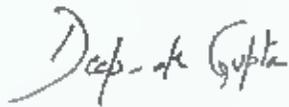
24. In this regard, the Petitioner had sought to convey that though he was ready to abide by all the terms of the settlements, he was not in a position to take any steps at this stage as the control of the project was with the IRP. It would also be apposite to mention that one of the main problems is that in the absence of clearance by the UPSIDA, no transfer deeds can be registered. The Petitioner claims that he is willing to execute the deeds but legally, till clearances are granted by all relevant departments, the deeds cannot be registered.
25. In respect of the role of UPSIDA, there is no reference to this Committee. However, the committee feels that given the report of the expert, many questions arise as to how, the petitioner was permitted to raise construction apparently in violation of the sanctioned plans. It is for the Hon'ble Court to deal with this matter.

g. Any other relevant factor(s) that the committee may deem fit.

26. As mentioned hereinabove, the Committee is of the opinion that though unoccupied and unallotted units on the different floors of the project are presently unfit for occupation, the same can be made habitable if adequate funds are infused to carry out the necessary repairs and completion work, including making operational the lifts which have been already installed. This can be done by the Petitioner if he is willing to infuse funds. Upon the site visit, it was noticed that the mall appeared to be popular in the area and a number of customers were found visiting the shops which were already running.
27. The allottees who appeared before the Committee complained that they have put in their life savings in the project. The committee is of the opinion that their interest can only be protected if the building is made habitable. They may have to reduce/ withdraw their claims in regard to interest or

damages but if the project which is commercially viable is brought back to shape, the value of each allotment and of the entire project will increase substantially to compensate all.

28. Mr. Anant Kumar and his associate, Mr. Sudhir Kumar Arya on behest of the Independent Committee visited the site and prepared a detailed report which has been attached hereinafter. They visited the site on as many as 7 occasions. The report is very comprehensive. Accordingly, the Independent Committee recommends that Mr. Anant Kumar may be paid an amount of INR 4 lakhs only and Mr. Sudhir Kumar Arya be paid an amount of INR 2 lakhs only for the valuable assistance they have rendered to the Committee. The Report is submitted accordingly.



Justice Deepak Gupta
Chairman
Former Judge, Supreme Court of India



Ms. Rekha Palli
Member
Senior Advocate

IN THE SUPREME COURT OF INDIA

CRIMINAL ORIGINAL JURISDICTION

MISCELLANEOUS APPLICATION NO. 239 OF 2024

IN

WRIT PERITION (CRL.) NO 242 OF 2019

SATINDER SINGH BHASIN

PETITIONER (S)

VERSUS

GOVERNMENT OF NCT OF

DELHI & ORS.

RESPONDENT (S)

REPORT

Report on the construction status of the project / unit of the Venice Mall and commercial complex for and on behalf of the independent committee formed by the Hon'ble Supreme Court order vide dated 20/11/2025 consisting of Hon'ble Justice Deepak Gupta, Retired Judge of the Supreme Court of India,

as chairperson along with Senior Advocate Smt. Rekha Palli (Retd. Judge of the Delhi High Court)

Subject: Construction of Commercial Complex / Hotel / Multiplex

Plot No.: Plot No. SH-3, Block B, Surajpur Industrial Area, Site-4, Gautam Budha Nagar, Uttar Pradesh- 201310

M.A No.239 of 2024 in writ Petition (CRL.) No.242 of 2019

1. Background

In the above- mentioned matter, the Hon'ble Supreme Court of India, vide its order dated 20th November 2025, constituted a committee comprising of:

- Hon'ble Mr. Justice Deepak Gupta, Retired Judge, Supreme Court of India- Chairperson
- Smt. Rekha Palli, Senior Advocate, Retired Judge, Delhi High Court- Member

Among other responsibilities assigned to the committee, the part scope of work included the following:

- a) To ascertain the current status of construction of the units along with necessary statutory compliances, enabling transfer of title and possession.
- b) To examine whether the units are in a condition fit to be handed over to the allottees.

2. Appointment and Site Inspection

Hon'ble Mr. Justice Deepak Gupta, Chairperson of the committee, vide his letter No. Nil dated 20th December 2025, associated the undersigned to provide technical assistance and guidance in the above matter. It was further stated that undersigned may associate one more person with me and accompany the committee for site inspection scheduled on 21st December 2025.

Accordingly, the undersigned, along with Shri Sudhir Kumar Arya, Former Superintending Engineer, DDA, accompanied the Committee on 21st December 2025.

Subsequently, multiple-site visits were undertaken on 22nd December 2025, 24th December 2025, 26th December 2025, 28th December 2025, 31st December 2025, 2nd January 2026, 5th January, 2026, 9th January 2026, 16th January 2026, 19th January 2026 and 21st January 2026.

The Inspections covered the building comprising the commercial complex, and multiplex areas. Hotel is not included in the scope of report.

3. Preliminary Observations

Based on the inspections conducted, the following Preliminary observations are recorded:

1. There are deviations at site with respect to the sanctioned plans as well as the completion plans.
2. A substantial quantum of work still remains pending for completion of the project.
3. The Fire Clearance, dated 25th July 2025, is valid only up to a height of 57.15 meters, corresponding to the 8th floor.

4. No partition walls from 9th floor to 14th floor. And from floor no.3-8, the partition walls provided at few places. Accordingly, unit is not identifiable. 15th floor has not been constructed, despite it being shown as a service floor in the completion plan.
5. 2 Service floors as shown in the sanctioned plan do not exist.
6. Flooring, Gates, Ceiling work, lighting, plasters are not done from 8th floor to 14th floor. Even till 8th floor these works are partially complete.
7. In the completion plan, there is no floor numbering shown for Luxury shop Floor-1 and Luxury shop Floor-2.
8. As a consequence, the floor marked as the 6th floor in the completion plan is designated as the 3rd floor at site, and the same discrepancy continues up to the top floor (14th floor).
9. Essential services such as staircase, transformers, DG sets, air-conditioning chillers, air washers, and rest rooms are incomplete.
10. None of the Lift/elevators in Commercial Office block is functional.
11. In its present condition, the complex cannot be considered complete or functional.

12. Quality-related issues are also visible during the preliminary inspection itself.

DETAILED REPORT

The above-mentioned points are discussed in detail in the following paras:

1. ALLOTMENT OF LAND

1.1 As per the various records made available, it has been observed that the site i.e Plot number SH-3, Site. 4, Surajpur, Greater Noida, UP with area 37500 sqmts was allotted vide allotment letter dt. 05.08.2006 and lease deed dt 23.08.2006 and vide a supplementary allotment letter dated 10.09.2008 and lease deed dated 30.03.2009 further land of 3298 Sq.mtr was allotted to the petitioner.

1.2 The regional manager, Surajpur's letter no 700 dated 13.03.2009, the actual area of ground was settled as 37208 sqmtr after ground measurement instead of 37500 as per allotment letter

The total area of plot becomes $37208+3297 = 40505$ Sq.mtr.

1.3 The land use of the plot is mentioned as commercial which inter alia include multiplex, Hotel, shopping etc. At the time of allotment, the per miscible FAR was 1.5 with ground coverage of 50 %. But in lease deed the bidder co. was allowed FAR as 1.8 and ground coverage of 60 %. The work was started at site according to the 1.8 FAR and 60 % ground coverage.

1.4 Later on the allottee vide letter dated 20.07.2009 address to RM Suraj Pur, informed that the greater Noida has allottee bids for allotment of commercial buildings including hotel facility by allowing FAR of 4.0. On the request of the allottee the UPSIDA in their 17th meeting held on 13.08.2009 held that-

'In the proposal presented by the construction company in the agenda related to the construction of a 5 star hotel in plot number SH-3 of Suraj pur Site-4, the notified area of the authority, it was informed that at present this is the first 5-Star hotel and it is being constructed as per the budget of Greater Nodia Authority. Granting Far of 4.0 will Attract huge capital investment in the state, because this hotel is under construction at the initial stage and before the commencement of Commonwealth Game, a top 5-star hotel with a huge capital investment will be built in Suraj pur Site-4 of the Authority. The construction is to be completed before the CWG games. After deliberations on the proposal, it was decided by the Governing Board that in view of the maximum Far 4.0 being allowed in the appropriations of the Greater Noida Authority for the construction of the proposed 5-star hotel on this plot, the latest status of the hotel construction will be as per the technical conditions indicated in the report. IN the event of complete compliance and as per the feasibility of the project, the appropriate FAR should be made admissible. The Chief Executive Officer has been authorized to take further action'. Accordingly, the FAR of 4.0 was accorded to the builder.

2. COMPLETION CERTIFICATION

a) Partial occupation/completion certification of the building constructed on the plot was issued to the allottee on 07.05.2011 for the Shopping Mall portion of the land. in the partial completion certificate issued by the Corporation, the allottee has mentioned the land on the plot as Bhugehun-1, Bhugehun-2, lower ground, ground, upper ground first and second (total covered area 87213.82 sq.m.), service area (non-FAR service). Area, covered area 5551.82 sq.m) Stilts (total covered area 86252.84 sq.m.) Total area of all floors 179017.82 sq.m. The building constructed

by the allottee has been constructed as per the approved building plan for the proposed commercial complex and hotel in the plot.

- b) Again by the Corporation's letter dated 06.04.2015, a conditional partial completion certificate was issued to the allottee and the building map related to it was sent to the allottee on 16.04.2015. The said partial completion certificate was issued with the condition that the previously approved building plans of the plot were legally correct and the entire process regarding the increased FAR had been completed.*
- c) Partial completion certificate issued by the Corporation for the building constructed in the plot dated 06.04.2015 and dated 16.04.2015, construction of building in the plot from 6th floor to 15th floor for multiplex use and 2nd floor for hotel use (total FAR area 150132.14 sq.m and service floor non-FAR area 29011.4sq.m and parking area 80148.75 : Total covered area 259644.36 sq.m)*
- d) While giving clarification, on the said partial completion certificate dated 16.04.2015 issued by the Corporation, the Regional Manager in his letter No. 382 dated 27.06.2015, it was made clear to the Inspector that the said completion certificate was issued for a partial part of the project proposed in the plot. In which completion certificate was issued for the multiplex and shopping complex except the hotel.*

e) It is not clear from the documents that the FAR of 4.0 was given for the Hotel portion of land or for the entire piece of land the allottee (petitioner) has constructed the building considering the 4.0 FAR for the complete land'

3. PERMISSIBLE FAR

- a) As per lease deed the FAR of 4.0 with ground coverage of 60 % is allowed as stated by the UPSIDA documents.
- b) As the total area of the plot is 40505 Sq.mtr. the permissible built up area comes out to be $40505 \times 4 = 1,62,020$ sq.mtr
- c) It is pertinent to mention here that the work of commercial mall building was started according to the FAR of 1.8 which was approved by the competent authority in the lease deed dated 23.08.2006. As per report given by the field staff/Mall staff on the condition of non-disclosure of identity, that the work up to foundation and 2 floors were completed before the approval of 4.0 FAR and the height of building was approved up to 15 the story. Whether it was with/ without restrengthening of the earlier construction structure is not known to the staff. The same fact has been observed and mentioned by the UPSIDA in its letter dated 18.02.2018 vide no.1147/UPCD/ [Para 2 sub-para a)] addressed to the UP Government.
- d) The area constructed by the petitioner as per approved/sanctioned completion drawings is-

AREA CHART	
TOTAL AREA OF PLOT	= 40504.0 SQ.T.
PERMISSIBLE AREA:	
PERMISSIBLE GROUND COVERAGE @ 60% OF THE PLOT AREA	= 24303 SQ.MT. (AS/LEASE)
PERM. FAR 4.0 OF PLOT AREA (AS/LEASE DEED)	= 162020 SQ.MT.
ADDL. PERMI. AREA FOR SERVICES @ 15% OF PRESCRIBED FAR - 24303.00 SQ.MT.	
PERMISSIBLE ARE AOF BASEMENT	= PLOT AREA - SETBAC AREA
SETBACK AREAS	
NORTH SIDE	= 9.0 X 229.8 = 2068.2 SQ.MT.
SOUTH SIDE	= 15.0 x 231.8 = 3477.0 SQ.MT.
EAST SIDE	= 20.0 x 155.0 = 3100.0 SQ.MT.
WEST SIDE	= 9.0 x 148.0 = 1332.0 SQ.MT.
TOTAL AREA OF SETBACK	= 2068.2 + 3477.0 + 3100.0 + 1332.0 = 9977.2 SQ.MT
SO ENVELOPE CONTROLLED AREA	= PLOT AREA - SETBAC AREA
'= (40505.0-9977.2) SQ.MT = 30527.8 SQ.MT	

AREA CHART AS PER SANCTION PLAN IN 2009					
NAME OF FLOOR	PURPOSE	AREA AGAINST FAR	AREA FOR SERVICES	PARKING AREA	TOTAL BUILT-UP
LOWER BASEMENT	PARKING /SERVICE			29788.13	29788.13
UPPER BASEMENT	PARKING /SERVICE			27972.5	27972.5
STILT FLOOR	PARKING /SERVICE		738.06	24783.36	25521.42
LOWER GROUND	COMMERCIAL/SERVICE	22807.61	951.27		23758.88
GROUND FLOOR	COMMERCIAL/SERVICE	21951.29	851.1		22802.39
UPPER GROUND	COMMERCIAL/SERVICE	21177.98	851.1		22029.08
FIRST FLOOR	COMMERCIAL/SERVICE	20813.61	851.1		21664.71
SECOND FLOOR	COMMERCIAL/SERVICE	8744.33	546.11		9290.44
SERVICE FLOOR	COMMERCIAL/SERVICE	0	8121.13		8121.13
3RD , 5TH, 7TH & 9TH FLOOR	COMMERCIAL/SERVICE	6894.75x4=27579	282.33x4=1129.32		28708.32
4TH, 6TH, 8TH & 10TH FLOOR	COMMERCIAL/SERVICE	6087.84x4=24351.13	282.33x4=1129.32		25480.45
11TH TO 24TH FLOOR	COMMERCIAL/SERVICE	1005.02x14=14070.28	0		14070.28
MUMTY AREA ON 3RD FLOOR	SERVICE		224		224
MACHINE ROOM AREA 3RD FLOOR	SERVICE		800		800
MUMTY AREA ON 11TH FLOOR	SERVICE		128		128
MACHINE ROOM AREA 11TH FLOOR	SERVICE		1000		1000
MUMTY/MACHINE ROOM ON TERRACE	SERVICE		176		176
TOTAL AREA		161495.23	17496.51	82543.99	261535.73

PART COMPLETION 2015 (TO BE ISSUE)					
NAME OF FLOOR	PURPOSE	AREA AGAINST FAR	AREA FOR SERVICES	PARKIGN AREA	TOTOL BUILT UP
LOWER BASEMENT	PARKING/SERVICE		2903.22	27227.27	30482.62
UPPER BASEMENT	PARKING/SERVICE		1864.14	28618.48	30482.62
STILT FLOOR	PARKING/SERVICE		1370.56	24303	25673.58
LOWER GROUND FLOOR	HOTEL/COMMERCIAL/SERVICE	22956.55	802.12		23758.77
GROUND FLOOR	HOTEL/COMMERCIAL/SERVICE	21411.56	856.18		22267.76
UPPER GROUND FLOOR	COMMERCIAL/SERVICE	21029.67	1048.42		22078.09
1ST FLOOR	HOTEL/COMMERCIAL/SERVICE/MULTIPLEX	20717.95	1264.98		21982.93
2ND FLOOR	HOTEL/COMMERCIAL/SERVICE	6331.74	1974.09		8305.83
3RD FLOOR	COMMERCIAL/SERVICE	5808.56	596.68		6405.24
4TH FLOOR	OFFICE	5808.56	596.68		6405.24
5TH FLOOR	OFFICE	4581.66	1823.58		6405.24
6TH FLOOR	OFFICE	4609.53	426.51		5036.04
7TH FLOOR	OFFICE	4609.53	426.51		5036.04
SERVICE FLOOR	SERVICES		5036.04		5036.04
8TH FLOOR	OFFICE	4609.53	426.51		5036.04
9TH FLOOR	OFFICE	4609.53	426.51		5036.04
10TH FLOOR	OFFICE	4609.53	426.51		5036.04
11TH FLOOR	OFFICE	4609.53	426.51		5036.04
12 TH FLOOR	OFFICE	4609.53	5036.04		5036.04
13TH FLOOR	OFFICE	4609.53	426.51		5036.04
14TH FLOOR	OFFICE	4609.53	426.51		5036.04
SERVICE	SERVICES		426.51		5036.04
TOTAL AREA		150132.14	29011.34	80148.75	259644.36
GRAND TOTAL AREA		150132.14	29011.34	80148.75	259644.36

As per above tables, lot of differences has been found in the covered area of sanctioned plans and completion plans.

4. DRAWINGS

1. The first set of the drawings were submitted by the petitioner for approval of the competent authority in the year of the 2006 with permissible FAR of 1.80 and were approved on 26.10.2006. as per UPSIDC/ UPSIDA records the construction work was in progress at the time of approval of drawings. In these drawings only one basement was proposed along with stilt floor and 5 floors of shopping mall.
2. The second set of the drawing was submitted in the year 2009 with FAR 4.0 and was approved by the competent authorities on 08.10.2009 with

two numbers of basements and 24th floor of hotel building, along with service floor at Terrace and 02 numbers of basements, 01 number Stilt floor, Lower Ground, Ground, and Upper Ground. 01 number service floor and Machine room etc. at 11th floor were also proposed. The hotel portion was proposed to be constructed up to 24th floor with average area of 1005 Sq.mt per floor.

3. The part completion issued in the year 2015 was accorded for commercial building up to 14th floor with 02 numbers service floor (one at Terrace Floor and one between 7th and 8th floor). The area of the floor from 11th to 14th floor was increased from 1005 Sq.mt. to 4609 Sq.mt. per floor by deviation from the earlier plan.
4. From the above detailing it is clear that the builder (the petitioner) has not followed the sanction plan of 2009 and constructed the commercial complex, shopping mall and hotel in very unreasonable way by changing the floor area/ number of floor which has created confusion among the allottees.
5. The completion plan of 2015 which shows service floor between 7th and 8th floor has not been provided as per actual site condition. The completion plan shows floor number as 1 floor, 2 floor, 3 Floor etc. up to 7 floor in continuation and then service floor and 8th floor to 14th floor again in continuation. But at the site in commercial building the builder has provided 02 number luxury shop floor over second floor and named as lx1 and lx2 (which are 3rd floor and 4th floor as per completion plan). After 02 luxury floor the next floor above (which is 5th floor has been claimed as service floor). Above this so-called service floor, the builder has marked various shop as 3rd floor bearing shop number as 301, 302, 303, etc. but as per sanction plan it is known as 6th floor. Similarly

shop/office number in the series of 400, 500, etc. has been provided in the upper floor, i.e 7th floor, 8th floor etc.

6. In the completion plan of the 2015 the service floor was shown above 11th floor in the printed drawing which was corrected manually in ink as 12th floor and service floor was marked over 14th floor. However, the completion plan was approved up to 14th floor only.
7. The approve sanction plan also shows a swimming pool at 5th /6th floor towards hotel building which were initially not proposed in the approve plan of the 2009 and has not been provided at site.
8. Further the completion plan (as per sheet no 10 of 20) also shows shops in the hotel building portion at 3rd floor and hotel management office at 4th and 5th floor, the commercial building and hotel building were found integrated.
9. The plans sanctioned in the year 2009 indicate that the whole building is a hotel and the commercial area i.e. luxury shops, lockable offices and virtual office spaces are a part of the hotel and that the hotel block is not a separate entity. Further, as per the plan submitted for completion in 2015, it is again mentioned that the hotel service entry and hotel services on the stilt level are towards the back of the building.
10. As per the original sanctioned plans (2009) floors 1-3 are typical floors, whereas as per the section of the building the 3rd floor is not identical. As per the plans of 2015 the first and second floor correlate with each other, There is no plan for the third floor submitted for sanctioning in the year 2009, that correlates to the sectional drawing or plan of 2015.
11. A sixth cinema screen shown in the sanctioned plan and does not exist on the plan of 2015, as only 05 screens were provided/functional. Apart from the multiplexes on the rear of the building, the rest of the floor is a part of the hotel with an all-day dining/F&B area.

5. SITE OBSERVATIONS

1. During site visit, it has been observed that the central shopping mall portion was operational along with side wings shops in the lower ground floor area. The shops at other floors, i.e. on ground floor upper ground floor, first floor etc., were not functional in left and right wings of the mall. Most of the shops in both the side wings were found locked and the access was blocked with plywood and / or Hexion cloth to prevent entry of general public in the areas. A level written as '**Owned by Grand Express Developer Pvt. Ltd**', Was found pasted over most of the shop in left and right wings of the shopping mall.(Annexure A-1)
2. Out of 6 rows of shops in shopping mall only 4 rows of the central portion were found operational. At upper ground floor and first floor almost all the shops (except few in the middle rows) were found closed and the general public is not allowed any access to these shops/areas. (Ann. A-2)
3. The food court at second floor was found operational along with the Cinepolis multiplex. . (Ann. A-2)
4. The snow masti zone at second floor has been constructed a big illegal structure which seems to be unsafe for the public, moving around at lower floors as the brick wall and columns are of very poor quality and also unfinished. It has also violated sanctioned FAR at that floor. (Ann. A-2A)
5. At second floor the area under the commercial complex adjacent to the multiplex and shown as aquarium in the completion plan was also not found completed and lots of debris was found lying in that area along with a broken staircase and other RCC structures. . (Ann. A-2B)
6. The luxury shop floors (3rd and 4th floor) as per completion plan, the lockable shops were available and some of them has various finishing works completed by the allottees. The flooring and false ceiling in the common portion was found provided but the ceiling was very badly damaged at places. The toilet

facilities were neither properly provided nor was found functioning. No provision of drinking water was found. Although the shops were level with numbering sticker at some places, but no permanent/fixed numbering was provided. None of the shop was found open/functioning. The light was not sufficient and most of the area was found dark.

7. The lockable shop/office and virtual office space in the upper floor were found without flooring and plastering. A bare structure is constructed as frame structure without any finishing except the window frames on outer walls which were also found damaged at places. The firefighting system was not intact. As claimed by the staff of suspended builder, the shops and offices were left without finishing to allow the allottees to finish the same according to their choice. (Ann. A-3)
8. This contention of the builder side cannot be verified in the absence of any BBA (Builder Buyer Agreement) which dictates the terms and conditions, specifications, fitting and fixtures etc. to be provided in the units. No such documents were made available. Even the partition walls were either not provided or partly provided.
9. The copy of the few allotment letters were made available at site which are silent on this issue. Although, as per general prevailing practice the flooring and plastering are provided by the builder to reduce the quantum of cement work which normally damages the smooth functioning of the lifts & services and also impact the cleanliness of the common corridor and other surrounding areas.
10. At various places in the lockable/ virtual office floors cut outs were left in the RCC slab, which were said to be for drainage work for pantry and/or toilet etc. to be provided by the allottees themselves, but it is almost impossible for the individual office/ shop owners/ allottees to provide drainage by their own in such a big structure of almost 20 floors. (Ann. A-4)

11. During the several visits to Units at Floors 9th, 10th, 11th, 12th, 13th, 14th and Terrace, no lift in the Office Building/Commercial Tower was found working, though 6 lifts were installed. On being enquired, it was informed by the staff as well as the representative of the Suspended Management that the Lifts installed did not have permit or provision for safety and would further require 3-6 months to make them operational, thus, the undersigned along with the persons accompanying were constrained to use the staircase after reaching the 4th Floor for the rest of the inspection.
12. In all these Floors of the building, the undersigned observed that brick wall of about 3ft to 7ft. height were constructed there and electrical wires hanging from the ceiling. It was observed that Units on the said floor were not constructed, the flooring was not done, only the pillars and lift wells etc. were visible in the whole big hall, lot of work is required for construction and operational of separate units. (Ann. A- 5)
13. That upon specific inquiry made by the undersigned from the staff of the Suspended management, it was conceded that no units have been constructed at the 9th Floor and above, till the terrace of the building, as these were for virtual office spaces. Nevertheless, the undersigned along with other persons visited the above floors using the staircase of the building to confirm the said fact. (Ann. A-6)
14. It was again claimed by the staff of the suspended builder that the units are allotted in raw condition as the Allottee makes the constructions/renovation as per his/her choice. It was also informed that it is a general norm whenever a unit is purchased. It would not be possible to handover immediate possession to the units allotted on the said floor at present as they have not been constructed yet.
15. That it was informed by the representative of Suspended Management that there is no floor numbered as 13th in the Office Building/Tower due to

superstition as it is treated an inauspicious number but, in the completion, plan the 13th floor is existing.

16. That on the 12th Floor, a notice of Enforcement Directorate (ED) was affixed on one of the pillars in the area and it was informed by the staff that the ED has taken possession of the floor by way of the said notice. The 12th Floor was also a raw vacant hall, with no flooring and false ceiling etc. No units were constructed on this floor of the building which could be identified. (Ann. A-7)
17. On most of the floors of the Office Building/Tower a vacant space erected with the support of Pillars and beams (Framed structure) were observed with wires hanging from the ceiling, no flooring, no pipes for Air Conditioning installed at ceiling. Units were not constructed on any of these Floors, at some of the floors lot of Malba was also seen, hence, it would not be possible to handover possession of the Units allotted on these floors. (Ann. A-8)
18. That upon reaching the top Floor of the Building i.e. Terrace, some partly constructed structure was seen in right half portion. The block work in the walls and roof at some places with lot of dumped building rubbish, shuttering and scaffolding materials etc. It was identified by the staff as service floor. (Ann. A-9)
19. Only the stilt floor was found to be in use for parking purposes in normal days. However, it was informed by the mall staff, that the first basement was occasionally used for parking during holidays when there are huge number of commuters visiting the Mall. A large portion of second basement was given on lease to TOYOTA Car Company for their stockyard. All the parking areas lacking proper signages, glow signages and other precautionary sign boards, markings etc.

Status of interconnectivity of shopping mall, Commercial Complex and Hotel

1. As per completion plan all the 3 parts of the complex shall be interconnected to each other's but during site visit the Hotel portion above the second floor was found separated/closed from the commercial building site and shopping mall site.
2. At upper ground floor level, a big hall with name of the Big Bazar/E-zone/central is extended in the Hotel portion also. (Ann. A-2)
3. There is no clear bifurcation of all 3 parts of the complex. At Lower Ground Floor & Ground Floor level the portion of the banquet hall (as said to be) is extended in the shopping mall area. These 3 units cannot be divided vertically, although as per directions of Hon'ble Justice Deepak Gupta, the chairman of the committee, the hotel portion is not considered to be in the scope of work of this committee.
4. As per various advertisements published in the newspaper for sale of shops/offices in the complex, it was claimed by the advertiser i.e. (The Grand Venezia) that premium office and luxury shops available in 5 star hotel/Premium Office Space available in 5 star hotel. Further in the same advertisements the company claimed that *'The luxury shops at the Grand Venezia are showrooms integrated with the access form the Grand Venezia shopping mall and the Five Star Hotel, Wide corridors and big shop fronts only enhance the look and décor of the premium area. Companies and brands of jewellery. Semi-precious jewellery exporters, carpet and home accessories stores will be a part of this luxury space. In fact, people looking at premium outlets inside a luxury Five Star will know and understand this business, luxury shops are not part of the shopping mall'*. (Ann. A-10)

5. However, as per actual site conditions these connecting facilities were not found at site. The hotel portion was closed with brick wall. All the area near the said hotel building, commercial complex etc. were lying unfinished.

6. SERVICES

The position of various services was also inspected and observed as following-

1. Water supply

Water supply is being made through bore wells for which no NOC was available from the ground water department. There is no water connection from municipal/local authority. No provision of drinking water in the commercial complex. The water treatment plant and softening plant were installed in the lower basement and were found functioning at the time of inspection.

2. Sewerage

Two number sewerage treatment plant were found to be functioning in the lower basement.

3. Electrical Installation

Four number transformer and five number DG sets were functioning in the lower basement.

Installation of equipment/ T & P for Services

Machinery/Equipment	Nos Provided	Nos required
1. DG sets	05	08
2. Transformer	05	12
3. Chillers	05	08
4. Air washer	18 (Not in working condition)	18
5. STP	02 (800+200 KLD)	02
6. WTP	341KLD+300 KLD	As provided

7. Softning Plant	341 KLD	341 KLD
8. Air Ventilation	11	11
9. AHU	65 (those installed on mall)	65
10. Other equipment (as per enclosure A-14, colly)		

Fire Noc

Fire Noc dated 25-06-2025 is available for the shopping mall and commercial complex up to 57.15 mtr height only which is corresponding to 8th floor of the building.

Noc from UPPC Board

NOC from Pollution Control Board dated 19th Aug 2025 is available for commercial complex.

NOC for electrical equipment

NOC dated 29th July 2024 valid for next 3 years- is for 2 transformer of 2500 KVA another NOC is available for Grand Venizia Commercial Towers Private Limited vide letter dated 16th July 2024 the NOC dated 29th July 2024 is issued to Bhasin Infotech & infrastructure private Limited, for 5 DG sets, out of these 4 DG sets of 3200 KVA each and one DG sets 1300 KVA.

NOC for Lifts and Escalators

The NOC from Directorate of Electrical Safety vide no.:- 25VSNOC09019612 FY/Lift/ Inspection/ 2024-25 Dated- 09/07/2024 for 19 nos lift and 36 nos of escalators installed in the shopping mall portion only is made available by the mall staff. No lift/ escalators NOC was available for commercial building portion at the time of reporting.

7. **QUALITY RELATED OBSERVATION** (Ann. A-15, colly)

1. At various places the steel reinforcement bars were found exposed and were severely corroded which is harmful for the whole structure
2. The pipes of various services were observed unpainted even the primary coat was not available.
3. Lintel beams have not been provided above several door openings, resulting in brick masonry being constructed directly over the wooden door frames. This can transfer structural load to the frames and lead to cracking of the brickwork over time.
4. Lot of RCC structural members such as beams, cantilever, slabs etc. were not casted properly and the bars are hanging in the air.
5. Wall cladding in the exterior mall finishing are falling down and may injure the commuters and passersby around the outer periphery of the wall.
6. The pavements at various places in the ramp of stilt/basement parking are found badly damaged.
7. Cracks were developed in the decorative wall finishing in the outer area of the shopping mall.
8. The firefighting system was also found damaged/incomplete at various floors of the commercial buildings.
9. Water stagnation was observed in lower basement and in aquarium portion.
10. The door of electrical panel/switchboard was also not found intact at various places.
11. The wooden/aluminum door and window frames were found broken at various places in the shopping mall and commercial complex areas.
12. The risers of steps are not of uniform size. All most all the staircase in the commercial building is lying unfinished.
13. The false ceiling is also broken down at various places.

8. CONCLUSION

The report is limited to the commercial complex and shopping mall only, although the hotel is integrated with the mall and commercial complex. Large-scale deviations have been found with respect to the sanctioned plan and the completion plan such as 1.) in sanctioned plan the height of the building was upto 24th floor but in completion plan, it is only upto 14th floor,

2.) The area of floor from 11th-24th floor was given as 1005sqm in the sanctioned plan but it was constructed as 4609.53sqm as given in completion plan.

3.) In sanctioned plan 2009 floors 1 to 3 are typical floors but in completion plan, the third floor is not identical.

4.) A sixth cinema screen was proposed in the sanctioned plan, but not exist in the completion plan.

The parking area for all the buildings is common. Services such as DG sets, transformers, and chillers etc. have not been provided for full capacity, and for the hotel these are proposed at the site adjoining to the existing services of mall and commercial complex.

Basic facilities such as drinking water and bathrooms are incomplete. The staircases are unfinished. There are no lockable units from the 9th floor upwards. The buildings have started deteriorating, Stones and Tiles from the external façade are falling, and corrosion in the reinforcement has started. There are other quality issues also. The units in commercial complex are not yet ready for handing over to the allottees, even not fit for issue of partial completion as a substantial amount of work remains pending with respect to building finishing and completion, as well as completion of essential services.

Dated: 22/01/2026

Submitted by:

Sudhir Kumar Arya

Former Superintending Engineer DDA

Anant Kumar

Former Special Director General,
CPWD

Former Engineer-in-Chief, PWD Delhi

GRAND EXPRESS
DEVELOPERS
PRIVATE LIMITED

OW

BY

A-1

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2

apple green



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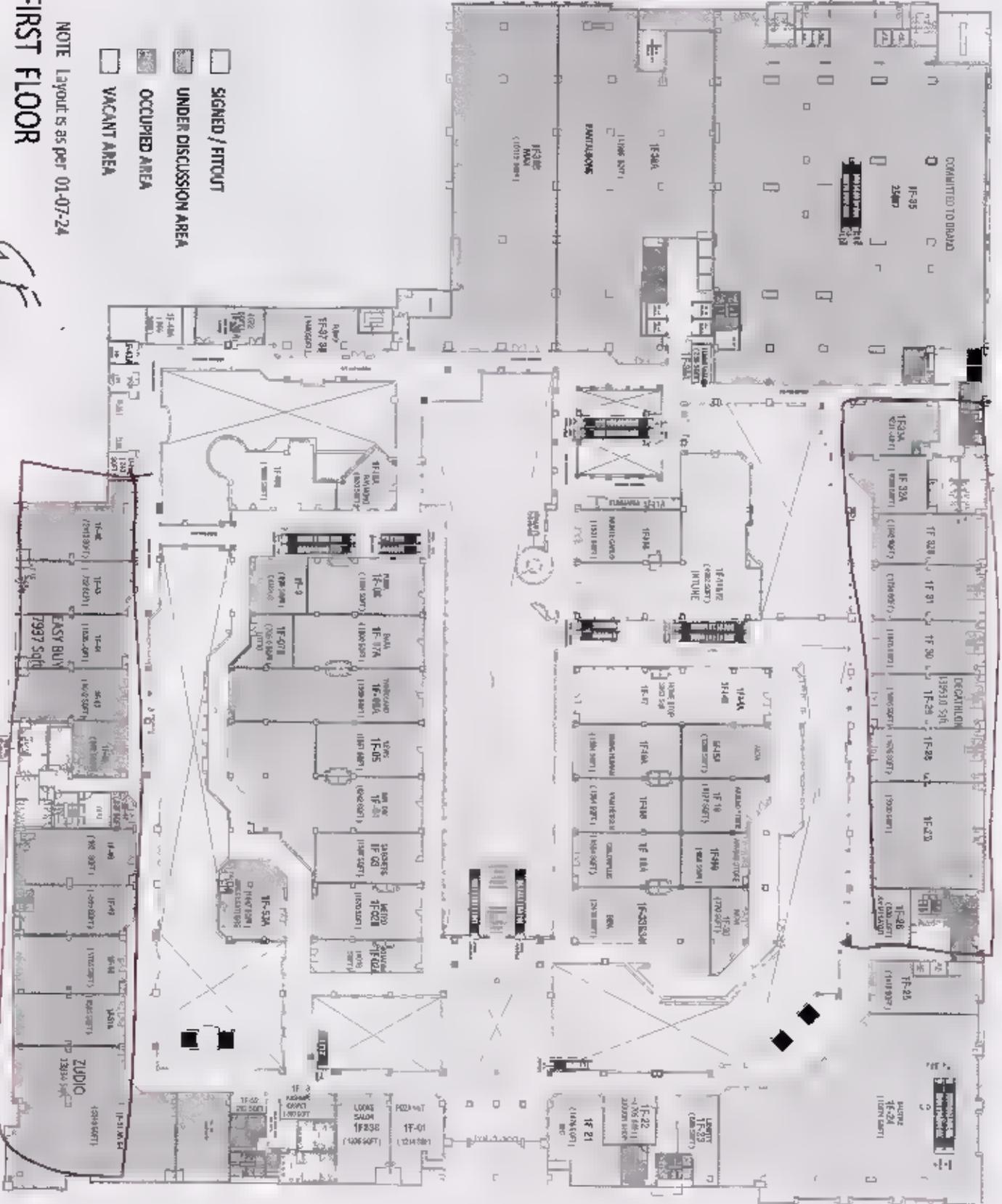


4/14

FIRST FLOOR

NOTE: Layout is as per 01-07-24

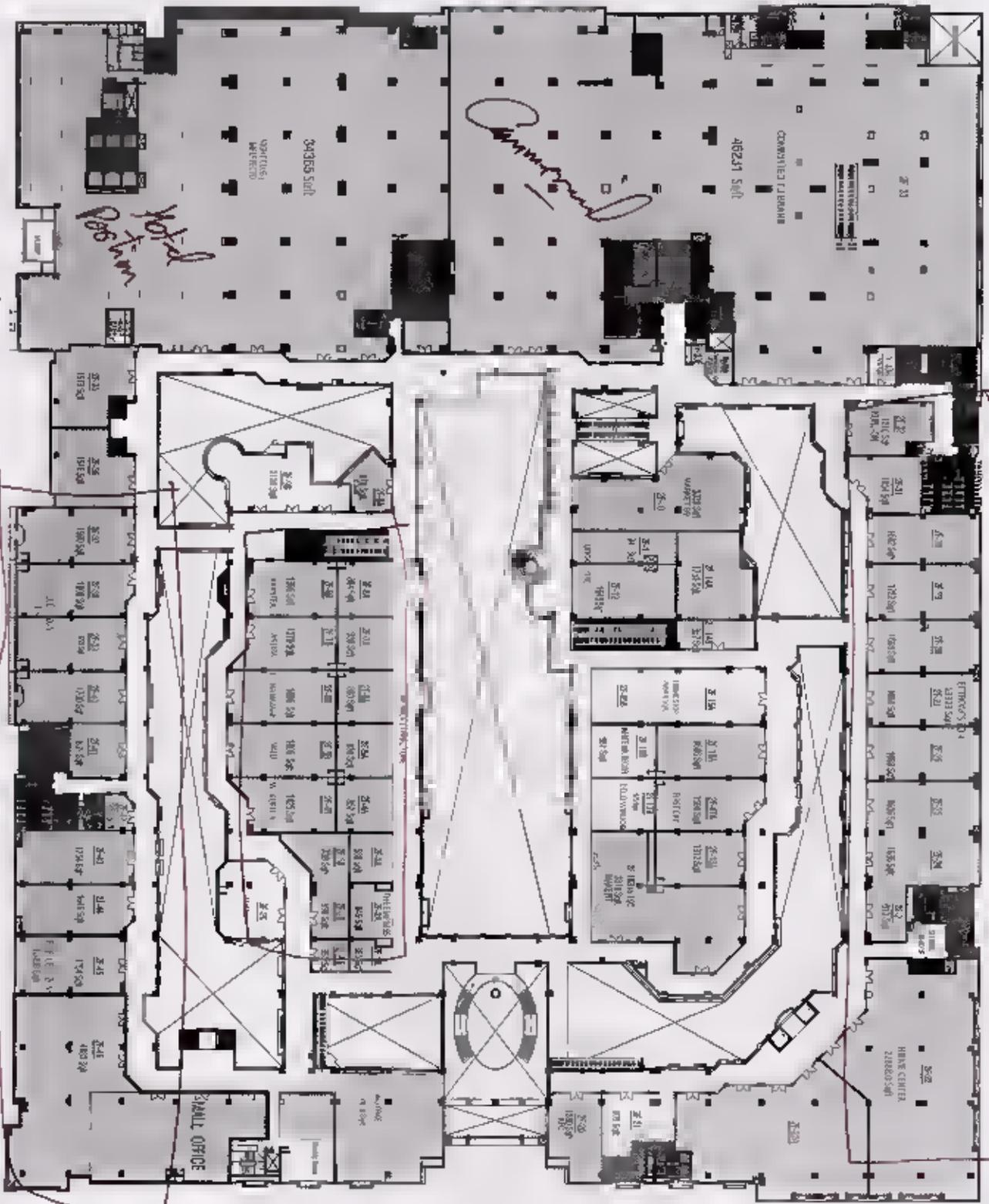
- SIGNED / FITOUT
- UNDER DISCUSSION AREA
- OCCUPIED AREA
- VACANT AREA



GF

2/5

GF



UGF

Noted Position

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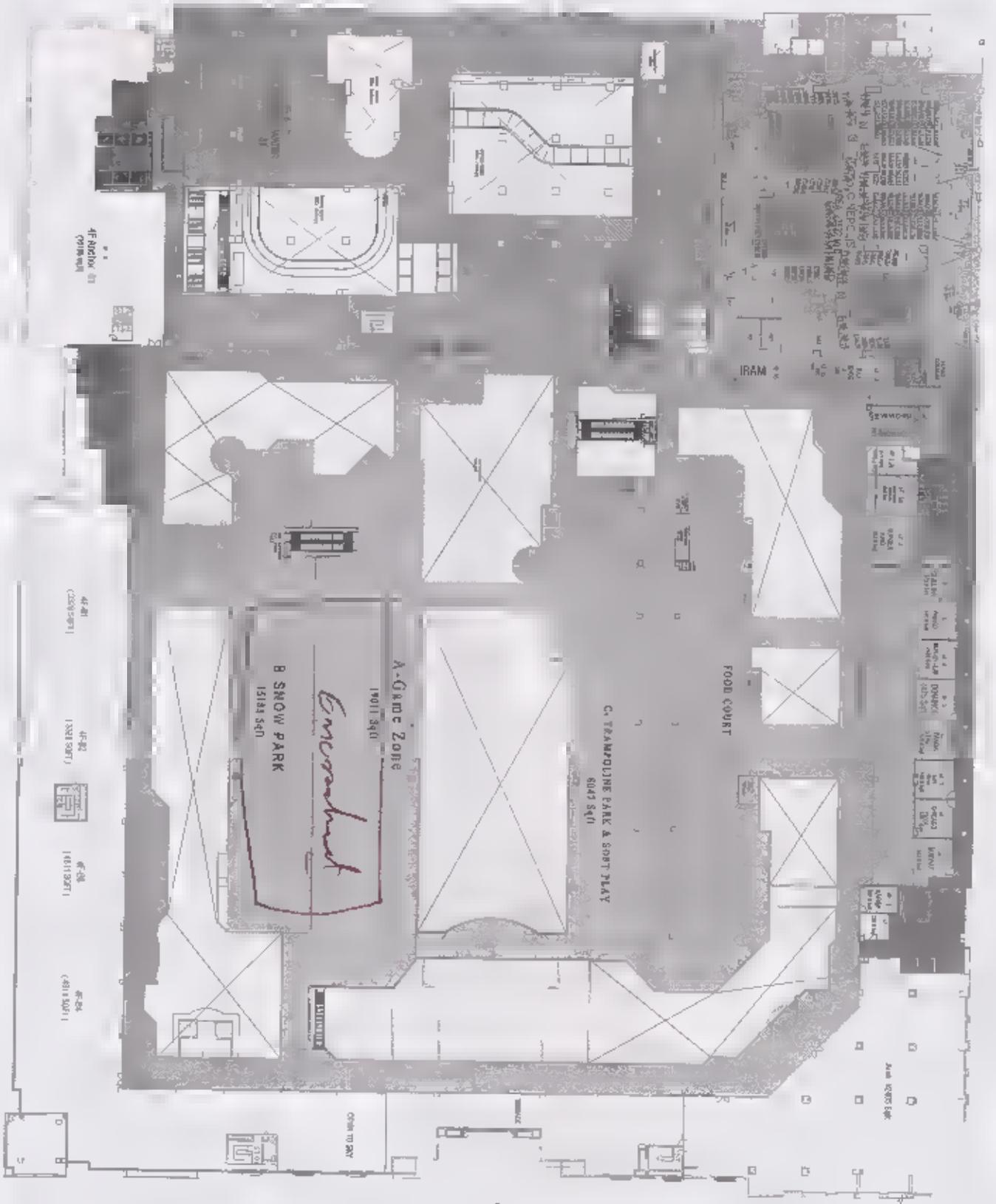
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UGF

↑
Entry

- SKINNED / RITOUT
- UNDER DISCUSSION AREA
- OCCUPIED AREA
- VACANT AREA

NOTE: Layout is as per 03-07-24
SECOND FLOOR



- UNDER DISCUSSION AREA
- SIGNED / FITOUT
- OCCUPIED AREA
- VACANT AREA

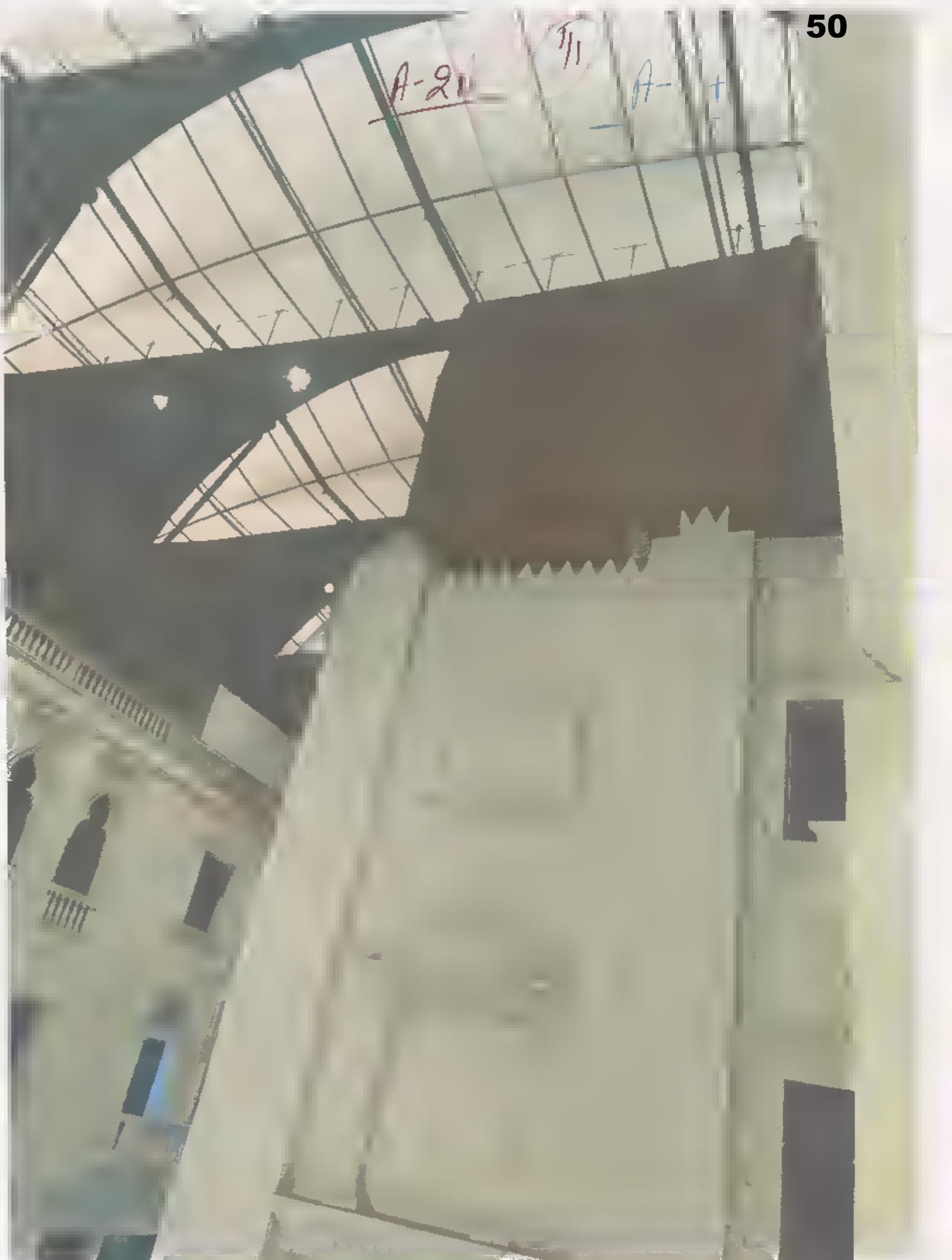
NOTE: Layout is as per 01-07 24

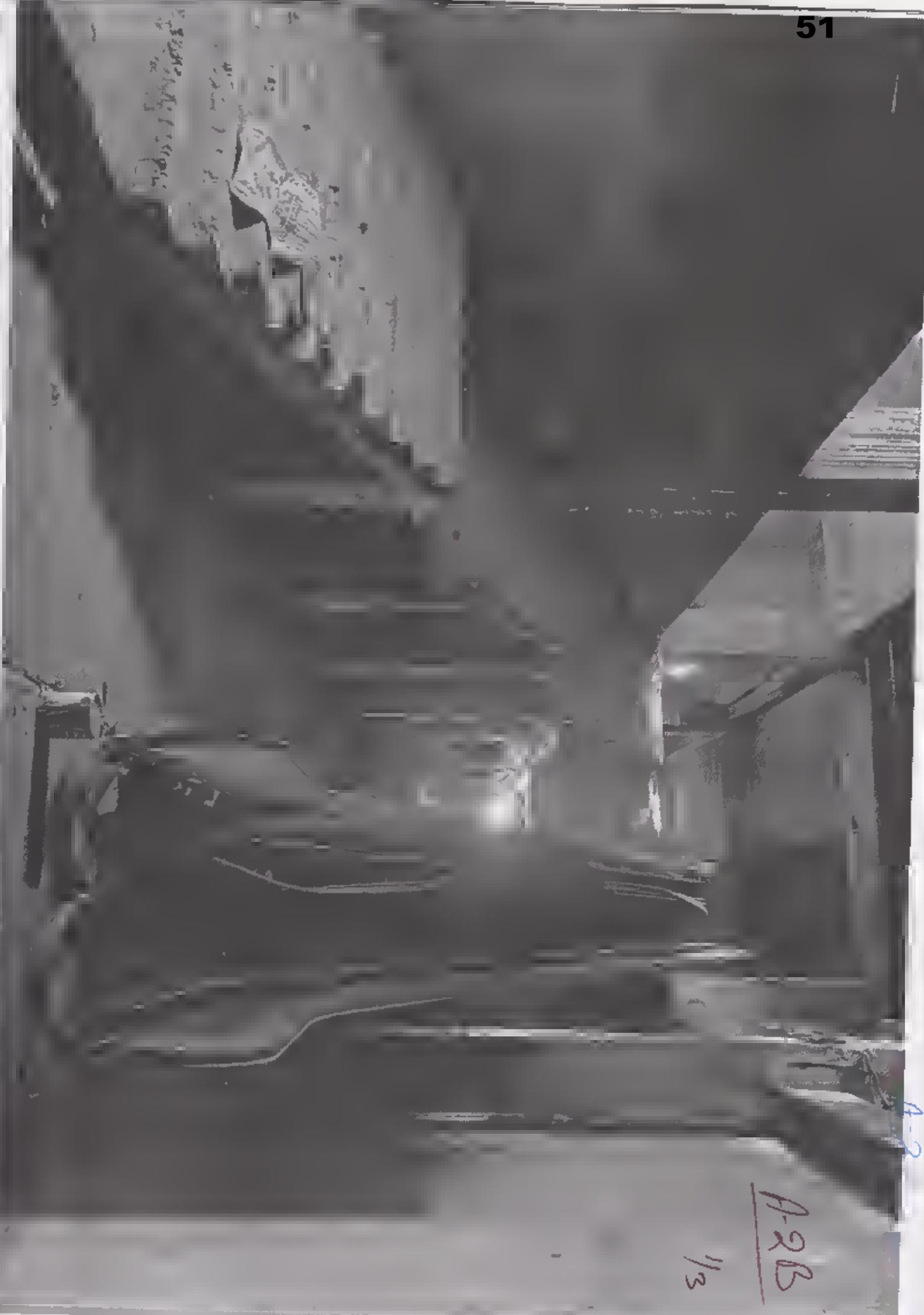
FOURTH FLOOR

↑
2nd floor

S/S

A-20 7/11 A-1





A-2B
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A-2

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A-28





A-3A

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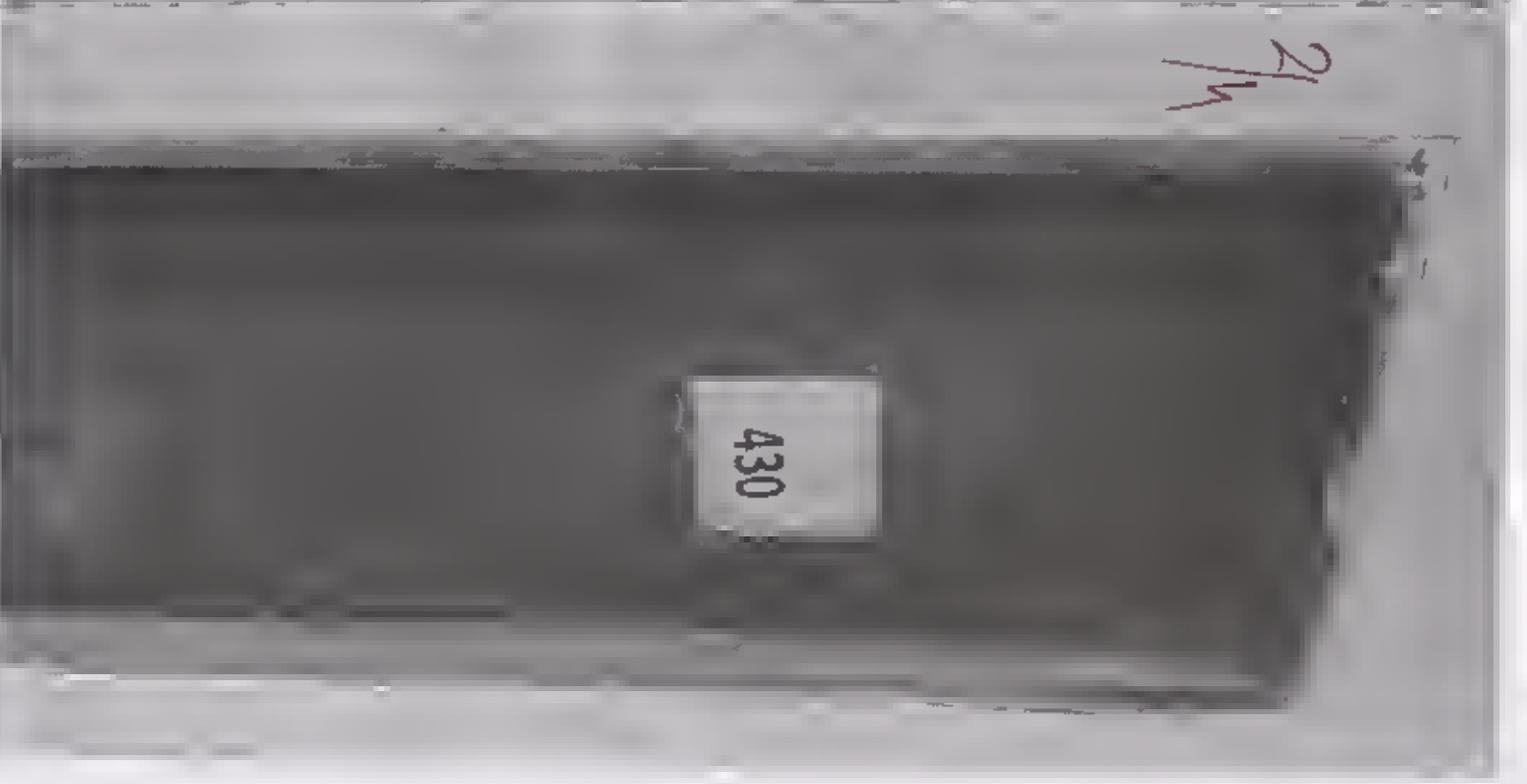
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A-4
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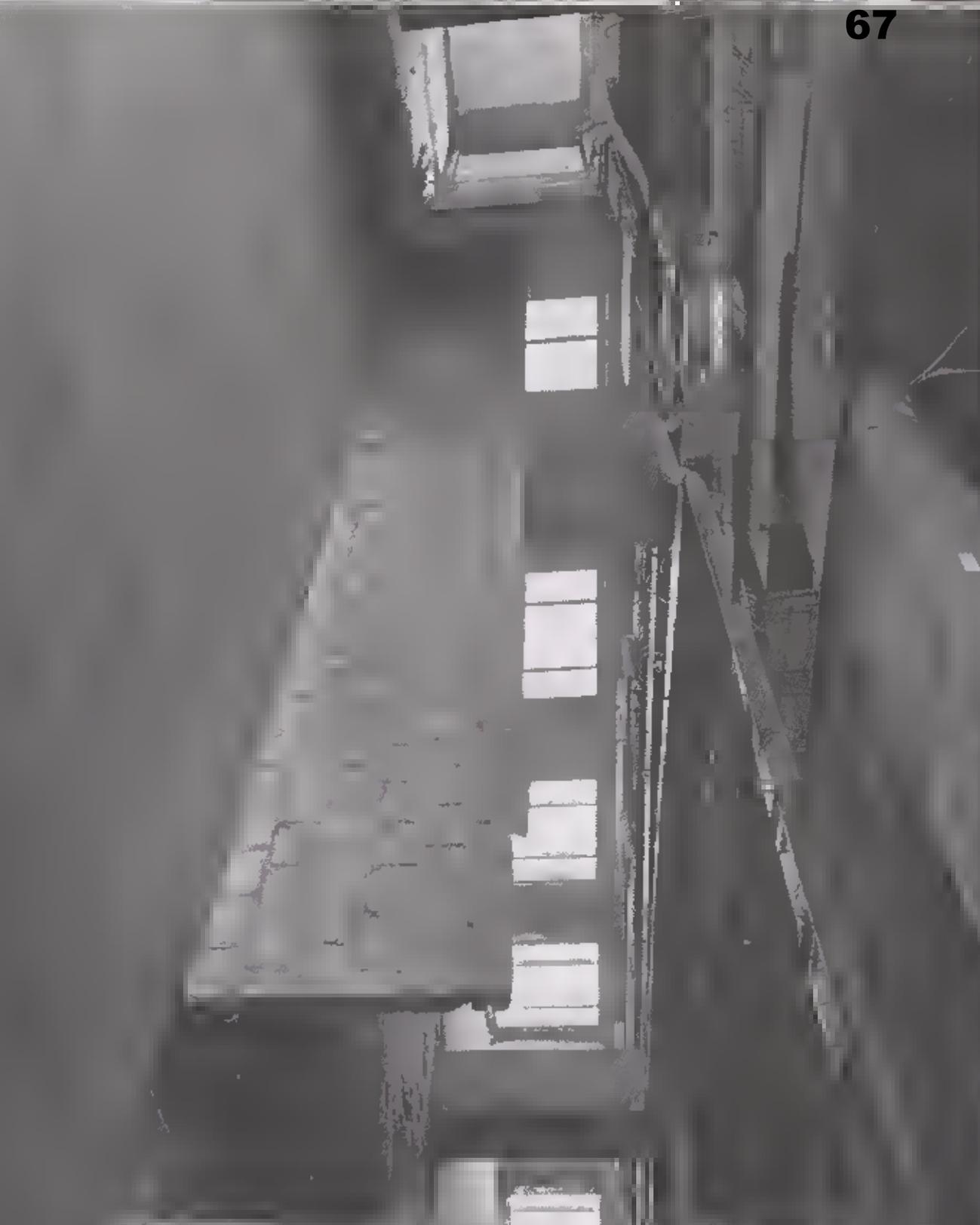
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A-5
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8-15



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A9





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8/7



4/7





6/7



7/7

12 112

matrimonials

New Delhi

October 8, 2011



5 STAR HOTEL | SHOPPING MALL | COMMERCIAL TOWERS

PREMIUM OFFICES AND LUXURY SHOPS AVAILABLE IN 5 STAR HOTEL



ARRIVING SOON SHERATON 5 STAR HOTEL AND MEGA TOURIST DESTINATION
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PROJECT NEAR COMPLETION

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SHOPPING MALL
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WE HAVE ALL THE LEADING RETAIL BRANDS IN OUR MALL: CINEPOLIS, PANTALOONS, ETHNICITY, BELLA LIZARD, URBAN, LALANI, PINK MURJA, JAL & JUNE, MAMI, UNITED COLORS OF BENETTON, NIIE, LEVI'S, BEVERLY HILLS POLI CLUB, LOTTO, ALLEN SOLLY, VAN HEUSEN, LEONIE PHILLIPS, YELLOW CHILLI, KFC, PIZZA HUT, NINJA'S POTPURI, H&M, KRUMHOLTZ, FAST TRAX, SAMSUNG MOBILE PHONE CAFE, CANON - THE BRAND SHOP ETC

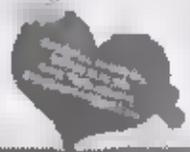
Pleasure to get you among our Brand Partner's Family!



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process being your site reviewing area our
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100 year worth of buying your matrimonial.

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Lacs
Thousand
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100% Safe, Secure Investment

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luxury shop

in the Hotel block

The Grand Venetian Covering a wide expanse of Adelphi, Venetian art treasures tempt the Luxury Shops. The Luxury Shops contain a variety of items across two levels above the ground. The Luxury Shops are designed to enhance the shopping experience. What makes it unique is the presence of The Six Most and Venetian items—Cassini, Mida and Aquilino. With its own concept, Aquilino, you'll find a variety of jewelry, complete with accessories, elegant shoes, bags and purses. The Luxury Shops offer a variety of items in the area. Take a break from the shopping and enjoy the view in the Grand Venetian, where you can sit on a terrace and enjoy a range of gourmet delicacies from

The Luxury Shops in the Grand Venetian art treasures tempt the Luxury Shops. The Luxury Shops contain a variety of items across two levels above the ground. The Luxury Shops are designed to enhance the shopping experience. What makes it unique is the presence of The Six Most and Venetian items—Cassini, Mida and Aquilino. With its own concept, Aquilino, you'll find a variety of jewelry, complete with accessories, elegant shoes, bags and purses. The Luxury Shops offer a variety of items in the area. Take a break from the shopping and enjoy the view in the Grand Venetian, where you can sit on a terrace and enjoy a range of gourmet delicacies from

Shopping Mall is purely a
Lexus Based Model





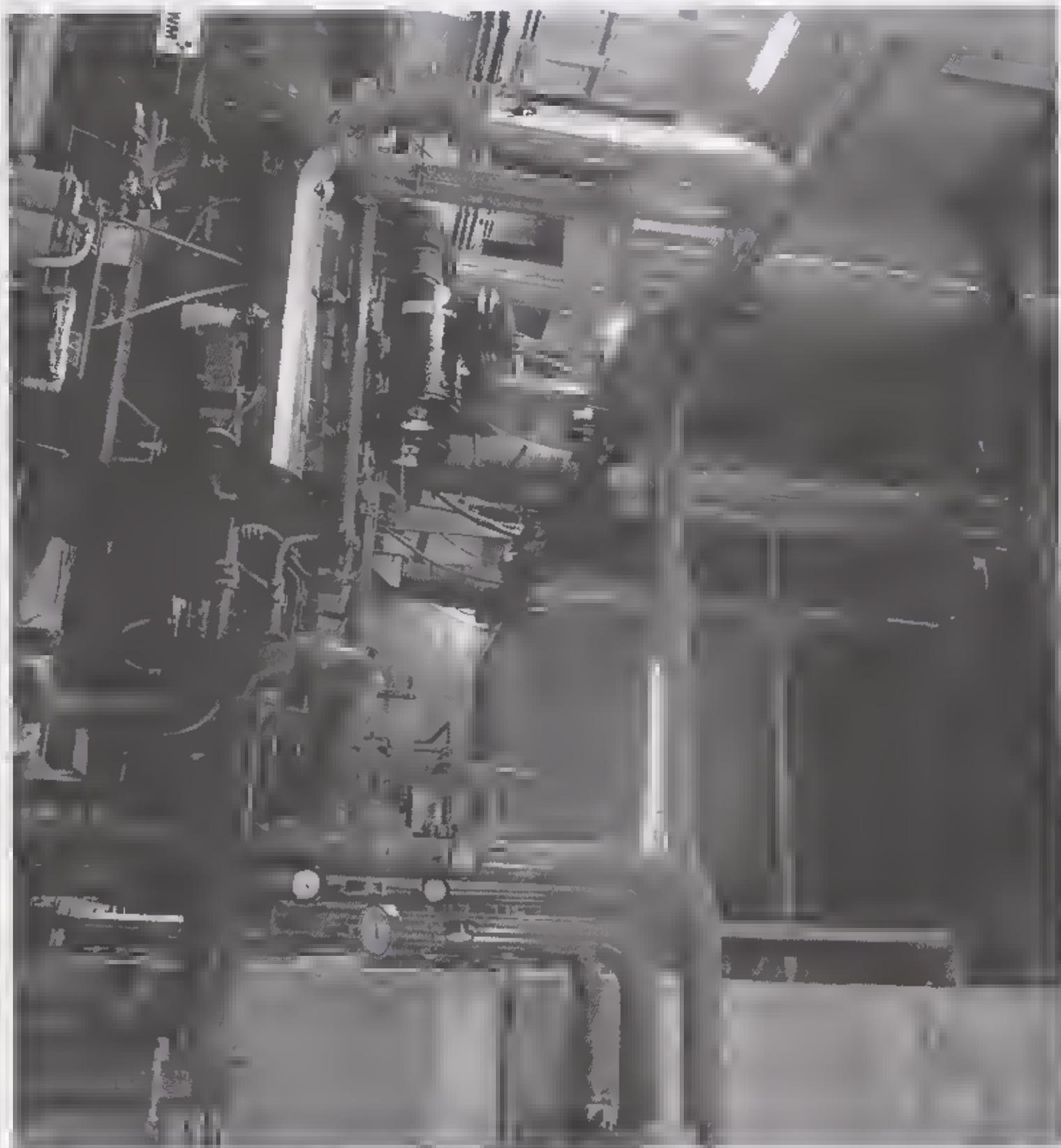
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9/11





5/11



A-14

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प्रारूप-छ (संलग्नक-6) अग्नि सुरक्षा प्रमाणपत्र (पूर्णता (कम्प्लीशन) अनापत्ति प्रमाणपत्र)

पूआईडी संख्या: UPFS/2025/165753/GBN/GAUTAM BUDDH NAGAR/34213/JD

दिनांक: 16-07-2025

प्रमाणित किया जाता है कि मैसर्स **BHASIN INFOTECH AND INFRASTRUCTURE PVT LTD** (भवन/प्रतिष्ठान का नाम) पता **PLOT NO -SH-03,,SITE 4 KASNA, U.P.S.I.D.C,GREATER NOIDA KASNA ROAD** तहसील - **SADAR**, प्लाट एरिया **40505.00 sq.mt**, कुल कवर्ड एरिया - (वर्ग मीटर), ब्लॉकों की संख्या - 1 जिसमें

ब्लॉक/टावर	प्रत्येक ब्लॉक में तलों की संख्या	बेसमेंट की संख्या	ऊँचाई
BUILDING	15	2	57.15 mt.

है। भवन का अधिभोग मैसर्स **BHASIN INFOTECH AND INFRASTRUCTURE PVT LTD** द्वारा किया जा रहा है। इनके द्वारा भवन में अग्नि निवारण एवं अग्नि सुरक्षा व्यवस्थाएँ, एन0बी0सी0 एवं तत्संबंधी भारतीय मानक ब्यूरो के आई0एस0 के अनुसार भवन में स्थापित करायी गयी व्यवस्थाओं का निरीक्षण अग्निशमन अधिकारी द्वारा दिनांक **19-07-2025** को भवन स्वामी/भवन स्वामी के प्रतिनिधि श्री **Durgpal** के साथ किया गया। भवन में अधिस्थापित अग्नि सुरक्षा व्यवस्थाएँ मानकों के अनुसार अधिस्थापित पायी गयी। अतः प्रश्रुत भवन को अग्नि सुरक्षा प्रमाणपत्र (फायर सेफ्टी सर्टिफिकेट) एन0बी0सी0 की अधिभोग श्रेणी **Assembly** के अन्तर्गत वैधता तिथि **25-07-2025** से **24-07-2028** तक **3** वर्षों के लिए इस शर्त के साथ निर्गत किया जा रहा है कि भवन में नियमानुसार स्थापित सभी अग्निशमन व्यवस्थाओं का अनुरक्षण करते हुए क्रियाशील बनाये रखा जायेगा। भवन में स्थापित की गयी अग्निशमन व्यवस्थाओं में पायी गयी कमी के कारण किसी भी घटना के लिए मैसर्स **BHASIN INFOTECH AND INFRASTRUCTURE PVT LTD** अधिभोगी पूर्ण रूप से जिम्मेदार होगा/होगे। निर्गत अग्नि सुरक्षा प्रमाणपत्र का नवीनीकरण निर्धारित समयावधि के अन्दर न कराये जाने पर निर्गत अग्नि सुरक्षा प्रमाणपत्र स्वतः ही निरस्त मान लिया जायेगा, जिसके लिए मैसर्स **BHASIN INFOTECH AND INFRASTRUCTURE PVT LTD** अधिभोगी पूर्ण रूप से जिम्मेदार होगा/होगे।

Note : निरीक्षण एवं समीक्षा अधिकारियों द्वारा प्रेषित आख्या के आधार पर निम्न उपबन्धों के अधीन अनापत्ति प्रमाण पत्र निर्गत किया जा रहा है 1-अर्ह अभिकर्ता /अग्निशमन अभियन्ता से वर्ष में न्यूनतम 01-बार फायर आडिट तथा वर्ष के जनवरी व जुलाई माह में भवन में स्थापित अग्निशमन व्यवस्थाओं की कार्यशीलता का प्रमाण-पत्र विभाग को प्रेषित करें। 2-फायर उपकरणों का वार्षिक ए0एम0सी0/मरम्मत अर्ह एजेन्सी से कराया जाय। 3 -अग्निसुरक्षा अधिकारी एवं सहायक अग्निशमन कर्मचारी रखना अनिवार्य होगा 4- विद्युत सुरक्षा निदेशालय का विद्युत सुरक्षा प्रमाण प्राप्त करना अनिवार्य होगा। 5- NBC-2016 के अनुसार अनापत्ति प्रमाण पत्र निर्गत किया ।

"यह प्रमाण-पत्र आपके द्वारा प्रस्तुत अभिलेखों, सूचनाओं के आधार पर निर्गत किया जा रहा है। इनके असत्य पाए जाने पर निर्गत प्रमाण-पत्र मान्य नहीं होगा। यह प्रमाण-पत्र भूमि / भवन के स्वामित्व / अधिभोग को प्रमाणित नहीं करता है।"

हस्ताक्षर (निर्गमन अधिकारी)



Digitally Signed By
(Vivek Kumar Sharma)

[3131C4087F6C3D0288C915191F43E615B7C776D4]

25-07-2025

निर्गत किये जाने का दिनांक : 25-07-2025
स्थान : LUCKNOW



विद्युत सुरक्षा निदेशालय

कार्यालय, निदेशक विद्युत सुरक्षा, उत्तर प्रदेश शासन
लखनऊ

2/7

दिनांक 29/07/2024

संख्या 25VSNOC05023256 वि0सु0/मध्यम विभव/एच0टी0/निरीक्षण, 2024-25

BHASIN INFOTECH AND INFRASTRUCTURE PVT LTD

SH-3 SITE-4, UPSIDC INDUSTRIAL AREA, SURAJPUR, GREATER NOIDA, G.B. NAGAR

विषय :- विद्युतीय अधिष्ठापनों का निरीक्षण/परीक्षण।

प्रसंग :- आप का आवेदन पत्र संख्या VS2458447 दिनांक 12/07/2024

प्रिय महोदय,

कृपया निम्नांकित विद्युतीय अधिष्ठापन का निरीक्षण/परीक्षण अधोहस्ताक्षरी द्वारा दिनांक 27/07/2024 को करने पर उक्त विद्युतीय अधिष्ठापन विद्युत सुरक्षा की दृष्टि से सेन्ट्रल इलेक्ट्रिसिटी अथॉरिटी (मेजर्स रिजेटेड टू सेफ्टी एण्ड इलेक्ट्रिक सप्लाय) रेगुलेशन 2010 के सुसंगत विनियमों का पालन करता हुआ पाया गया। अधिष्ठापन में किसी भी परिवर्तन की दशा में इस कार्यालय को अवगत कराते हुये पुन निरीक्षण कराया जाये।

क्र० सं०	उपकरण	ब्रेक	क्षमता	वोल्टता	सीरियल नम्बर	मात्रा
1	TransFormer	UNIVERSAL	2500 KVA	33000 V	CPGB003/0003	1
2	TransFormer	UNIVERSAL	2500 KVA	33000 V	CPGB003/U0004	1
3	DGSET	MARELLI GENERATORS	3200 KVA	415 V	MX19161	1
4	DGSET	MARELLI GENERATORS	3200 KVA	415 V	MX21253	1
5	DGSET	MARELLI GENERATORS	3200 KVA	415 V	MY16168	1
6	DGSET	MARELLI GENERATORS	3200 KVA	415 V	MX19770	1
7	DGSET	MARELLI GENERATORS	1300 KVA	415 V	MY16713	1

विद्युतीय सोड के अधिष्ठापन का विवरण 3150 किलोवाट।

भवदीय,

GIRISH KUMAR SINGH
निदेशक विद्युत सुरक्षा, 30प्र0 शासन,
लखनऊ

संख्या. 25VSNOC05023256 वि0सु0/मध्यम विभव/एच0टी0/निरीक्षण 2024-25 तदिनांक।

उपरोक्त की प्रति लिपि निम्नलिखित को सूचनार्थ एवं आवश्यक कार्यवाही हेतु प्रेषित -

अधिसासी अभियन्ता, विद्युतवितरण खण्ड, गौतम बुद्ध नगर।

उपनिदेशक, विद्युतसुरक्षा, 30प्र0 शासन गजियाबाद रीजन।

सहायक निदेशक, विद्युतसुरक्षा 30प्र0 शासन गौतमबुद्धनगर जोन।

भवदीय,



GIRISH KUMAR SINGH
निदेशक विद्युत सुरक्षा, 30प्र0 शासन
लखनऊ

www.vidyatsuraksha.org से सत्यापित करने के पश्चात ही सयोजन किया जाना सुनिश्चित करें।

नोट - यह एन ओ सी केवल 3 वर्ष तक मान्य है। 3 वर्ष की अवधि पूर्ण होने से एक माह पूर्व आप अपने अधिष्ठापन के नियतकालिक निरीक्षण हेतु विद्युत सुरक्षा निदेशालय की वेबसाइट <https://www.vidyatsuraksha.org/> पर आवेदन करें। यदि आप द्वारा समय से नियतकालिक निरीक्षण नहीं कराया जाता है तो विद्युत अधिनियम 2003 की धारा -146 के अंतर्गत तीन माह तक का कारावास या एक लाख रुपये तक का जुर्माना या दोनों दंडनीय होगा।

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NOC PRINT

3/7



विद्युत सुरक्षा निदेशालय

कार्यालय, सहायक निदेशक, विद्युत सुरक्षा, उत्तर प्रदेश शासन
गौतमबुद्धनगर ज़ोन, गौतमबुद्धनगर

संख्या :- 25VSNOC05020792 वि0सु0/मध्यम विभव/एच0टी0/निरीक्षण, 2024-25

दिनांक 16/07/2024

GRAND VENEZIA COMMERCIAL TOWER PVT LTD

SH-3 SITE-4, UPSIDC INDUSTRIAL AREA, SURAJPUR, GREATER NOIDA, G.B. NAGAR

विषय :- विद्युतीय अधिष्ठापनों का नियतकालिक निरीक्षण/परीक्षण।

प्रसंग :- आप का आवेदन पत्र संख्या VS2456989 दिनांक 09/07/2024

प्रिय महोदय,

कृपया निम्नांकित विद्युतीय अधिष्ठापन का निरीक्षण/परीक्षण अधोहस्ताक्षरी द्वारा दिनांक 12/07/2024 को करने पर उक्त विद्युतीय अधिष्ठापन विद्युत सुरक्षा की दृष्टि से सेन्ट्रल इलेक्ट्रिसिटी अधीरिटी (मेजर्स रिलेटेड टू सेफ्टी एण्ड इलेक्ट्रिक सप्लाई) रेगुलेशन 2010 के सुसंगत विनियमों का पालन करता हुआ पाया गया। अधिष्ठापन में किसी भी परिवर्तन की दशा में इस कार्यालय को अवगत कराते हुये पुनः निरीक्षण कराया जाये।

क्र0 सं0	उपकरण	ब्रेक	क्षमता	वोल्टता	सीरियल नम्बर	मात्रा
1	TransFormer	UNIVERSAL	2500 KVA	33000 V	CPGB003/U0001	1
2	TransFormer	UNIVERSAL	2500 KVA	33000 V	CPGB003/U0002	1

विद्युतीय लोड के अधिष्ठापन का विवरण 0 किलोवाट।

टिप्पणी :

परिसर में अधिष्ठापित परिवर्तक, जनरेटर, मध्यम/निम्न विभव लोड, सोलर, लिफ्ट से सम्बन्धित विद्युत संस्थापन का भी निरीक्षण करवाकर एन0ओ0सी0 प्राप्त किया जाना सुनिश्चित करें। उपरोक्तानुसार कार्यवाही न किये जाने के कारण घटित होने वाली किसी भी विद्युत दुर्घटना, अप्रिय स्थिति एवं शासकीय राजस्व की क्षति के लिए आप उत्तरदायी होंगे। ग्रेडेड रिस्पांस एक्शन प्लान में डी0जी0 सेट के लिए एन0सी0आर0 में वायु गुणवत्ता प्रबंधन के लिए निर्धारित नॉम्स (दिशा-निर्देश संख्या-75) का अनुपालन सुनिश्चित करें। उक्त निरीक्षण रिपोर्ट/प्रमाणक विद्युत अधिष्ठापन के सामायिक निरीक्षण से सम्बन्धित है, यह पता प्रमाणक अधवा स्थल के स्वामित्व को प्रमाणित नहीं करता है।

RAMESH KUMAR
सहायक निदेशक

संख्या: 25VSNOC05020792वि0सु0/मध्यम विभव/एच0टी0/निरीक्षण, 2024-25, तदिनांक।

उपरोक्त की प्रति लिपि निम्नलिखित को सूचनार्थ एवं आवश्यक कार्यवाही हेतु प्रेषित:-

1. उपनिदेशक, विद्युतसुरक्षा, उ0प्र0 शासन गाजियाबाद रीजन।
2. अधिशासी अभियन्ता, विद्युतवितरण खण्ड, गौतम बुद्ध नगर को इस आशय से प्रेषित कि निदेशालय की वेबसाइट www.vidyutsuraksha.org से सत्यापित किया जाना सुनिश्चित करें।



Directorate of Electrical Safety

Office of Assistant Director, Electricity Safety, Government of Uttar Pradesh Gautam
Budhnagar Zone, Gautam Budhnagar

No. :- 25VSNOC09019612

FY/ LIFT/ INSPECTION/ 2024-25

4/7
Dated: 09/07/2024

BHASIN INFOTECH AND INFRASTRUCTURE PVT LTD

SH-3 SITE-4, UPSIDC INDUSTRIAL AREA, KASNA GREATER NOIDA, GB NAGAR

Subject :- Periodic inspection / inspection of electrical installation of lifts installed in your premises .

Occasion :- Your Application No. VS2456984 dated 05/07/2024

dear sir,

Kindly inspect/inspect the electrical installation related to the following lifts, the details of which are given below, dated - 08/07/2024 as per the Central Electricity Authority (Measures Related to Safety and Electric Supply) Regulations of the said electrical installation from the point of view of electrical safety. Established in compliance with the relevant regulations of 2010 In case of any change in the installation, re-inspection should be done by informing this office.

*only for mall portion
Commercial building lifts
no - NOC*

No.	LIFT Capacity(P)	LIFT CAPACITY(KG)	Motor Capacity (KW)	Motor serial no	Mech
1	18	1350	8	74242	KONE
2	18	1350	8	74243	KONE
3	18	1350	8	74246	KONE
4	18	1350	8	74247	KONE
5	18	1350	8	74244	KONE
6	18	1350	8	74245	KONE
7	18	1350	12	74248	KONE
8	18	1350	12	74249	KONE
9	18	1350	12	74254	KONE
10	18	1350	12	74251	KONE
11	18	1350	12	74256	KONE
12	18	1350	12	74257	KONE
13	14	1050	12	15N2L10-378-1	MITSUBISHI
14	14	1050	12	15N2L10-378-2	MITSUBISHI
15	18	1350	12	15N2L10-379-1	MITSUBISHI
16	14	1050	12	15N2L10-379-2	MITSUBISHI
17	14	1050	12	15N2L10-377-1	MITSUBISHI
18	0	2000	19	PL/DO/1405/16/2000	PERFECTION
19	0	3000	19	PL/DO/1405/16/3000	PERFECTION
20	0	0	8	41251 (ESCALATOR)	KONE
21	0	0	8	41252 (ESCALATOR)	KONE
22	0	0	8	41253 (ESCALATOR)	KONE
23	0	0	8	41254 (ESCALATOR)	KONE
24	0	0	8	41255 (ESCALATOR)	KONE
25	0	0	8	41256 (ESCALATOR)	KONE
26	0	0	8	41257 (ESCALATOR)	KONE
27	0	0	8	41258 (ESCALATOR)	KONE
28	0	0	8	41259 (ESCALATOR)	KONE
29	0	0	8	41260 (ESCALATOR)	KONE
30	0	0	8	41261 (ESCALATOR)	KONE
31	0	0	8	41262 (ESCALATOR)	KONE
32	0	0	8	41263 (ESCALATOR)	KONE
33	0	0	8	41264 (ESCALATOR)	KONE
34	0	0	8	41265 (ESCALATOR)	KONE
35	0	0	8	41266 (ESCALATOR)	KONE
36	0	0	8	41267 (ESCALATOR)	KONE
37	0	0	8	41268 (ESCALATOR)	KONE
38	0	0	8	41269 (ESCALATOR)	KONE
39	0	0	8	41270 (ESCALATOR)	KONE
40	0	0	8	41271 (ESCALATOR)	KONE
41	0	0	8	41274 (ESCALATOR)	KONE
42	0	0	8	41275 (ESCALATOR)	KONE
43	0	0	8	41276 (ESCALATOR)	KONE
44	0	0	8	41277 (ESCALATOR)	KONE
45	0	0	8	41278 (ESCALATOR)	KONE
46	0	0	8	41279 (ESCALATOR)	KONE
47	0	0	8	41280 (ESCALATOR)	KONE
48	0	0	8	41283 (ESCALATOR)	KONE
49	0	0	8	41284 (ESCALATOR)	KONE
50	0	0	8	41285 (ESCALATOR)	KONE

52	0	0	12	41289 (ESCALATOR)	KONE
53	0	0	12	41290 (ESCALATOR)	KONE
54	0	0	8	6442-502-00	TK
55	0	0	8	6442-501-00	TK

Note-1. Please have the above mentioned lifts serviced / maintained by the original manufacturer. It is the responsibility of the user to maintain the elevators from time to time and to keep them in proper operational and mechanical condition. The responsibility of mechanical competence lies with the manufacturer and the consumer

2. Water proofing of the pit of the said passenger lifts should be done properly so that no current leakage problem arises in future.

Yours faithfully (RAMESH KUMAR) Assistant Director



No - 25VSNOC09019612 2024-25

Number: Visibility/Medium Visibility/HOT/Observation, , date of issue.

A copy of the above is forwarded to the following for information and necessary action:-

1. Deputy Director, Electrical Safety, UP Govt Region |
2. Superintending Engineer, Electricity Distribution Section. Gautam Budh Nagar 's website is forwarded to Gautam Budh Nagar

Make sure this combination is done after verifying with www.vidyutsuraksha.org.



Yours faithfully (RAMESH KUMAR) Assistant Director



Note :- This NOC is valid for 3 years only. One month before the completion of the 3 year period you should apply for periodic inspection of your installation on the website of Directorate of Electricity Safety <https://www.vidyutsuraksha.org/>. Failure to carry out periodic inspection by you shall be punishable with imprisonment for a term which may extend to three months or with fine which may extend to one lakh rupees under Section-146 of the Electricity Act, 2003.

THIS NOC IS GENERATED THROUGH E-SIGNATURE.



Uttar Pradesh Pollution Control Board
 Building, No TC-12V Vibhuti Khand, Gomti Nagar, Lucknow-226010
 Phone 0522-2720828,2720831, Fax-0522 2720764, Email info@uppcb.in, Website www.uppcb.com

(77)

Category : ORANGE

Application Id : 33027409

246415/UPPCB/GreaterNoida(UPPCBRO)/CTO/both/GREATER NOIDA/2025

Date: 19/08/2025

To,

M/s

**M/s BHASIN INFOTECH AND INFRASTRUCTURE PVT LTD (GRAND VANISH MALL)
 PLOT NO. SH-03, UPSIDC, INDUSTRIAL AREA, SITE-4, GREATER NOIDA.,GAUTAM
 BUDH NAGAR,201306**

Consolidated Consent to Operate and Authorisation hereinafter referred to as the CCA (Consolidated Consent & authorization) (Fresh) under Section-25 of the Water (Prevention & Control of Pollution) Act, 1974 and under Section-21 of the Air (Prevention & Control of Pollution) Act, 1981

CCA is hereby granted to M/s BHASIN INFOTECH AND INFRASTRUCTURE PVT LTD (GRAND VANISH MALL) located at PLOT NO. SH-03, UPSIDC, INDUSTRIAL AREA, SITE-4, GREATER NOIDA.,GAUTAM BUDH NAGAR,201306 subject to the provisions of the Water Act, Air Act and the orders that may be made further and subject to following terms and conditions :-

1 This CCA M/s BHASIN INFOTECH AND INFRASTRUCTURE PVT LTD (GRAND VANISH MALL) granted for the period from 01/08/2025 to 31/07/2028 and valid for manufacturing of following products.

S No	Product	Quantity	Unit
1	Commercial Complex Mall		none

2. Conditions under Water(Prevention and Control of Pollution) Act -1974 as amended :-

(i) The daily quantity of effluent discharge (KLD) :-

Kind of Effluent	Quantity(KLD)	Treatment facility	Discharge point
Domestic	50.0	STP	Sewer Line

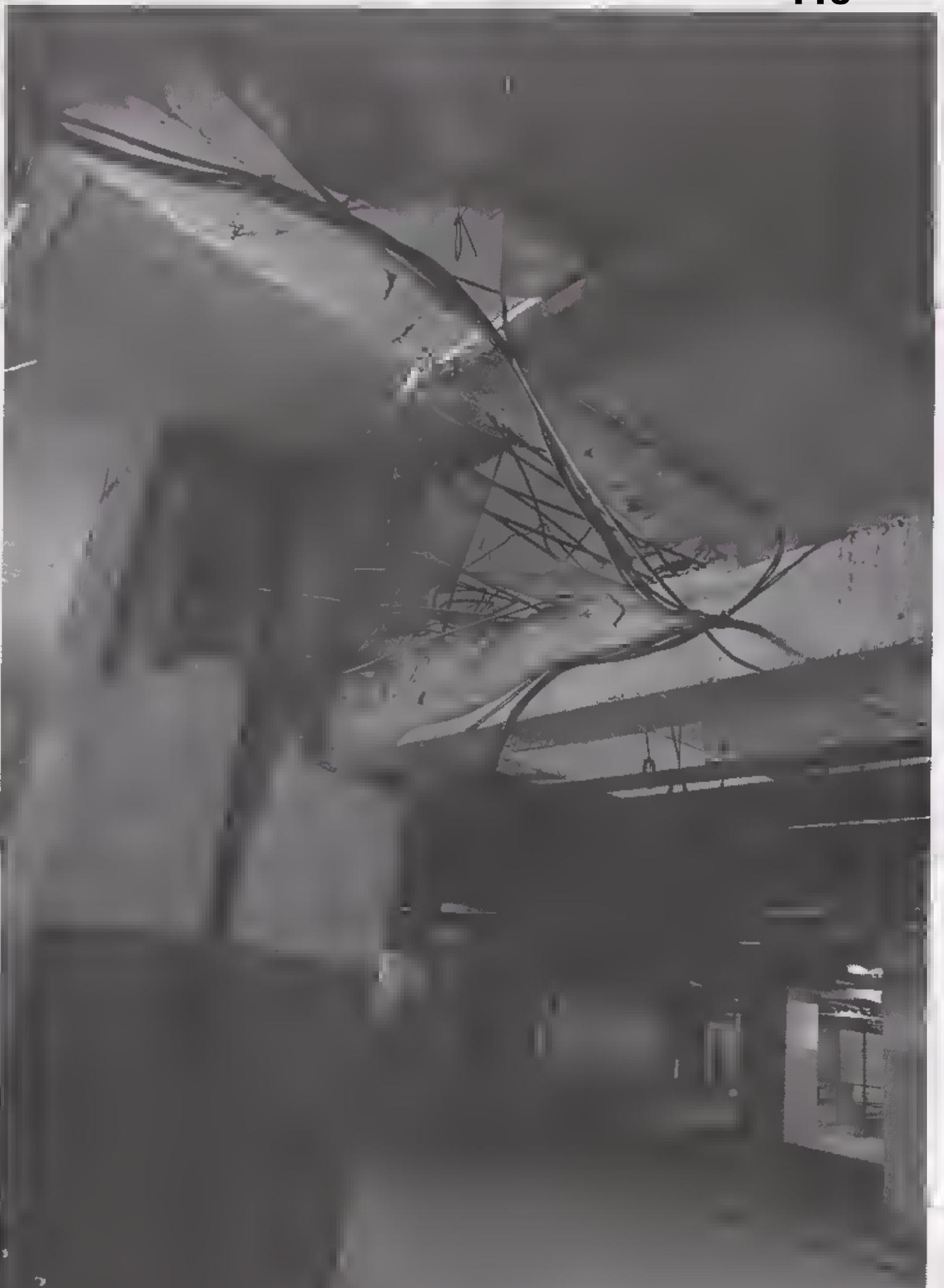
(ii) Trade Effluent Treatment and Disposal :-The applicant shall operate Effluent Treatment Plant consisting of primary/secondary and tertiary treatment as is required with reference to influent quantity and quality.

In case of stoppage of functioning of ETP, production has to be stopped immediately and this Board has to be intimated by fax/phone/email with a report in this regard to be dispatched immediately

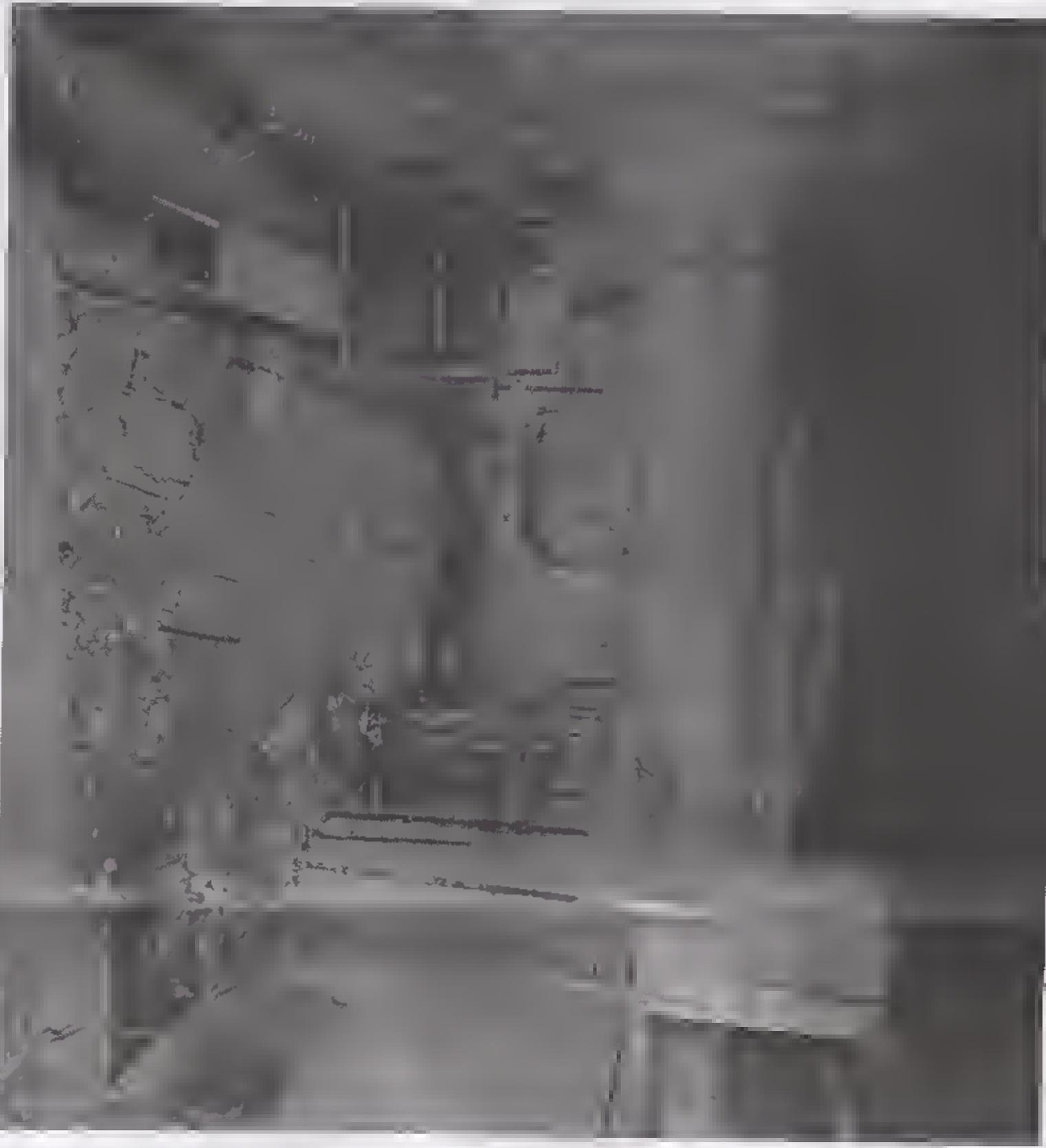
(iii) The treated effluent shall be recycled to the maximum extent and should be reused within the premises for gardening etc. Quality of the treated effluent shall meet to the following general and specific standards as prescribed under Environment (Protection) Rules, 1986 and applicable to the unit from time-to-time -

Industrial Effluent Quality Standard

S.No.	Parameter	Standard
1	NA	NA









A-15















THE HISTORY OF THE

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FROM THE

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BY

ADMIRAL

ROBERT

SEMPER

AND

ADMIRAL

ROBERT

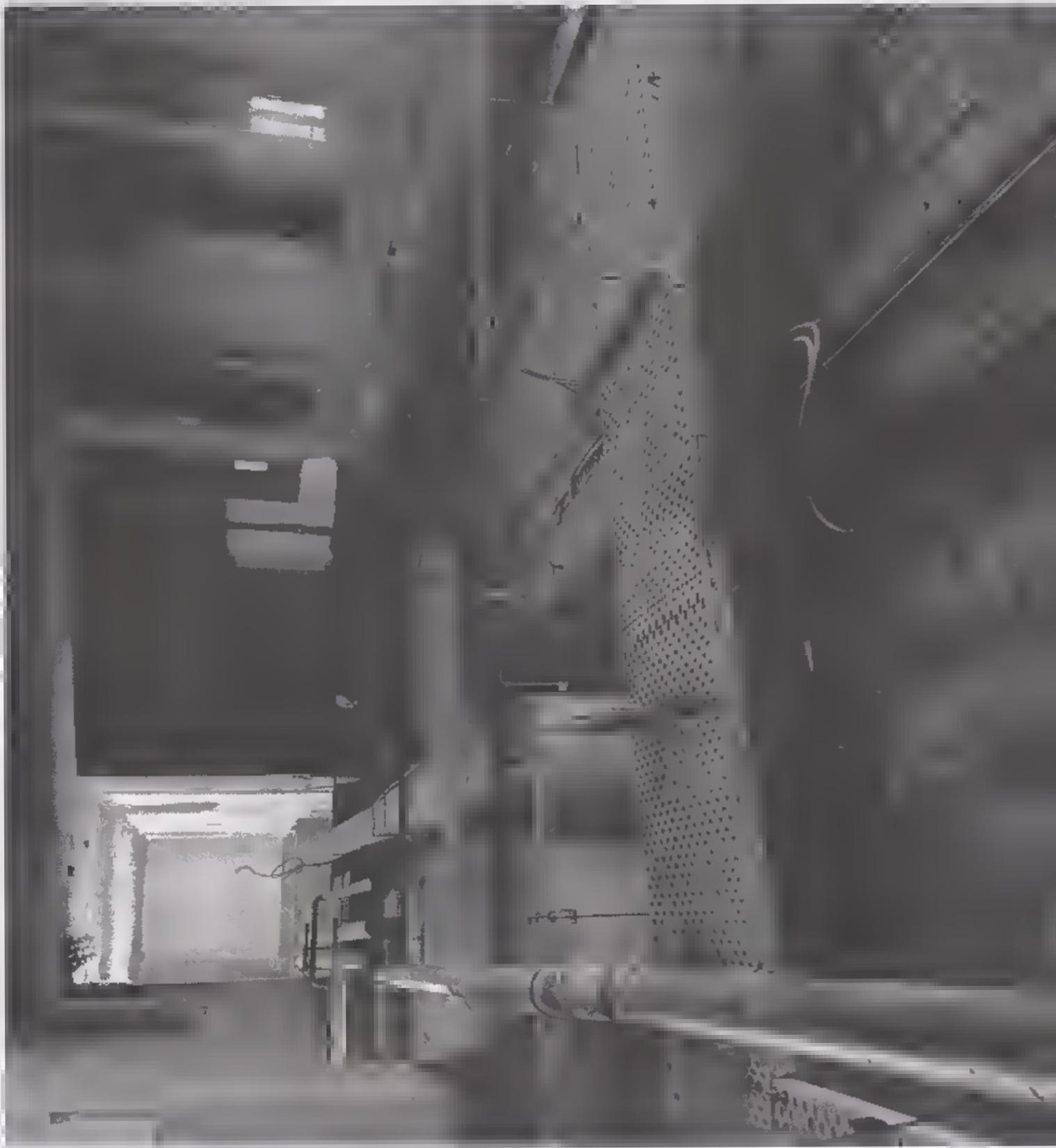
SEMPER

AND



R-15





Statement of Commercial Unit in | 2437997966 2.217E+09 726047502 1865896844 3453679669 46466754 6102195847

Sr. No	Full Name	Type of Units No. Allotted	Area of Unit Sq. Ft.	No. of Unit Allotted	Status of Possession of Units	Total Purchase Consideration as per Allotment Letter / Agreement to Sale (Rs.)	Total Amount Paid		Total Claim Option Preferred				Willing to take Possession	Remarks
							Amount (Rs.)	Assured Return (Rs.)	Seeking Refund of Amount Paid (Rs.)					
									Paid	Interest	Penalty	Total		
1	Aashesh Jaggi	103(INITI AL) / 326 (REVISED)			Not given	88,03,326	88,03,326	1,07,36,292	88,03,326			1,95,39,618	Yes	
2	Abhishek Gupta & Mrs Neeraj Gupta	146			Not given	9,10,000	9,10,000		9,10,000	14,16,500		23,26,500	No	Refund
3	AGARWAL AGENCIES PRIVATE LIMITED	FF-9			Not given	1,53,75,670	18,00,000		18,00,000	With Interest		18,00,000	No	Refund
4	Air CMDE Davinder Singh Sant & Mrs Neelu Sant (Late)	537	1476.82		Yes	73,65,051	75,79,698	29,98,944	71,98,253	78,54,392		1,80,51,589	Yes	The office space was only a big hall. I was told one corner was my unit. No partition, no doors, no numbering existed. After a few months, I was not allowed to visit the office. The assured returns stopped in March 2015. The builder handed over the premises forcibly. Therefore, the ASR up to 4th December 2023 is due to me. The amount is 29,98,944.
5	Ajay Raj Sharma (Dead) Neeraj Sharma Nominee	640	1944		Not given	93,79,800	93,80,000		93,80,000	with 15%		93,80,000	No	Refund
6	Ajay Kukreja	LX-1/35A			Not given	18,03,686	16,39,256	9,70,920				24,58,535	Yes	Despite payment of full consideration, the CD has defaulted in providing timely possession of the unit and failed to pay pending assured returns/delay penalty.
7	Ajay Kumar Verma	FF 104	420.91		Not given	29,53,901	29,53,901					-	Yes	
8	Ajay Marwah	1407			Not given	34,52,224	25,00,000		25,00,000		34,83,870	59,83,870	No	Assured Return as promised not paid since 2014. Luxury 5-Star Hotel run by International Chain not constructed as marketed at the time of booking. It was supposed to be an International 5-Star Hotel integrated Office Space. Mega Aquarium of 100,000 SQ ft not constructed as marketed at the time of booking.
9	Ajay Munjal & Bharti Munjal	320			Yes	45,16,391	29,50,717					-	Yes	
10	Ajay Rampal & Meenu Rampal	20 B			Not given	18,06,066	49,50,000		49,50,000	Applicable		49,50,000	No	Refund
11	Akrati Agarwal & Atul Kumar	845	1482.62		Not given	24,35,200	24,35,200		24,35,200		36,35,096	60,70,296	Yes	
12	Akshaya Ahuja & Mrs.Vinita Mahotra	LGF 69			Not given	65,80,600	50,00,000	1,44,90,000	50,00,000	23,00,000		2,22,90,000	Yes	The Best Located and Most Prominent Space in the Mall on the Canal with an MDU for Leasing with Cafe Coffee Day was booked by us. The said Unit instead of being offered to us was either Sold or Leased by Bhasin Infotech to a brand Dens Bakery which has been occupying this space till date. We are being denied the Space which rightfully is ours and we request for it to be given to us.
13	Mrs. Alka Agarwal	SF-03			Not given	68,60,000	68,60,000	21,03,71,625	68,60,000		5,00,000	21,96,45,982	Yes	
14	Alka Sachdeva	G-73			Not given	70,63,089	60,38,089		60,38,089		68,29,781	1,28,67,870	Yes	We have been continuously requesting possession of Shop G-73 since the mall became operational. However, Bhasin Group arbitrarily cancelled the shop without any valid reason. We remain ready and willing to pay the balance amount of Rs. 25 lakh, including all other charges, as expressly stated in the settlement letter emailed on 20/06/2023. Despite repeated written communications and personal visits, the company has failed to respond to date. The shop is fully constructed and located adjacent to the Bata and Levi's showrooms in a fully functional mall. We therefore request immediate issuance of the Offer of Possession along with interest as duly claimed.
15	Amarjit Singh Juneja HUF & Dr Kamaljeet Kaur Juneja	1541			Not given	81,00,000	64,22,288	78,75,000	64,22,288		53,94,724	1,96,92,012	Yes	
16	Amit Kachhar	702		1	No	32,82,080	29,55,040		29,55,040			1,13,31,121	Yes	Building not complete, possession and AR not given
17	Amit Yadav & Mrs Khushi Yadav	C-15			Not given	60,00,000	60,00,000	2,13,00,000	60,00,000			2,73,00,000	Yes	
18	Amitabh Sharma Mrs. Suman Kharb Sharma	729	1017		Not given	64,07,100	32,00,000		32,00,000		48,00,000	80,00,000	No	Refund
19	Amresh Kumar Thakur & Nilha Thakur	1102			Not given	49,30,000	49,30,000		49,30,000		67,54,100	1,16,84,100	No	Refund
20	Anand Swaroop Khanna & Vivek Khanna	514	1091.25		Not given	Rs. 61,74,578 including Service Tax of Rs. 1,72,533	Rs. 48,28,000	Rs. 60,60,000	Rs. 48,28,000			43,45,200	No	Refund
21	Aneisha Dalmia	342	1342.24		Not given	60,98,048	60,00,000		91,20,000		60,00,000	1,51,20,000	Yes	
22	Anil Kumar Bahar	1216A			Not given	16,00,000	16,00,000		16,00,000			46,25,000	Yes	
23	Anil Kumar Walla & Mrs Praveen	1047	1178		Not given		41,46,305					-	Yes	
24	Anil Puri & Anupam Puri	347	1281.58		Not given	53,17,348	25,00,000		75,50,000		25,00,000	1,00,50,000	Yes	
25	Anil Tanuja	51A			Not given	49,23,789	53,00,000		53,00,000		67,52,200	1,20,52,200	No	Refund

55	Devender Kukreja		LX-1/54C (revised from LX-1/54)	522		Not given		18,03,686	16,39,256	9,70,920				24,58,535	Yes, along with AR and penalty	Despite payment of full consideration, the CD has defaulted in providing timely possession of the unit and failed to pay pending assured returns / delay penalty.
56	Dharampal Satyapal Ltd.	Commercial Unit in Mall	LGF-Anchor 1,2&3. LGF-Anchor-1,2,3 & 4. GF-Anchor-1,2,3 & 4. FF-Anchor-1	401715.5		Not given		1,20,51,42,000	1,14,34,75,000		1,14,35,00,000		2,58,86,00,000	3,73,21,00,000	Yes	Till date the Allottee has not received possession of the same, nor have the sub-lease deed towards the area allotted has been executed in its favour. The allottee is also not aware of the status, condition of the units allotted to it.
57	Dharampal Satyapal Sons Pvt. Ltd.	Residential suite-09				Not given		2,00,00,000	2,00,00,000						Yes	Dharampal Satyapal Sons Private Limited ("Allottee") entered into a Memorandum of Understanding dated 21.12.2010 (hereinafter, the "MoU") with Bhasin Infotech and Infrastructure Private Limited, for allotment of residential suite; space bearing no. 9, situated at Grand Venezia Commercial Complex. The total consideration for the above allotment was Rs. 2,00,00,000 (Rupees Two Crores) which was paid in advance by the Allottee. c. However, till date the Allottee has not received possession of the same, nor have the sub-lease deed towards the area allotted has been executed in its favour. The allottee is also not aware of the status, condition of the units allotted to it. Assured returns received till date (please mention the Amount received and tenure): Received till 31.03.2016 3. Assured return as per the Allotment letter/Agreement (please mention the amount receivable per month): In terms of clause 5 of the MoU, Bhasin Infotech and Infrastructure Private Limited undertook to pay an amount of Rs. 3,50,000 (Rupees Three Lac Fifty Thousand) as assured
58	Dhruv Agarwal & Abok Kumar		INITIAL - 1429 REVISED-644	INITIAL -1235 SQFT REVISED - 1468.85 SQFT		Not given		23,12,008	23,12,008	NA		23,12,008	37,15,622	60,27,630	Yes	
59	Dr Atul Prakash & Dr Ira Prakash		UNIT no. 93	500 sqft		Called for Possession but Court case going		31,00,000	31,41,599	9,76,250		31,41,599	50,50,000	91,67,849	No	Refund with Interest
60	Dr Mukul Vikash Mishra & Mr. Dipanjan Mishra (Deceased)		No.7 on Ground Floor.			Possession letter has been issued However, physical possession yet to be taken.		50,18,871	62,30,492						Yes	
61	Gaurav Khanna & Mrs Parul Khanna		Unit No. 87A, Ground Floor.	1500 sqft		Not in possession		42,05,921	15,00,000			15,00,000	20,00,000	35,00,000	Yes	
62	Gautam Dehadrai		642			Not given		89,78,791	84,15,373	1,03,50,908		84,15,373		1,87,66,281	Yes	
63	Gautam Mullick & Shilpa Mullick		1002 (INITIAL)/607 (REVISED)			Not given		29,50,152	8,50,000	13,60,000		8,50,000		22,10,000	Yes	
64	Geeta Mehra & Mohan Singh Mehra		Unit No.422 at 8th Floor & unit No.853 at 8th Floor	1448.795sq. Feet & 315.69sq. Feet		1st unit allotted 09/10/2015. 1ind unit allotted 10/10/2020		58,28,375	52,51,209						Yes	
65	Geeta Puri & Vishal Puri Kacker		Unit no-711	826.65 Sq Ft		Not given		24,50,161	22,90,356			22,90,356	Applicable	22,90,356	No	2290356 INR Plus Applicable Interest for 15 years
66	Girraj Gupta (HUF)		648	1467.49		Incomplete Forced Possession		51,51,900	51,51,900			51,51,900	14,45,509	65,97,409	Yes	Willing to take Possession if provided with ownership rights and developer honouring to all terms duly agreed before the members of honourable Delhi High Court and Mediation Centre. Further Offered unit shall be complete in all respect including all basic and civic amenities mandatory of occupation and operations.
67	Gulshan Singh Juneja		i) 617 (later on changed to 648) & ii) 618 (later on changed to 647)	2		Possession not taken		78,53,673	72,52,651	3,06,18,477		72,52,651	84,27,318	4,62,98,446	Yes	
68	Gurdev Roy		1003			Not given		44,21,250	27,34,720	NA		27,34,720	79,19,683	1,06,54,403	No	Refund

69	Gurmeet Singh Arora		Unik No. 321-	1326 sqft		Not given		57,60,144	53,52,667	NA		53,52,667	86,71,321		1,40,23,988	No	Refund
70	Gursharan Kaur		Unik no 545,			Not given		38,05,614	33,05,614			33,05,614			33,05,614	Yes	#####
71	Guru Prasad Banerji & Ananya Banerjee		714 & Erstwhile unit no.was 914	1021 sqft		Possession taken		54,62,100	54,62,100						-	Yes	Penalty of Rs.10000/- per month from 1st May 2020 to the date of completion of the Project and registration of our property
72	Harish Verma		902		1	Not given									17,74,800	No	Refund of the Full Amount of Deposited by us in 2012 Plus Interest for 137 months at the rate 44370/- pm OR as determined by the Hon'ble court.
73	Harpreet Singh Basra	144	405	478.04	1	Not given		35,85,300	26,01,500	86,04,000		17,74,800	with Interest	79,58,960	1,65,62,960	Yes	Yes with AR & Interest
74	HARBYSONS CONSULTANTS PVT. LTD		333	1478.91	1	Not given		46,11,829	46,04,625			46,04,625			52,86,762	No	
75	Harsh Vardhan Pratap Singh														1,14,29,746	Yes	Possession of Shop 27A and Unit 333 not given despite full payment.
76	Harsh Vardhan Pratap Singh		27A	1000	1	Not given		58,00,000	61,09,859						1,77,84,000	Yes	Possession of Shop 27A and Unit 333 not given despite full payment.
77	INDRA YADAV & MEENAM YADAV		24		1	Not given		76,00,000	76,00,000						1,77,84,000	Yes	
78	J.K ABORA		511	826.65	1	Not given		27,50,000	27,50,000	1,00,00,000			with Interest		1,00,00,000	No	Refund with AR & Interest
79	JAGDISH KRISHAN HUF		1306	608	1	Not given		60,00,000	60,00,000						-	Yes	
80	Jagdish Prasad Suri		431	1373	1	Not given		27,08,640	36,03,805			36,03,805	with interest		36,03,805	No	Interest @ 12%
81	Jagdish Prasad N.P. Singh		FF-194		1	Not given		17,00,000	15,00,000						-	Yes	
82	JAGVINDER BHALLA		UG 65		1	Not given		33,99,600	28,38,400			28,38,400			28,38,400	Yes	Willing to take possession
83	Jaswant Singh Yadav Monika Yadav		143		1	Not given		22,32,500	19,22,875						77,96,047	Yes	I am the mother of Jagvinder Bhalla writing on his behalf. My son is dumb and deaf and is facing severe health issues since birth. Regular treatment is going on from multiple hospitals. My Husband invested his hard-earned money for our son's secure financial future. Mr. Bhasin Looted our money. I pray to you for immediate and fair justice.
84	JASWINDER KAUR		20	300	1	Not given		9,30,000	9,30,000	22,09,410		9,30,000			31,39,410	No	Seeking refund along with AR, Interest and rent
85	JATINDER PAL SINGH		615A		1	Possession taken		10,00,000	10,00,000						-	Yes	
86	Jasvinder Singh Bedi		358		1	Possession taken		28,00,000	28,00,000			28,00,000		32,00,000	60,00,000	No	Refund with AR & Interest
87	JASWINDER SINGH BEEDI		1307	608	1	Not given		40,00,000	40,00,000			40,00,000		80,00,000	1,20,00,000	No	Refund with AR & Interest
88	JAWANAR MATTOD HUF LAULEEN KAUR		48, 113, 136, 137, 162 & 164			Not given		37,08,800	35,72,420			35,72,420	with interest		35,72,420	No	Refund with interest @ 12%
89	Jaxmi Poonia W/O Late Shri Murali Poonia		196					1,76,64,720	97,48,814			97,48,814		3,01,01,975		Yes	I am a senior citizen age approx. 85 years. Facing a lot of health issues due to age. I have a son who is "dumb and deaf" and facing even more health issues than me. I don't know how long I have my life left. I beg to you for immediate help and justice.
90	Jianhmingthangi & Lalawmpui Hauhmar		1222 & 1223 & 1226		3	Not Given		28,12,500							-	No	Seeking refund with interest
91	Jianhmingthangi & Lianmawli Hauhmar														2,70,47,543		
92	Zorini Hauhmar							1,07,43,456	1,07,43,456			1,07,43,456		1,63,04,087		Yes	
93	MAHESH CHAND TYAGI	FF100	605	306	1	Not Given		19,18,896	19,18,896						55,50,362	Yes	
94	MAMTA JAGGARWAL		842		1	Not Given		35,90,370	26,00,000						85,56,353	Yes	
95	MAMTA GUPTA & PRABHAT KUMAR GUPTA							44,98,500	45,98,500			45,98,500			1,25,25,020	Yes	
96	Mandeep Singh		1401		1	Not Given		16,60,000	6,00,000						79,26,520	Yes	
97	Late Jaish Dev Chawala		315		1	Not Given									50,07,640	Yes	
98	Late Urmil Chawala														17,00,000	No	Refund with AR and interest @ 12%
99	Munish Chawala							53,90,480	17,00,000			17,00,000	with Interest			No	
100	MANISH KUMAR DUBEY		527		1	Not Given		74,96,900	50,00,000			50,00,000		1,05,00,000	1,55,00,000	Yes	
101	Mansi Singh	SF-04			1	Not Given		1,26,00,000	89,00,000	4,31,93,344					17,53,60,246	Yes	Both option filled
102	Manssee Singhal Ravikumar Singhal	F-114		460	1	Not Given									32,81,552	Yes	
103	Meena Seth		641		1	Not Given		29,90,000	32,81,552			32,81,552			1,27,08,209	Yes	Both option filled
104	Minalshi Monga Upender Monga	GF-12			1	Not Given		71,00,805	71,00,805	56,07,404					47,31,554	Yes	Both option filled
105	MEENAM YADAV AND INDRA YADAV		25		1	Not Given		45,95,348	20,00,000			20,00,000		27,31,554		Yes	Both option filled
106	Mehul Arora		160		1	Not Given		10,00,000				10,00,000	with Interest		10,00,000	No	
107															29,26,240	No	Overdue ASSURED RETURNS (AR) = Rs.26,599/month x 126 months (From Feb 2015 to July 2025) + 12% Compound Interest on Overdue Assured Returns above
108	Mohmad Amin Beigh		248		1	Not Given		26,59,860	29,26,240			29,26,240	with Interest			No	Seeking REFUND of the Amount with Full Interest @12% Compound and Legal Fee and Mental Agony & Harassment Penalties.
109															1,53,44,736	No	
110	MOHAMMAD YASEEN WANI, IMTIYAZ YASEEN WANI							44,11,245				44,11,245		1,09,33,491		No	Data Not Fill by Allottee

174	Sandeep Mehrotra	62		699	1	Not given	90,86,610	86,32,280		86,32,280			2,90,04,460	No		
175	Sandeep Sachdeva		1507		1	Not given		20,88,500		20,88,500			53,46,560	No	Intt @12%	
176	Ashish Sachdeva			400	1		20,80,000	19,27,000		19,27,000			19,27,000	No	Data not available	
177	Sangeeta Nagach	130			1	Physical Possession w/o NOC	40,52,608	41,67,266		41,67,266			5,00,072	No		
178	Sangeeta Saxena		720		1	Not given							2,98,86,537	No	The developer neither paid me the Assured Returns, nor gave me possessions of the allotted unit. All my requests, messages, calls were gone unanswered by the developer.	
179	Sanjay Jain Richa Jain		449 412	1309 721	2	Not given		46,82,025		46,82,025			2,52,04,512	No	As per Contract , both my units were to be handed over within 3 years i.e. by Feb 2014, however still due to get physical possession. As of now paper possession was given in 2017 however property is still not accessible and can not use. Request refund with interest amount.	
180	SANJEEV KHATTAR		617		1	Not given	1,11,86,636	1,11,86,636		1,11,86,636			3,00,71,796	No		
181	SANJIB KUMAR DEY		517A		1	Not given	16,91,787	16,91,787		16,91,787		6,30,000	6,30,000	Yes	WILL PREFER TO TAKE POSSESSION, IF VALID REGISTRATION IS OFFERED. WILL WANT REFUND WITH SIMPLE INTEREST AS PER LAW, IF VALID REGISTRATION IS NOT OFFERED.	
182	Sanjib Kumar and Nilam Singh		741 742		2	Not given	20,85,723	20,85,723		20,85,723			13,79,277	Both	I submit here with our demand of Assured returns/interest @ Rs. 96,988.00 per month to be paid to us immediately for the period April 2017 to December 2023 for Rs. 78,56,028 due to us as per settlement agreement dated 17.02.2019 copy of same already submitted to you. I and my wife purchased two units no. 741 and 742 in GUCTPL in 2014. As a senior citizens we find it very difficult to run my family and meet day to day expenses. Hope to get immediate relief from Hon'ble SC.	
183	SANTOSH SARDANA NIRMAL DATTA		612	721	1	Not given	1,41,21,750	1,37,98,810		1,37,98,810			96,98,800	Yes		
184	Sapna Suri		431	1373	1	Not given		45,80,762		45,80,762		with interest		No	At the time of booking of unit, it was assured that possession would be given within one year. However, possession has not been offered to me till date inspite of reminders.	
185	Sarmita Choudhury		1004	608	1		17,00,000	15,00,000		15,00,000			14,68,482	Yes		
186	Satish Kumar Jain		59A		1	Not given	35,05,000	35,00,000		35,00,000				Yes	Details not available	
187	Shalender Chowdhury		504		1	Not given	19,50,000	19,50,000		19,50,000			24,00,000	No	Interest from Feb 2014	
188	SHALINI PREM		1251	933	1	Not given	28,64,310	28,00,000	81,60,000		24,00,000	with interest	81,60,000	Yes	with assured return	
189	Shashi Ranjan Sinha and Rashmi Sinha		534 535	2618	2										Details not available	
190	Sheetal Buthwar and Megha Buthwar		715B	510	1		23,06,000	22,60,000		22,60,000			22,60,000	No	Details not available	
191	Shivani Gupta		716B	540	1	Not given							29,57,000	No		
192	Yash Gupta		652	722	1	Not given	27,26,944	25,90,597	40,67,242		29,57,000	with interest	25,90,597	No		
193	Sohiba Dix		1038		1	Not given							66,57,839	No		
194	VIMAL MEHRA						31,56,000	28,40,400	88,14,672				6,30,000	Yes	AR from 01.04.2014 to 31.12.2015 (with AR and penalty). Smt. Vimal Mehra is 82 yr Super Senior Citizen who had invested my life long savings. I have been deprived of my hard earned earnings. I am not keeping good health.	
195	Shakuntla Devi		406		1	Not given								50,06,458	No	The unit was allotted on 01.11.2011. Although a possession document dated 08 April 2016 was executed on paper and signed by the authorised signatory of the debtor and myself, and a possession letter was issued on the same date. But no actual physical possession has been handed over till date. Further, the unit is not fit for use due to the absence of basic infrastructure, hence the unit is impossible to use in anyway. The monthly return as committed under Clause/Paragraph 6 of the MOU dated 01.11.2011 was discontinued with effect from February 2014 and the actual physical possession is still not given.
196	Square Four Assets Management				15000		46,03,661	48,24,862		48,24,862			1,81,596	No		
197	S R FOUNDATION				6	In Possession of Multiplex and shop no FF-51 & FF-52. Need possession of LX2-19 & LX2-20.	10,00,00,000	2,00,00,000		2,00,00,000		Interest @ 18%	2,00,00,000	Yes		
198	SUDHANSHU PURWAR DEEPIKA GUPTA		408		1	Possession taken	37,69,600	41,38,154	3,63,947				6,75,584	Yes	Mall Area 55161 sq ft and Comm Tower area 3200 sq ft	
199	Sudhir Anil Kumar		1235 1240	9730	2	Not given	1,13,50,000	1,13,50,000		1,13,50,000				Yes	Possession already taken and claim AR and interest for unfurnished unit	
200	Sudhir Dubey Sangeeta Dubey		513	1161	1	Not given	40,08,576	35,00,000		35,00,000		with 18% interest	35,00,000	Yes	Both option	
200	Sultan Wadood Kausar Ara Afreem Khan Masoor Ali Khan (Deceased)		86		1	Not given							83,00,000	No	Seeking REFUND of the Principal Amount with Full Interest @12% Compound + Monthly Assured Return and Mental Agony & Harassment Penalties.	

