

Government of UP
Industrial Development Department; Section -4

No. 3936/77-4-26/21 Appeal/25

Lucknow: Dated 28.07.2026

M/s Shraddha Builders & Developers Revisionist

Vs

U.P. State Industrial Development Authority (UPSIDA) Respondent

Case called out. Heard Mr Siddharth Nandwani, learned counsel appearing on behalf of Revisionist & Mr Sanjeev Kumar, authorised representative both are present in person. Ms Diksha Jain, ACEO, UPSIDA on behalf of Respondent Authority present through VC.

It is understood that Plot No C-6, Trans Delhi, Signature City, Ghaziabad admeasuring 4.2 acres had been allotted in favour of the Revisionist on 27-09-2006. It was further submitted that the allottee has been defaulting on the payments due to the Respondent Authority. Therefore, the Authority has stopped entertaining execution of the sub-lease deeds in respect of flats constructed by the Revisionist. The Revisionist submitted that he has constructed 340 dwelling flats of which 26 have been registered and 274 have been sub-leased with residents occupying the flats but their sub-lease deeds could not be executed due to reluctance on the part of the Respondent Authority. 40 flats are yet to be sold.

As per the calculation sheet submitted by the Respondent Authority vide their letter dated 14-07-2026, a sum of Rs 2,75,16,245.25 is due on the builder. The Revisionist undertakes to fully pay the dues. However, he prays that if the Respondent Authority permits him the facility of proportionate registration of flats with the payment of the amount due, the cash flow cycle will facilitate him to recover dues payable by flat owners to help him settle the amount due to the Respondent Authority fully & finally.

If the Revisionist pays the first instalment of Rs 50 lakh against the balance due, the respondent Authority is directed to extend him the facility of registration of sub-leases in respect of the flats sold on a proportionate basis.

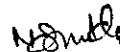
There is being no other grievances. The revision petition is disposed of.

Sd/-
(Alok Kumar)
Additional Chief Secretary

Letter No. 3936/77-4-26/21 Appeal/25 Dated:as above

1. Chief Executive Officer, UPSIDA
2. M/s Shraddha Builders & Developers
3. Director I.T. Invest U.P. – to upload the order on department's website
4. Guard File

By Order



(Nirmesh Kumar Shukla)
Joint Secretary