

Government of UP
Industrial Development Department; Section -4
No. 5368/77-4-26/32Appeal/26
Lucknow: Dated 14.10.2026
M/s Pooja Infotech Pvt. Ltd. Revisionist
Vs
Greater Noida Industrial Development Authority(GNIDA) Respondent

The instant revision petition under Section 41(3) of the Uttar Pradesh Urban Planning and Development Act, 1973 read with Section 12 of the Uttar Pradesh Industrial Area Development Act, 1976 has been filed by M/s Pooja Infotech Pvt. Ltd. challenging the order dated 20-02-2026 (impugned order) passed by the Respondent Authority whereby the lease of Plot No.19, Sector Knowledge Park-V Greater Noida admeasuring 1,01,114.27 sq.m. has been cancelled on grounds of non-payment of dues in compliance with the order dated 14-06-2024 of this Revisional Authority in Appeal No. 3139/77-4-24/55 (Appeal)/24.

It has been contended by the Revisionist that the non-compliance stemmed from the fact that the demand notice dated 05-03-2025 issued by the Respondent Authority was misconceived in including time extension fee as well as penal interest for the period between 18-08-2020 to 14-06-2024 despite a categorical waiver granted by the State Government. It has been further contended that the undertaking dated 28-02-2025 furnished by the Revisionist does not constitute an acceptance of the specific issue relating to levy of time extension fee and penal interest and cannot be construed as waiver of benefits explicitly granted by the State Government vide its order dated 14-06-2024. It has further been contended that the Revisionist in good faith have deposited Rs 33.55 crore against a demand of Rs 32.99 crore before filing the instant revision.

On behalf of the Respondent Authority, it has been argued that subsequent to the order of the Revisional Authority dated 14-06-2024, the authorised representative of the Revisionist company had agreed to comply with all terms & conditions as per the aforementioned order and further that they have no objections to conditions imposed by the Respondents in relation to the restoration of the land. Moreover, they had further agreed to adhere to all prescribed requirements as mandated by the applicable laws & regulations. Despite this categorical undertaking, the Revisionist failed to deposit 25% of prescribed dues amounting to Rs 32.99

crores within the deadline set for the same. Instead, they deposited a sum of Rs 10 crore on 04-04-2025 and raised dispute relating to the calculation as provided in the demand notice dated 05-03-2025. It is only after the passage of impugned cancellation order that the Revisionist deposited Rs 5.70 crore implying that he deposited only Rs 27.85 crore till the date of cancellation, a sum which is lower than the amount required to be deposited in terms of that stipulated by the State Government. As such, the Revisionist is in violation of not only the demand notice issued by the Respondent Authority but also violated the conditions imposed on him by this Revisional Authority's order dated 14-06-2024.

Heard Mr Kartikey Dubey, learned counsel on behalf of the Revisionist is present in person. Mr Sunil Kumar Singh, ACEO, GNIDA on behalf of the Respondent Authority is present through VC.

Even if we are to accept the contentions of the Revisionist at its face value, the total disputed amounts only to Rs 8.51 crore as stated on page-8 of the rejoinder application dated 20-09-2026. The total amount due is to the tune of Rs 131 crore. Therefore, the dispute regarding calculations could have been pursued in parallel to compliance of the Revisional Authority's order dated 14-06-2024. This is all the more so, once the authorised representative of the Revisionist company had given a written undertaking to the Respondent Authority regarding compliance and adherence to the instructions of the Respondent Authority. Therefore, I find no merit in the contention of the Revisionist. The fact that they paid Rs 5.70 crore after the cancellation and before approaching this Revisional Authority is a tacit admission on their part that they failed to comply with the terms of the order passed by this Revisional Authority on 14-06-2024 and it was only when they had to approach this Revisional Authority again that they decided to pay up the balance amount. The Respondent Authority also raised the issue of Section 7 of U.P. Industrial Area Development Act 1976 as amended in 2022 which stipulates that where any land has been allotted on lease for setting up IT/ITES unit before 28-07-2020 and the land has not been utilised (functional/ minimum completion by 31-12-2024) as per the norms laid down by the Authority, then the allotment and the lease deed will stand automatically cancelled and the allotted land will vest with the Authority on 31-12-2024, unless an extension is granted by the State Government, through a general or a special order.

The instant allotment falls under the requisite category and the prescribed time period for completion of the project has already lapsed. The unit has not been completed as per the averments made by the Revisionist himself, nor any extension has been granted for such completion. As such, in terms of the explicit legal

provisions of the said Act, the lease deed stands cancelled and the land vested in the Authority by virtue of this legislation.

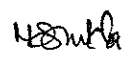
One last indulgence and opportunity was given to the Revisionist to redeem this project vide the Revisional Authority's order dated 14-06-2024, however, they chose to fritter it away in disputing the calculations rather than focussing on the completion of the project.

Based on the discussions above, the revision is dismissed both on the grounds of having become infructuous in light of Section 7 of the UP Industrial Area Development Act as well as the fact that the Revisionist has failed to comply with the orders dated 14-06-2024 read with his own undertakings.

Sd/-
(Alok Kumar)
Additional Chief Secretary

Letter No. 5368/77-4-26/32 Appeal/26 Dated:as above

1. Chief Executive Officer, GNIDA
2. M/s Pooja Infotech Pvt. Ltd.
3. Director I.T. – Invest U.P. – to upload the order on the department's website
4. Guard file

By Order

(Nirmesh Kumar Shukla)
Joint Secretary

