

# Jewar to bring Noida, Greater Noida at par with Gurugram: Realtors

PTI ■ NEW DELHI

The proposed international airport at Jewar in Uttar Pradesh is likely to boost property market of Noida and Greater Noida and will bring the two cities at par with Gurugram, according to real estate developers and consultants. Prime Minister Narendra Modi on Thursday laid the foundation stone for the Noida International Airport at Jewar in Uttar Pradesh, which would be one of the largest in Asia.

Commenting on the development, industry body CREDAI-NCR President Pankaj Bajaj said: "Noida has been waiting for this day for 20 years. Noida has completed with Gurugram as the premier suburb of Delhi with one hand tied behind its back."

Corporates and MNCs have always preferred

Gurugram over Noida due to the proximity of Indira Gandhi International Airport, despite Noida having better infrastructure and access from Delhi, he said.

"Over the next few years, this differential will disappear," Bajaj said, adding that the sentiment in Noida market is reflecting the expectation of a property boom.

Amit Goyal, CEO, India Sotheby's International Realty, said: "This is a big plus for the commercial and residential real estate in Noida, Greater Noida and Taj Expressway. The new upcoming airport changes the dynamics of NCR real estate, bringing the Noida Region, at par with Gurugram."

The current land prices, apartments and office rentals in the region are far lower than Gurugram, he said.

"If the timelines of deliver-



ing the airport comes through as per schedule, we believe the gap will narrow substantially. In anticipation, the rates will start moving as well," Goyal said. Manoj Gaur, CMD Gaur Group, said the proposed airport is a phenomenal news for the upliftment of the region.

"The increasing business activity will also ensure employment opportunities that should result in increased demand for residential as well as commercial properties," Gaur said.

Rishi Raj, COO, Max Estates Ltd, said Noida is see-

ing an increase in government investment, as well as growth of social infrastructure and employment opportunities.

"Noida is steadfastly emerging as an equal counter-part to Gurugram as the preferred location for commercial and residential real estate alike.

Noida accounted for 55 per cent of office space leasing in the first quarter of FY 2021, witnessing an increase in net absorption from the previous quarter," Raj said.

Deepak Kapoor, Director, Gulshan Group, said this is a great news and is definitely going to position Noida on a global map.

Amit Modi, Director, ABA Corp and President elect CREDAI Western UP, said this is going to be a gamechanger for the region of Noida, while Migsun group MD Yash Miglani said the demand for residential and commercial real estate will be undergoing a sea of change as a new class of corporate buyers and investors will be entering the market.

"With an estimated cost of Rs 34,000 crore, the airport, once completed, will ease traf-

fic at the IGI Airport, create a massive number of jobs for the local population, and give a major impetus to the property market in Noida, Greater Noida, and Yamuna Expressway," Anarock Vice Chairman Santosh Kumar said.

Subhankar Mitra, Managing Director, Advisory Services, Colliers India, said: "Jewar airport is going to be beneficial for the tourist circuit of Agra and Mathura. Tourists don't have to travel and stay in Delhi for the same. There is a big potential for a multimodal logistics hub between Greater Noida and Jewar, the airport is going to augment that. Going forward it will create jobs and demand for affordable housing will get a boost."

Housing.com Research Head Ankit Sood said the Jewar airport will act as a pivotal factor in the overall growth

of Noida and Greater Noida in the coming times.

"We already see that residential demand in the micro-markets around the upcoming airport has gained momentum with September 2021, surpassing the 2020 levels, despite the setback of the COVID-19 second wave," she said.

The Noida International Airport will help spur residential, commercial and hospitality activities in the region but the biggest beneficiary will be Faridabad a city equidistant from Delhi, Gurugram and Noida/Greater Noida, Omaxe MD Mohit Goel said.

"Faridabad is an already inhabited micro-market as compared to Yamuna Expressway, where the airport is coming up. Therefore, the chances of the former appreciating more than the latter is higher," he said.

## BJP building airports only to sell them off, later, says Akhilesh

PTI ■ LUCKNOW

Samajwadi Party (SP) President Akhilesh Yadav on Thursday said the BJP is laying the foundation stone of Noida International airport while selling other existing airports in the country.

Addressing a rally organised by Janwadi Party (Socialist), an SP ally, near Chaudhary Charan Singh International Airport in Lucknow, Akhilesh said, "How can the BJP be believed when on one hand it is making new airports, and on the other hand selling the existing ones?"

The Lucknow airport was given on lease to a private company earlier.

The SP chief's comments came on the day when Prime Minister Narendra Modi laid the foundation stone of the Jewar International Airport in Greater Noida.

"One government airport was sold and the other is

being made. I fail to understand the reason. BJP said the poor with slippers will travel in aircraft, the poor should let the BJP know how many of them have travelled in planes," he said.

He said the BJP government is engaged in disposing of airports and asked who is profiting from these airports, when even the Delhi Airport is suffering losses.

He asked what will happen to the rights and honour of the people in a country where public property is sold off.

"In a country where things are sold off, government institutions are sold off, what will happen to the rights and honour for which Ambedkar gave us the Constitution, what will happen to the future generations? Who will give them jobs, livelihood and reservation?" said the former Uttar Pradesh Chief Minister at the Janwadi Jankranti Mahalarly.

## Such steps during poll time raise doubts over govt's intention, says Mayawati

PTI ■ LUCKNOW

On a day Prime Minister Narendra Modi laid the foundation stone for Noida International Airport, BSP supremo Mayawati on Thursday said such a step at the time of elections has created doubt about the "intention and policy" of the government.

She also said the previous Uttar Pradesh government under her regime had given new dimension to development with Taj International Airport and Ganga Expressway, but the then Congress government at the Centre created obstacles.

"The BSP government had

given new dimension to employment and development in Uttar Pradesh through projects like Taj International Airport and aviation hub in Jewar area of Gautam Budh Nagar and 8-lane Ganga Expressway from Noida to Ballia. But despite all the preparations, the Congress government did not cooperate," Mayawati said in a tweet in Hindi.

"The foundation stone of these ambitious schemes (Noida airport at Jewar) has been laid almost a decade after the tenure of the SP and the BJP government, whereas such development work should have been completed on time. But

now it is natural to doubt the intention and policy of the government when its foundation is laid at the time of elections, she said in another tweet.

The BSP leader said the judiciary has also expressed displeasure towards the acquisition of land without proper compensation and rehabilitation for the airport project.

BSP has always been in favour of freedom from poverty, unemployment, backwardness and migration, and is a supporter of overall development of the state, irrespective who is ruling (the state), she added.

Taking a swipe at previous governments, Prime Minister

Narendra Modi on Thursday said Uttar Pradesh was kept in deprivation and darkness earlier but it is now getting what it always deserved and is making its mark internationally under a "double-engine" BJP rule.

After laying the foundation stone for the Noida International Airport at Jewar in Uttar Pradesh, which would be one of the largest aerodromes in Asia, Modi highlighted the development activities in the poll-bound state and said the new airport will help the state become an export-centre whereby even MSMEs will have easier access to overseas markets.

## Over one lakh jobs to be created: UP govt

PTI ■ LUCKNOW

Prime Minister Narendra Modi on Thursday laid the foundation stone for the Noida International Airport at Jewar in Uttar Pradesh. It will be one of the largest airports in Asia.

The airport, the second international aerodrome in Delhi-National Capital Region, is expected to be operational by September 2024 with an initial capacity to handle 1.2 crore passengers per annum.

The airport, spread over 1,330 acres of land, will be developed by Zurich Airport International AG.

On Wednesday, Civil Aviation Minister Jyotiraditya Scindia said the Noida International Airport will become one of the largest airports in Asia.

It will be the fourth largest international airport in the world and the project would create more than one lakh job opportunities, according to the Uttar Pradesh government.

The first phase of the aerodrome is being done at a cost of more than Rs 10,050 crore, and the ground work regarding land acquisition and rehabilitation of the affected families has been

completed, an official release said on Tuesday.

The airport at Jewar will help decongest the Indira Gandhi International (IGI) airport in the national capital. It is strategically located and will serve the people of cities including Delhi, Noida, Ghaziabad, Aligarh, Agra, Faridabad and neighbouring areas, the release said.

It will also be the country's "first net zero emissions airport".

According to the Union government, the airport will be the logistics gateway of northern India, and with its scale and capacity, the aerodrome will be a "game changer" for Uttar Pradesh.

For the first time, an airport has been conceptualised with an integrated multi-modal cargo hub, with a focus on reducing the total cost and time for logistics. The dedicated cargo terminal will have a capacity of 20 lakh metric tonnes, which will be expanded to 80 lakh metric tonnes.

The airport will also develop a Ground Transportation Centre that will feature a multi-modal transit hub, housing metro and high-speed rail stations, taxi, bus services and private parking. Among other aspects, the

airport will be linked to the planned Delhi-Varanasi high speed rail, enabling the journey between Delhi and the airport in only 21 minutes, the release said.

There will also be a state-of-art MRO (maintenance, repair and overhauling) service. The airport will introduce a swing aircraft stand concept, providing flexibility for airlines to operate an aircraft for both domestic and international flights from the same contact stand, without having to re-position the aircraft.

In a release on Thursday, Zurich Airport International said the Noida International Airport will combine Indian culture, hospitality and design with Swiss technology and efficiency.

The airport, to be built through Public Private Partnership (PPP) with an overall investment of Rs 5,730 crore, will be a digital airport, offering passengers a safe and contactless travel experience as well as customised commercial offerings, the release said.

In December 2020, Zurich Airport International had selected a consortium consisting of Nordic, Grimshaw, Haptic and STUP as the architects to design the passenger terminal of the airport at Jewar.

According to the release, the airport's terminal forecourt will feature flights of steps like the famous ghats of Varanasi and Haridwar.

"Delivering the look and feel of a haveli, a courtyard will allow fresh air and sunlight into the terminal building. Inspired by the important rivers of the region, a white, translucent, wavy roof will give the effect of a flowing river."

"The passenger terminal will feature intricate ornamental lattice screens, inspired by Indian architecture. Noida International Airport will showcase a grand entry to the state of Uttar Pradesh," it added.

Christoph Schnellmann, Chief Executive Officer of Yamuna International Airport Private Ltd (YIAPL), said the Noida international airport will connect western Uttar Pradesh to other Indian cities and the world. "This world class airport will set a benchmark in aviation infrastructure and development of multiple-airport systems in India.

Yamuna International Airport Private Ltd (YIAPL), in which Zurich Airport International has 100 per cent stake, will be developing the airport.

## 'Airport will change fortunes of west UP'

PTI ■ NOIDA

Uttar Pradesh will have over 20 airports, including five international ones, in the coming years, state Civil Aviation Minister Nand Gopal Gupta said on Thursday during the foundation-laying ceremony of the Noida International Airport.

Gupta thanked the prime minister for the project on behalf of the 24 crore people of Uttar Pradesh.

Regarding aviation infrastructure in the state, he said, "Uttar Pradesh will have 21 airports, including five international airports, in the coming years." Heaping praise on the Centre for expediting the project, Gupta said, "It has happened often that files related to the Jewar airport got cleared within a day. This airport was just an advertising object during the days of the previous governments, which like a genie came out of a bottle only during elections."

Ahead of the Uttar Pradesh Assembly polls due early next year, the BJP leader also took on opposition SP and BSP, accusing these parties of nepotism, dynastic politics, corrup-

tion and mafia raj during their governments in the state.

"But now, Yogi's bulldozer is crushing the black empires of corrupt people of the previous governments... Sabka Saath, Sabka Vikas, Sabka Vishwas is not merely a slogan but the objective of the BJP," he said.

Jewar MLA Dhirendra Singh said this is the first time that a prime minister came to Jewar, which was counted among the backward constituencies until recently.

Singh, who played a key role in the land acquisition negotiations for the greenfield project, also thanked the people of Jewar for their support in the construction of what will become 'Asia's biggest airport'.

Gautam Buddh Nagar MP Mahesh Sharma said the airport will change the fortunes of western Uttar Pradesh.

"I was fortunate that under Prime Minister Modi, I was the minister of state for Union civil aviation when this airport project was almost gone. It was Prime Minister Modi's vision that the Delhi airport will not be able to bear the passenger burden after 2023 and a new airport was needed in the NCR," he said.

"It was to be decided where the new airport should be built — Bhiwadi in Rajasthan or somewhere in Haryana or here in Jewar. The fight continued for long and eventually, you (Jewar) won this fight for the international airport," the former Union minister said.

Sharma said Jewar has been lagging behind in terms of development but will transform in the coming days and thanked the people of the region, including the farmers.

He said the airport will give a boost to local trade and business. Citing his interactions with the locals, Sharma said the

rates of land in the areas near the airport have already gone up by "two to three times".

"Had the farmers of this region not supported this project, the dream for this airport could not have been realised," Rajya Sabha MP and BJP leader Surendra Singh Nagar said, expressing gratitude to the farming community.

### RAGHUNATH INTERNATIONAL LTD.

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#### NOTICE

It is hereby notified that Share Certificate No(s). 36722 for 100 Equity Shares bearing Folio No. 0005945 Distinctive No(s) 3671601 - 3671700 respectively issued by the Company in the name of Manish Aggarwal S/o Sat Narayan Aggarwal are reported by his legal heirs to be lost. Any objection for issuance of duplicate share certificates must be filed with the Company within 15 days from the date of publication of this Notice, failing which duplicate share certificates will be issued without incurring any liability for the said issue.

for Raghunath International Ltd.  
(G.N. Choudhary)  
Director

Place: Kanpur  
Date: 18.11.2021

## BARODA U.P. BANK AUCTION NOTICE

### SALE NOTICE BY TENDER OF MOVEABLE PROPERTIES

The vehicle mentioned below financed by Baroda U.P. Bank will be Auctioned as per Terms & Conditions as stated below:

Sl. No.	Description of Vehicle	Reserve Price Earnest Money Deposit	Account Number & Branch	Date of Auction Time	Venue of Auction
1	Registration No. UP78 GA 9216 (Maruti Wagon R LXI) Chasis No. : 249957 Engine No. : 320586	Reserve Price Rs. 3,60,000/- EMD - 18,000/-	5688060000417 Saket Nagar Branch	28.12.2021 3:00 PM	Baroda UP Bank Regional Office 117/N/26 Kakdeo Kanpur

**TERMS & CONDITIONS :** 1. The auction of the above vehicle will be on "As is, where is" & "As is, what is" basis. 2. Interested bidders can contact the branch manager Saket Nagar Branch, Mob. 7310108574 before the date of auction, for inspection of the vehicle. To participate in the auction the bidder should deposit the earnest money (EMD) by 27.12.2021 through NEFT or CASH (with KYC) in our RO Sundry SARFAESI Auction A/c No. 5671020000290, IFSC: BARB0UBPGX 3. Indented Bidder has to submit application to participate in the auction with Bidding amount, EMD deposit receipt/UTR No. along with self attested KYC (Aadhar, Pan Card, Driving License etc.) in sealed envelope on auction date at our Regional Office, Kanpur. Vehicle will be sold to highest bidder. 4. After auction successful bidder has to deposit the auction amount before 3:00 PM on 04.01.2022 or else the EMD of successful bidder will be forfeited. 5. The successful bidder shall bear all the necessary expenses needed for transfer of the vehicle in his/her name. 6. Decisions of authorised officer regarding declaration of successful bidder, in case of any dispute arises as to the validity of the Bid (s), amount of bid EMD or as to the eligibility of the bidder, authority of the auction representative from the bidder interpretation & decisions of authorised officer should be final and shall be final & binding on all the bidder. 7. Sale Certificate shall be issued only after depositing of complete auction amount, the vehicle registration will be transfer to successful bidder only.

Date: 23.11.2021 Place : Kanpur Nagar Authorised Officer, Baroda U.P. Bank

## Office of the Project Manager, Construction Unit, Uttarakhand Peyjal Nigam, Pithoragarh

फोन / फॅक्स: 05964-224084 ई-मेल: pmpithoragarh@gmail.com

### Letter No. 1317/NIVIDA/170 E-Tender Notice Dated : 24.11.2021

Project Manager, Construction Unit, Uttarakhand Peyjal Nigam, Near Hanuman Mandir, Pithoragarh (Pithoragarh) 262501, on behalf of Chairman Uttarakhand Peyjal Nigam invites item rate tender on E-Government Procurement System (e-GPS) portal i.e. - <http://www.uktenders.gov.in> for following works :-

Sl. No.	Name of Work	Estimated cost of work	Letter No.	Earnest Money	Cost of Tender Documents (in Rs.)	Validity Period	Work Completion period	Contractor Registration
1	Construction of Mini Stadium at Sosa (Tisiyankang), Block-Dharchula, Distt.-Pithoragarh	Rs. 72.76 Lacs	Letter No. 1309/ Nivida/167 Dt. 24.11.2021	As per Bid Securing Declaration	Rs. 2000/- + GST @ 18% (Rs.360) Total = Rs. 2360/-	02 Month	12 Month	Category "B" (Building - Work) in Uttarakhand Peyjal Nigam
2	Construction of Mini Stadium at Manmanle (Jholkhet), Block-Dharchula, Distt.-Pithoragarh	Rs. 74.01 Lacs	Letter No. 1310/ Nivida/168 Dt. 24.11.2021	As per Bid Securing Declaration	Rs. 2000/- + GST @ 18% (Rs.360) Total = Rs. 2360/-	02 Month	12 Month	Category "B" (Building - Work) in Uttarakhand Peyjal Nigam

The Tender Form and other details can be downloaded from above portal from 25.11.2021 at 17:00 hrs. to 09.12.2021 at 17:00 hrs. Other details/information related to Addendum / Corrigendum letter / Cancellation etc. related to the E-Tender can be seen on the portal [www.uktenders.gov.in](http://www.uktenders.gov.in)

(Sanjeev Verma)  
Project Manager

## यूको बैंक UCO BANK Honours your trust

Zonal Office : 75/4, Siddhi Sadan, Halsey Road Near Badshahi Naka Police Station, Kanpur - 208001 E-mail : zokanpur.rec@ucobank.co.in

### SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES [See proviso to Rule - 8(6)]

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable property(ies) mortgaged/charged to UCO Bank Secured Creditor, the possession of which has been taken by the Authorised Officer of UCO Bank Secured Creditor, will be sold on "As is Where is", "As is what is" and "Whatever there is" basis on 28-12-2021, for recovery of Bank's Dues from Borrower(s) and Guarantor(s) to UCO Bank Secured Creditor. The details are described as below:

Name & Address of Borrower(s)/ Guarantor(s)	Demand Notice Date Possession Notice Date	Description of Immovable Property(ies) with known encumbrances, if any	Bank's Dues	Reserve Price Earnest Money Deposit
Branch:- Auraiya, Distt. Auraiya Contact Number(s):- +91-9935119438, +91-9639662842; Email Id:- auraiya@ucobank.co.in, zokanpur.rec@ucobank.co.in Borrower(s) M/s. Shri Kuberji Supplier & Distributor (Prop. Smt. Sushma W/o. Shri Rishi Pandey), Address:- Mohalla Badanpur, Auraiya, Pargana & District Auraiya. Guarantor(s) Shri Rishi Pandey S/o. Shri Santosh Kumar, Address:- Mohalla Badanpur, Auraiya, Pargana & District Auraiya. Branch Name: Auraiya (2954)	14-07-2021 08-10-2021 (Symbolic Possession)	All that part and parcel of the property consists of Land & Building measuring 85.50 Sq. Mtr. as per Bahi No. 1, Zild No. 7376, Page No. 131 to 190, Sl. No. 2406 registered on 05.03.2019 at Sub-Registrar Sadar Auraiya situated at Kasba Khanpur (Tilak Nagar), Pargana and District Auraiya standing in the name of Shri Rishi Pandey S/o. Shri Santosh Kumar resident of Mohalla Badanpur, Auraiya, Pargana & District Auraiya.	Rs. 10,25,507.52 (Rupees Ten Lakh Twenty Five Thousand Five Hundred Seven and Paise Fifty-Two Only) as on 13.07.2021 (inclusive of interest upto 31.12.2020 & 31.08.2020 in cash credit & FITL accounts respectively) with Further Interest and Incidental Expenses, costs etc. till date of Payment.	Rs. 19,36,000/- Rs. 1,93,600/-

Last Date for submission of Earnest Money Deposit (EMD) for Bid : 27.12.2021 upto 4:00 PM as per (IST)  
Date & Time of E-auction : 28.12.2021 from 1:00 PM to 4:00 PM as per (IST) with unlimited extension of 10 minutes each with Bid Incremental Amount of Rs. 10,000/-

For detailed terms and conditions of the sale, please visit the websites <https://www.mstccommerce.com/auctionhome/ibapi/index.jsp> & <https://www.ibapi.in>  
The Borrower's and/or Guarantor's attention is invited to provisions of sub-section 8 of section 13 of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 in respect of time available to redeem the secured assets.  
Note:- Hindi & English versions of this Notice are being published in Hindi & English Newspapers respectively. It is clarified that in case of any contradiction in Hindi and English version of the Notice, the English version of the Notice will prevail.

Date: 26.11.2021 Place: Auraiya Authorized Officer (UCO Bank)