

FORM 'E'

[See rule 7(1)]

APPLICATION FOR EXTENSION OF REGISTRATION OF PROJECT

From:

Pary Developers Pvt. Ltd.,
B-22, Pocket- 9A,
Jasola,
New Delhi,
PIN- 110025

To

The Secretary,
The Uttar Pradesh Real Estate Regulatory Authority,
Naveen Bhawan, Rajya Niyojan Sansthan,
Kala Kankar House, Old Hyderabad,
Lucknow, Uttar Pradesh, PIN- 226007

Sir,

We hereby apply for renewal of registration of the following Project: **Solitairian City (Pary) Phase-2**

Registered with the Regulatory Authority vide project registration certificate bearing No. **(UPRERAPRJ6856)**, which expires on **30.06.2022**.

As required, we submit the following documents and information, namely:-

- (i) An online payment through UP RERA portal dated 08.06.2023 for rupees 95,000 /- in favor of Uttar Pradesh Real Estate Regulatory Authority as extension fee as provided under Sub rule (2) of rule 7.
- (ii) Authenticated plan of the project showing the stage of development works undertaking till date.
- (iii) Explanatory note regarding the stage of development works in the project and reason for not completing the development works in the project within the period declared in the declaration submitted in Form 'B' at the time of making application for the registration of the project **Solitairian City (Pary) Phase-2**.

For PARY Developers Pvt. Ltd.
Vishu Yadav

Director

Page 1 of 2

PARY DEVELOPERS PRIVATE LIMITED

Regd. Office :
B-22, Pocket-9A Jasola,
New Delhi-110025
Ph : 011-65025886

Site Office :
Jaypee Greens Sports City, SDZ District,
Solitairian City, Sector - 25, Yamuna Expressway,
Greater Noida (I.P.) - 201308

Email : info@pary.co.in
Website : www.pary.co.in
CIN:U45201WB2004PTC226030

- (iv) Authenticated copy of the permission/approval from the competent authority which is valid for a period which is longer than the proposed term of extension of the registration sought from the regulatory authority.
- (v) The original Project Registration Certificate.
- (vi) Any other information may be specified by regulations.

Yours faithfully,

Pary Developers Pvt. Ltd.
For PARY Developers Pvt. Ltd.

Vashu Yadav

(Vashu Yadav)

Director

(Director)

Mobile No. - 9599088291

Email id. - rera@pary.co.in

Place: Gautam Buddha Nagar

Dated: 25.01.2024

UPRERA -Transaction Status

Transaction Ref No.: 926098641

Transaction ID: UPRERA242929680826

Status: SUCCESS


Transaction Date &
Time: 2023-06-08 10:50:39

Transaction Amount 95000

Transaction Status: SUCCESS

Status Description:

ATTESTED


Vee Prakash Uppal
Advocate Notary
Reg. No. 21387
G. B. Nagar

FORM C

[See rule 6(1)]

REGISTRATION CERTIFICATE OF PROJECT

This registration is granted under section 5 of the Act to the following project under project registration number **UPRERAPRJ6856**

Project Name : SOLITAIRIAN CITY - (PARY) PHASE-2

Project Address : Tehshil - Gautam Buddha Nagar, District - Gautam Buddha Nagar

1. PARY DEVELOPERS PRIVATE LIMITED firm / society / company / competent authority having its registered office / principal place of business at B-22, 6TH FLOOR POCKET, 9-A, JASOLA, DELHI-110025 .

2. This registration is granted subject to the following conditions, namely:-

- (i) The Promoter shall enter into an agreement for sale with the allottees in the form to be prescribed separately;
- (ii) The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per section 17;
- (iii) The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for the purpose as per sub clause (D) of clause (1) of sub-section (2) of section 4;
- (iv) The registration shall be valid for a period of 5 years commencing from 31-07-2017 and ending with 30-06-2022 unless renewed by the Real Estate Regulatory Authority in accordance with section 6 read with rule 7 of the Act;
- (v) The promoter shall comply with the provisions of the Act and the rules and regulations made thereunder;
- (vi) The promoter shall not contravene the provisions of any other law for the time being in force in the area where the project is being developed;

3. If the above mentioned conditions are not fulfilled by the promoter, the regulatory authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made thereunder.

This is system generated certificate, need not require any signature, however authenticity of the certificate can be Verified any time on the website by registration no.

For PARY Developers Pvt. Ltd.

Rashmi Yadav.

Director



INDIA NON JUDICIAL



IN-UP45803093538887W

Government of Uttar Pradesh

e-Stamp



Certificate No. : IN-UP45803093538887W
Certificate Issued Date : 27-Jan-2024 10:41 AM
Account Reference : NEWIMPACC (SV)/ up14049404/ GAUTAMBUDDH NAGAR 2/ UP-GBN
Unique Doc. Reference : SUBIN-UPUP1404940487694386634556W
Purchased by : Pary Developers Pvt Ltd
Description of Document : Article 4 Affidavit
Property Description : Not Applicable
Consideration Price (Rs.) :
First Party : Pary Developers Pvt Ltd
Second Party : Not Applicable
Stamp Duty Paid By : Pary Developers Pvt Ltd
Stamp Duty Amount(Rs.) : 100
 (One Hundred only)



Please use the QR code below this link.



AFFIDAVIT

Before Uttar Pradesh Real Estate Regulatory Authority, Lucknow

I, Vashu Yadav S/o Sh. Vinod Kumar Yadav, aged about 26 Years, R/o B-22, Pocket-9A, 6th Floor, Jasola, New Delhi- 110025, Director in the Company Pary Developers Pvt. Ltd., the Promoter of the Project Solitairian City (Pary) Phase-2 (UPRERAPRJ6856) situated at Plot No. GH-B-1/2, Sector-25, Jaypee Greens Sports City, SDZ, Yamuna Expressway Industrial Authority Area, Gautam Buddha Nagar, Uttar Pradesh, PIN- 201301, do hereby solemnly affirm on oath and declare as under.

That my above name and address is correct.

For PARY Developers Pvt. Ltd.

Vashu Yadav

Director

Statutory Alert:

- 1. In the absence of the Stamp certificate, the Buyer should check at www.eStampMaha.gov.in or using e-Stamp Maha App of Stock Exchange of India.
- 2. For the purpose of the Statutory Alert, the Certificate will be available on the website / Mobile App (where it is available).
- 3. The Buyer should check the details given in the terms of the certificate.
- 4. The Buyer should check the details given in the QR code of the certificate.

That I am the Director in the **Pary Developers Pvt. Ltd.**, the Promoter of the above said Project.

That the Promoter above has applied for the extension of time of the Construction and Development work of the said project before Uttar Pradesh Real Estate Regulatory Authority, Lucknow.

1. That the reasons for the delay in completing the said project is being enclosed herewith as **Annexure-1** to this Affidavit.
2. That the balance development work of the project shall be completed by 30.06.2026.
3. That the plans for construction of the said Project have been submitted to the Competent Authority i.e., Yamuna Expressway Industrial Development Authority (YEIDA) for revalidation as the initial validity of maps, since the five years has already expired. The copy of acknowledgment of YEIDA confirming the submission of the above said maps is enclosed herewith as **Annexure-2** to this affidavit. The revalidated maps are likely to be received by the Promoter from YEIDA by the end of February 2024 and thereafter the same would be submitted before the Hon'ble UP RERA.
4. That the submission of the compounding maps is not applicable for the project.
5. That no court case in Hon'ble Supreme Court, Hon'ble High Court, Hon'ble NCLT, Hon'ble NGT is pending against the said Project.
6. That Total money received from the Allottees of the sold units is Rs. 1,125 Lakhs and total funds that will be available from Bank Loans and Other Finance Services is Rs. NIL and Total funds available in the Separate Account is Rs. NIL. The amount required to complete the pending work is Rs. 6,255 Lakhs. (Refer to the **Annexure-A** attached to this format)
7. That the activity wise timeline to complete the Project. (Refer to **Annexure-A** to this format).
8. That the project is under construction and the RWA / AOA has been formed in the said Project.
9. That the consent of RWA / AOA for the extension of time of the Construction and Development work of the project is attached herewith at **Annexure-3** of this Affidavit.
10. That there is no deviation in the Construction & the Development of the Project is being carried out as per approved Sanctioned layout. Further there will be no deviation and the development of the Project will be carried out as per the approved sanctioned layout.

For **PARY Developers Pvt. Ltd.**

Vasishth
Director

Deponent
For PARY Developers Pvt. Ltd.

Vashnyaday.
Director

Verification:

Verified at Gautam Buddha Nagar on this 25th day of January 2024. That the contents of this affidavit at S.No. 1 to 10 above is true and correct to the best of my knowledge and belief and no facts have been concealed therefrom.

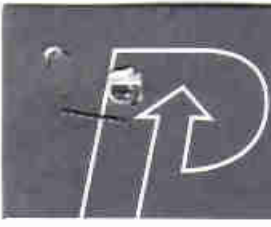
For PARY Developers Pvt. Ltd.

Vashnyaday.
Director

Deponent



ATTESTED
Ved Prakash Uppal
Advocate Notary
Reg. No. 21387
G. B. Nagar



सेवा में,

दिनांक: 25.01.2024

श्रीमान सचिव महोदय,
उ०प्र० भू-सम्पदा विनियामक प्राधिकरण,
नवीन भवन, राज्य नियोजन संस्थान,
कालाकांकर हाउस, पुराना हैदाराबाद,
लखनऊ-226007

विषय- उ०प्र० रेरा में पंजीकृत परियोजना Solitairian City – (Pary) Phase-2 (UPRERAPRJ6856) स्थित Sector-25, Yamuna Expressway, Greater NOIDA, Uttar Pradesh, PIN-201301 के, निर्माण एवं विकास कार्यों के लिए भू-सम्पदा (विनियमन और विकास) अधिनियम, 2016 (रेरा) की धारा-8 के अंतर्गत समय सीमा के विस्तार के संबंध में।

महोदय,

Pary Developers Pvt. Ltd द्वारा Plot No.-GH-B-1/2, Sector-25, Jaypee Greens Sports City, SDZ, Yamuna Expressway Industrial Authority Area, Greater NOIDA, Gautam Buddha Nagar, Uttar Pradesh, PIN-201301 पर परियोजना Solitairian City – (Pary) Phase-2 का निर्माण किया जा रहा है। उक्त परियोजना उत्तर प्रदेश रेरा में पंजीयन संख्या UPRERAPRJ6856 पर पंजीकृत है।

प्रमोटर द्वारा उक्त पंजीयन भू-सम्पदा (विनियमन और विकास) अधिनियम, 2016 के अंतर्गत प्राप्त किया, जिसकी वैधता दिनांक 31.12.2021 तक थी। वर्तमान में महामारी कोविड-19 के चलते उत्तर प्रदेश रेरा द्वारा लिए गए निर्णय अनुसार, परियोजना का उक्त पंजीयन दिनांक 30.06.2022 तक यूपी रेरा द्वारा स्वतः बढ़ाते हुए, पंजीयन विस्तार जारी किया।

यहाँ यह तथ्य भी आपके संज्ञान में लाना आवश्यक है कि, वर्तमान में विषयक परियोजना के स्वीकृति मानचित्रों की वैधता दिनांक 10.07.2023 तक थी। प्रमोटर कम्पनी द्वारा उक्त मानचित्रों के पुनर्वैधीकरण (Revalidation) के लिए आवेदन दिनांक 25.11.2023 को सक्षम प्राधिकरण (YEIDA) के समक्ष करते हुए उक्त पुनर्वैधीकरण (Revalidation) के संबंध में जमा किये जाने वाले शुल्क को भी सक्षम प्राधिकरण में जमा करा दिया गया है (छायाप्रति संलग्न)। उक्त पुनर्वैधीकरण सक्षम प्राधिकरण के स्तर पर लंबित है।

जैसा कि सर्व विदित है कि, महामारी कोविड-19 से पूर्व ही राष्ट्रीय राजधानी क्षेत्र की रियल एस्टेट परियोजनाएं भयंकर मन्दी के दौर से गुजर रही थीं, जिस कारण परियोजना में नगद तरलता का बड़ा अभाव अनुभव किया गया, जिस कारण परियोजना का निर्माण कार्य भी पूर्व वर्षों में सुस्त हो गया।

For PARY Developers Pvt. Ltd.
Reg. No. 2117
G. B. Nagar

For PARY Developers Pvt. Ltd.

Vankuyadav.

Director

उक्त परियोजना, जिसका निर्माण कार्य योजना अनुसार 30.06.2022 तक पूरा हो जाना था, उक्त महामारी कोविड-19 के कारण लॉकडाउन हो जाने से अग्रतर 3 माह के लिए तो पूर्ण रूप से ही रुक गया। तदोपरांत भारत सरकार व उत्तर प्रदेश सरकार द्वारा निर्माण कार्य आरम्भ करने की स्वीकृति प्रमोटरों को दी गई, परंतु कामगारों व श्रमिकों की अत्याधिक कमी के कारण तथा निर्माण सामग्री सुचारु रूप से ना मिल पाने के कारण परियोजना स्थल पर निर्माण कार्य अभी तक सुचारु व पूर्ण गति से आरम्भ नहीं हो पाया था।

परियोजना के निर्माण कार्य में उपरोक्तानुसार निरंतरता आने से पूर्व ही महामारी कोविड-19 की दूसरी लहर का प्रभाव सम्पूर्ण भारतवर्ष में, विशेषकर उत्तर प्रदेश व उसके राष्ट्रीय राजधानी क्षेत्र में पडा, जिस कारण पुनः कामगारों का पलायन इस क्षेत्र से हो गया व अभी तक स्थिति सामान्य नहीं हो पायी है। निर्माण कार्य की स्थिति सामान्य होने में तथा निर्माण सामग्री की उपलब्धता सुचारु होने में अभी कई माह का समय लगेगा, ऐसा प्रतीत होता है।

उक्त क्रम में यह संज्ञान में लाना भी अति प्रासांगिक है कि, स्थल पर निर्माण कार्य बन्द हो जाने के कारण अथवा धीमा हो जाने के कारण तथा आवंटियों की कोविड-19 के कारण नौकरी आदि समाप्त हो जाने से आवंटित सम्पत्तियों के सापेक्ष किश्तों की देनदारी ना तो बैंकों द्वारा ही पूर्ण की जा रही है और ना ही आवंटियों द्वारा स्वयं दी जा रही है जिस कारण नगद तरलता अत्यंत दयनीय स्थिति में है व परियोजना के निर्माण कार्यों को प्रभावित कर रही है।

उपरोक्त दृष्ट्या वर्तमान में उक्त परियोजना में निर्माण कार्य एवं विक्रय की जाने वाली समपत्ति शेष है, जिनका निर्माण कार्य पूर्ण करना एवं उक्त समपत्तियों का विक्रय करना आवश्यक है, जिसमें आगामी लगभग 2.5 वर्ष का समय लगने की संभावना है, जिस कारण उपरोक्त परियोजना के निर्माण एवं विकास कार्यों के लिए समय सीमा का विस्तार आगामी 2.5 वर्ष, दिनांक 30.06.2026 तक लिया जाना आवश्यक है।

उ0प्र0 रेरा के कार्यालय आदेश दिनांक 18.08.2021 के क्रम में प्रमोटर कम्पनी उपरोक्त पंजीयन विस्तार के लिए उ0प्र0 रेरा के समक्ष आवेदन करते हुए उक्त कार्यालय आदेश में निर्देशित निम्न अभिलेखों को इस पत्र के साथ संलग्नित कर प्रेषित कर रही है-

1. Form-E निर्माण एवं विकास कार्यों के लिए समय सीमा के विस्तार का आवेदन पत्र।
2. परियोजना का पंजीयन प्रमाण पत्र की छायाप्रति।
3. उपरोक्त परियोजना से संबंधित 10 बिन्दुओं के अनुसार नोटराइज्ड शपथ पत्र की मूल प्रति (Affidavit)
4. परियोजना के निर्माण एवं विकास कार्यों के लिए समय सीमा के विस्तार के आधार व कारण की व्याख्यात्मक टिप्पणी। (Annexure-1)
5. परियोजना के मानचित्रों का पुनर्वैधीकरण (Revalidation) आवेदन व आवेदन के संबंध में शुल्क भुगतान का चालान की छायाप्रति। (Annexure-2)


Vish Uppal
Notary
Reg. No. 21297

For PARY Developers Pvt. Ltd.
Vishu Yadav
Director

6. परियोजना की वित्तीय (Financial) प्रगति एवं भौतिक (Physical) प्रगति व भविष्य की कार्य योजना। **(Annexure-A)**
7. परियोजना से संबंधित Chartered Accountant का प्रमाण पत्र।
8. परियोजना से संबंधित Architect का प्रमाण पत्र।
9. परियोजना से संबंधित Engineer का प्रमाण पत्र।
10. परियोजना की Association of Allottees (AOA) का पंजीयन प्रमाण पत्र (Registration Certificate) की छायाप्रति।
11. परियोजना की Association of Allottees (AOA) द्वारा निर्माण एवं विकास कार्यों के लिए समय सीमा का विस्तार दिये जाने से संबंधित स्वीकृत पत्र की मूल प्रति। **(Annexure-3)**

अतः माननीय यू0पी0 रेरा से निवेदन है कि, उक्त के आलोक में विषयक परियोजना को निर्माण एवं विकास कार्यों के लिए रेरा अधिनियम की धारा-8 के अंतर्गत समय सीमा का विस्तार देने की कृपा करे, जिससे कि परियोजना का निर्माण एवं विकास कार्य पूर्ण करके आवंटियों को कब्जा देने की प्रक्रिया आरम्भ की जा सकें।

सधन्यवाद।

भवदीय

Pary Developers Pvt. Ltd.

Vasudayakar

(वासु यादव)

Director

(निदेशक)

मो0 नं0- 9599088291

ई0मेल आई0डी0- rera@pary.co.in

संलग्नक:- उपरोक्तानुसार।

ATTESTED
(Signature)
Ved Prakash Uppal
Advocate, Notary
Reg. No. 21307
G. B. Nagar



25th November 2023

To,
The G.M(Planning),
Yamuna Expressway Industrial Development Authority,
Greater Noida

Subject:- Regarding revised sanction and revalidation of building plans for Group Housing Project for M/S Solitaire Realinfra Pvt Ltd on Plot No GH-1/2, Sector-25, J.P Sport City, Yamuna Expressway.

Ref:- ID(BM 310120237257) letter No YEA/ Planning/256/2023 dated 1.3.2023 & letter No YEA/ Planning/597/2023 dated 9.5.2023

Dear Sir,

We would like to enclose herewith the fee challans deposited in bank dated 24.11.2023 in the following heads, which was balance as per your above mention letters.

s.no	Description	Amount in Rs	GST in Rs	Total in Rs
1.	Layout Charges	67,012.00	12,062.00	79,074.00
2.	Revised Layout Fee	33,506.00	6,031.00	39,537.00
3.	Revision Charges	2,54,635.00	45,834.00	3,00,469.00
4.	Plan Processing Fee	42,10,037.00	7,57,807.00	49,67,844.00
5.	Total			53,86,924.00

We request to process the plans and released the resided sanction long with revalidation of plans of the above mentioned project.

Thanking you,
For Solitaire Realinfra Pvt Ltd

Solitaire Realinfra Pvt Ltd

Encl:- As mentioned above.

For PARY Developers Pvt. Ltd.

Vishnu Yadav
Director

ATTESTED

Veri Prakash Singh
Reg. No. 2023
G. B. Nagar

SOLITAIRE REALINFRA PRIVATE LIMITED

Regd. Office: D- 835, New Friends Colony, New Delhi - 110025

Site Address: Sector - 25, Jaayee Green, Sports City, SO2 District, Gautam Budh Nagar, (U.P.) 201 303

Email: info@lesolitaire.com - www.lesolitaire.com - CIN: U70109DL2009PTC194141

S.No.	Description of Service	SAC Code	Exempt Value	Taxable Value (Rs.)	CGST		SGST		Total
					Rate	Amount	Rate	Amount	
26	Flat Increase Cost	997211			9%		9%		
27	Grass Cutting Charges	999799			9%		9%		
28	Installation	997211			9%		9%		
29	Inspection Charges	999799			9%		9%		
30	Joint Name Processing Fees	999799			9%		9%		
31	Late Penalty (Construction)	999799			9%		9%		
32	Late Penalty (Functional)	999799			9%		9%		
33	Late Penalty(Lease)	999799			9%		9%		
34	Late Penalty (Possession)	999799			9%		9%		
35	Late Penalty (Registration)	999799			9%		9%		
36	Late Registry (Penalty)	999799			9%		9%		
37	Layout Charges	999799			9%		9%		
38	Lease Deed Penalty	999799			9%		9%		
39	Lease Rent (Annual)	997211			9%		9%		
40	Lease Rent (One Time)	997211			9%		9%		
41	Location Charges	999799			9%		9%		
42	Malwa Charges	999799			9%		9%		
43	Master Plan Document Charges	999799			9%		9%		
44	Mordgage Permission Fees	999799			9%		9%		
45	Mutation Permission Fees	999799			9%		9%		
46	One Time Premium	997211			9%		9%		
47	Parking Charges	996743			9%		9%		
48	Penal Interest				9%		9%		
49	Plan Processing Fees	999799			9%		9%		
50	Processing Fees	999799			9%		9%		
51	Purchasable Ground Coverage	999799			9%		9%		
52	Rain Water Harvesting	999799			9%		9%		
53	Ramp Charges	999799			9%		9%		
54	R.T.I. Fee	999799			9%		9%		
55	Registration Money	997211			9%		9%		
56	Receipts from Hoarding/Advertisement	998366			9%		9%		
57	Rent Commercial Shops/Office and Others	997212			9%		9%		
58	Rent Permission Charges	999799			9%		9%		
59	Reservation Money	997211			9%		9%		
60	Restoration Charges (Registration)	999799			9%		9%		
61	Revalidation Charges	999799			9%		9%		
62	Revised Layout Fees	999799		33526	9%	1515.82	9%	1515.82	39537.25
63	Revision Charges	999799			9%		9%		
64	Revival Charges	999799			9%		9%		
65	Sale of Brouchers (New Scheme)	999799			9%		9%		
66	Sale of Forms/Building By-Laws etc.	999799			9%		9%		
67	Sewer Connection Charges	999799			9%		9%		
68	Site Visit Charges	999799			9%		9%		
69	Singage Charges	998366			9%		9%		
70	Temporary Canopy Charges	999799			9%		9%		
71	Temporary Structure Fees	999799			9%		9%		
72	Tenders Forms Sale	999799			9%		9%		
73	Time Extension Charges	999799			9%		9%		
74	Transfer Charges	999799			9%		9%		
75	Transfer Forms Fee	999799			9%		9%		
76	Taxi Stand Charges	997211			9%		9%		
77	UN Senctional Area Amount	999799			9%		9%		
78	Unpol Charges	998366			9%		9%		
79	Vacant Plot Booking Charges	997211			9%		9%		
80	Water Connection Charges	999799			9%		9%		
81	OTHERS (Please Specify)								
				Total Rs.					

ATTESTED
 Prakash Upal
 Advocate
 No. 1135
 S. B. Nagar

For PARY Developers Pvt. Ltd.

Vashu Yadav.
 Director

Sl. No.	Description of Service	SAC Code	Exempt Value	Taxable Value (Rs.)	CGST		SGST		IGST	Total (Rs.)
					Rate%		Rate%			
26	Flat Increase Cost	997211			9%		9%			
27	Grass Cutting Charges	999799			9%		9%			
28	Installation	997211			9%		9%			
29	Inspection Charges	999799			9%		9%			
30	Joint Name Processing Fees	999799			9%		9%			
31	Late Penalty (Construction)	999799			9%		9%			
32	Late Penalty (Functional)	999799			9%		9%			
33	Late Penalty (Lease)	999799			9%		9%			
34	Late Penalty (Possession)	999799			9%		9%			
35	Late Penalty (Registration)	999799			9%		9%			
36	Late Registry (Penalty)	999799			9%		9%			
37	Layout Charges	999799			9%		9%			
38	Lease Deed Penalty	999799			9%		9%			
39	Lease Rent (Annual)	997211			9%		9%			
40	Lease Rent (One Time)	997211			9%		9%			
41	Location Charges	999799			9%		9%			
42	Malwa Charges	999799			9%		9%			
43	Master Plan Document Charges	999799			9%		9%			
44	Mortgage Permission Fees	999799			9%		9%			
45	Mutation Permission Fees	999799			9%		9%			
46	One Time Premium	997211			9%		9%			
47	Parking Charges	999743			9%		9%			
48	Postal Interest				9%		9%			
49	Plan Processing Fees	999799			9%		9%			
50	Processing Fees	999799		1929153	9%	175425.8	9%	175425.9		23,09,000
51	Public Use Land Use Charge				9%		9%			
52	Public Water Harvesting				9%		9%			
53	Public Charges				9%		9%			
54	Public Fees				9%		9%			
55	Registration Money	997211			9%		9%			
56	Receipts from Hoarding/Advertisement	999799			9%		9%			
57	Rent Commercial Shops/Office and Others	997212			9%		9%			
58	Rent Permission Charges	999799			9%		9%			
59	Reservation Money	997211			9%		9%			
60	Restoration Charges - Registrar	999799			9%		9%			
61	Revolutionary Charges	999799			9%		9%			
62	Revised Layout Fees	999799			9%		9%			
63	Revision Charges	999799			9%		9%			
64	Revival Charges	999799			9%		9%			
65	Sanctioning Fees - New Scheme	999799			9%		9%			
66	Sanctioning Building By-Laws etc.	999799			9%		9%			
67	Sanctioning Charges	999799			9%		9%			
68	Site Visit Charges	999799			9%		9%			
69	Stamp Charges	998366			9%		9%			
70	Temporary Canopy Charges	999799			9%		9%			
71	Temporary Structure Fees	999799			9%		9%			
72	Tenders Forms Sale	999799			9%		9%			
73	Time Extension Charges	999799			9%		9%			
74	Transfer Charges	999799			9%		9%			
75	Transfer Forms Fee	999799			9%		9%			
76	Tax Stand Charges	997211			9%		9%			
77	Un-Sanctioned Area Amount	999799			9%		9%			
78	Utility Charges	998366			9%		9%			
79	Vacant Plot Booking Charges	997211			9%		9%			
80	Water Connection Charges	999799			9%		9%			

ATTESTED

V. Laksh Uppal
 Assistant Secretary
 Eng. No. 232/2
 G. B. Nagar

Total Rs

For PARY Developers Pvt. Ltd.

V. Anshu Yadav



Bank of Baroda

YEIDA Office Compound, 1st Floor, Sector P-2, Gr. Noida (U.P.)
YAMUNA EXPRESSWAY INDUSTRIAL DEVELOPMENT AUTHORITY
PERFORMA INVOICE/CHALLAN

APPLICANT'S COPY

(Deposit at Omega-1 Branch Only)

Form No.

Date 24/11/2023

Individual Industrial Commercial GST No.

Allotment No. YEA-GH-B-1/2 Mobile 9810635570

Allottee's Name SOLITAIRE REALINFRA (P) LTD

Plot No./ House No. B-1/2 Pocket No. Sector 25 Plot Size 6701160

NAME OF SCHEME Scheme Code:

S No	Description of Service	SAC Code	Exempt Value	Taxable Value (Rs.)	CGST Rate%	SGST Rate%	IGST Rate%	Total (Rs.)
1	Allotment Money	997211			9%	9%		
2	Additional Compensation Recovery	997211			9%	9%		
3	Abadi Plot Development Charges	999799			9%	9%		
4	Additional Course Fees	999799			9%	9%		
5	B O T Jan Suidha Charges	998366			9%	9%		
6	C I C Charges	999799			9%	9%		
7	C I S Charges	999799			9%	9%		
8	Cattle Shed Charges	999799			9%	9%		
9	Community Centre Booking Charges	997211			9%	9%		
10	Completion Fees	999799			9%	9%		
11	Compounding Fee	999799			9%	9%		
12	Construction without Revalidation Fee	999799			9%	9%		
13	Conversion Charges	999799			9%	9%		
14	Documentation Charges	999799			9%	9%		
15	Drawn Charges	999799			9%	9%		
16	Duplicate Drawing Charges	999799			9%	9%		
17	Duplicate Map Sanction Charges	999799			9%	9%		
18	Excess Area Amount (One time)	997211			9%	9%		
19	Excess Area Amount	997211			9%	9%		
20	Excess Cost One Time	997211			9%	9%		
21	Excess Construction Cost	999799			9%	9%		
22	Electric Telephone Pipe Charges	999799			9%	9%		
23	Excess Area Conv Charges	999799			9%	9%		
24	Excess Area Lease Rent	997211			9%	9%		
25	F A R Purchasable	999799			9%	9%		

ATTESTED
Sd/- Prakash Uppal
Advocate & Notary
Reg. No. 1387
G. B. Nagar

Invoice Value (in Words) Twenty Six Lacs Sixty Seven thousand eight hundred and forty four Rupees only Grand Total: Rs. 26,67,844

Amount subject to Reverse Charges Sign. of Depositor [Signature]

D.D./UTR No. 511070 Date 23/11/23 Amount 26,67,844 Drawn on Bank ICICI Bank Branch

TO BE FILLED IN BY THE RECEIVING AUTHORITY/BANK

Secured By by DD Banker's Cheque / UTR
As stated above at risk cost and responsibility of depositor in case were the cancellation proceedings have been undertaken the deposit of above amount will not entitle the depositor to claim any benefit on account of the above deposit made. The right of YAMUNA EXPRESSWAY INDUSTRIAL DEVELOPMENT AUTHORITY is reserved to initiate further action as is admissible under the rules and regulations. Any unauthorised payment(s) remitted are void to the extent of YAMUNA EXPRESSWAY INDUSTRIAL DEVELOPMENT AUTHORITY (GSTIN 09AAAL0341D12C)

Challan Deposited on

Above Deposits credited in Yamuna Expressway Industrial Development Authority A/c No.

IFSC Code : BARB0YEIDAX

4 9 9 6 0 1 0 0 0 0 0 0 4 2

BANK OF BARODA YEIDA
SEAL
24 NOV 2023
Too late for Today's Clearing
Tel: 20-2395045

Please Note: 1. Allottees are requested to mention their Name, Allotment No. & their Contact No. on the reverse of the DD.
2. If challan of GST payment is submitted: Generated after deposit date, and if penalty advised, will be borne paid by beneficiary allottee.

For PARY Developers Pvt. Ltd. P.T.O. फीछ देखें

Sanku Yadav
Director

PARY DEVELOPERS PRIVATE LIMITED

Annexure-A

Physical and Financial Plan for completion of the balance work of the Project - (Solitairian City (Pary) Phase-2)- UPRERAPRJ6856

Part 1- Physical Plan

(Amount in Lakhs)

S. No.	Tower/ Block/ Pocket/ Sector/ (Name)	No of Units	Sold Units	Unsold Units	Pending Work in %	Money Required to complete the pending work.	Qtr-1 Jan - March 24	Money required for Qtr-1	Qtr-2 April - Jun 24	Money required for Qtr-2	Qtr-3 July - Sept 24	Money required for Qtr-3
1	T2	136	71	65	91%	2,730	2%	67	5%	161	7%	217
2	T3	137	79	58	89%	2,665	2%	67	5%	161	7%	217

Note: This information is required Tower/ Block/ Pocket/ Sector Wise. "N" refers to number of quarters falling under the extension being sought.

ATTESTED
 (Ved Prakash Uppal)
 Advocate/Notary
 Reg. No. 21387
 G. B. Nagar

For PARY Developers Pvt. Ltd.
 Van hu yadav
 Director

PARY DEVELOPERS PRIVATE LIMITED

Physical and Financial Plan for completion of the balance work of the Project - (Solitairian City (Pary) Phase-2)- UPRERAPRJ6856

Part 1- Physical Plan

(Amount in Lakhs)

S. No.	Tower/ Block/ Pocket/ Sector/ (Name)	No of Units	Sold Units	Unsold Units	Pending Work in %	Money Required to complete the pending work.	Qtr-4 Oct -Dec 24	Money required for Qtr-4	Qtr-5 Jan - March 25	Money required for Qtr-5	Qtr-6 April - Jun 25	Money required for Qtr-6
1	T2	136	71	65	91%	2,730	8%	242	7%	208	6%	194
2	T3	137	79	58	89%	2,665	8%	242	7%	208	6%	194

Note: This information is required Tower/ Block/ Pocket/ Sector Wise. "N" refers to number of quarters falling under the extension being sought.

ATTESTED
Ved Prakash Uppal
Advocate Notary
Reg. No. 21387
G. B. Nagar

For PARY Developers Pvt. Ltd.

Vaishyaadars.
Director

PARY DEVELOPERS PRIVATE LIMITED

Physical and Financial Plan for completion of the balance work of the Project - (Solitairian City (Pary) Phase-2)- UPRERAPRJ6856

Part 1- Physical Plan

(Amount in Lakhs)

S. No.	Tower/ Block/ Pocket/ Sector/ (Name)	No of Units	Sold Units	Unsold Units	Pending Work in %	Money Required to complete the pending work.	Qtr-7 July - Sept 25	Money required for Qtr-7	Qtr-8 Oct -Dec 25	Money required for Qtr-8	Qtr-9 Jan - March 26	Money required for Qtr-9
1	T2	136	71	65	91%	2,730	11%	315	16%	476	15%	452
2	T3	137	79	58	89%	2,665	10%	315	16%	411	15%	452

Note: This information is required Tower/ Block/ Pocket/ Sector Wise. "N" refers to number of quarters falling under the extension being sought.

ATTESTED
[Ved Prakash Uppal]
Advocate Notary
Reg. No. 21387
G. B. Nagar

For PARY Developers Pvt. Ltd.

Vaishu yadav
Director

PARY DEVELOPERS PRIVATE LIMITED

Physical and Financial Plan for completion of the balance work of the Project - (Solitairian City (Pary) Phase-2)- UPRERAPRJ6856

Part 1- Physical Plan

(Amount in Lakhs)

S. No.	Tower/ Block/ Pocket/ Sector/ (Name)	No of Units	Sold Units	Unsold Units	Pending Work in %	Money Required to complete the pending work.	Qtr-10 Apr -Jun 26	Money required for Qtr-10
1	T2	136	71	65	91%	2,730	13%	398
2	T3	137	79	58	89%	2,665	13%	398

Note: This information is required Tower/ Block/ Pocket/ Sector Wise. "N" refers to number of quarters falling under the extension being sought.

ATTESTED

Ved Prakash Uppal,
Advocate Notary
Reg. No. 21387
G. B. Nagar

For PARY Developers Pvt. Ltd.

Vishu Yadav,
Director

PARY DEVELOPERS PRIVATE LIMITED

Part 2: Pending Development Work (e.g., Electric Supply, Water Supply, Sewage Treatment, Internal Road, Drainage, etc.)
Solitarian City (Pary) Phase-2- UPRERAPRJ6856

(Amount in Lakhs)

S. No.	Name of Activity	Pending Work in %	Money Required for Activity	Qtr-1 Jan -March 24	Money required for Qtr-1	Qtr-2 April - Jun 24	Money required for Qtr-2	Qtr-3 July - Sept 24	Money required for Qtr-3
1	Internal Roads & Footpaths	100%	116	0%	0	0%	0.00	0%	0.00
2	Water Supply	100%	87	0%	0	0%	0.00	0%	0.00
3	Sewerage (chamber, lines, Septic Tank, STP)	100%	58	0%	0	0%	0.00	0%	0.00
4	Strom Water Drains	100%	29	0%	0	0%	0.00	0%	0.00
5	Landscaping & Tree Planting	100%	43	0%	0	0%	0.00	0%	0.00
6	Street Lighting	100%	29	0%	0	0%	0.00	6%	15.00
7	Community Buildings	100%	261	0%	0	0%	0.00	0%	0.00
8	Treatment and disposal of sewage and sullage water	100%	22	0%	0	0%	0.00	0%	0.00
9	Solid Waste management & Disposal	100%	22	0%	0	0%	0.00	0%	0.00
10	Water conservation, Rain water harvesting	100%	29	0%	0	0%	0.00	0%	0.00
11	Energy management	100%	29	0%	0	0%	0.00	0%	0.00
12	Fire protection and fire safety requirements	100%	101	0%	0	0%	0.00	0%	0.00
13	Electrical meter room, sub-station, receiving station	100%	35	0%	0	0%	0.00	0%	0.00

ATTESTED

V. Prakash Uppal,
Advocate Notary
Reg. No. 21987
G. B. Nagar

For PARY Developers Pvt. Ltd.

V. Ashu Yadav

Director

PARY DEVELOPERS PRIVATE LIMITED

Part 2: Pending Development Work (e.g., Electric Supply, Water Supply, Sewage Treatment, Internal Road, Drainage, etc.)
Solitairian City (Pary) Phase-2- UPRERAPRJ6856

(Amount in Lakhs)

S. No.	Name of Activity	Pending Work in %	Money Required for Activity	Qtr-4 Oct -Dec 24	Money required for Qtr-4	Qtr-5 Jan - March 25	Money required for Qtr-5	Qtr-6 April - Jun 25	Money required for Qtr-6
1	Internal Roads & Footpaths	95%	116	0%	0.00	0%	0.00	0%	0
2	Water Supply	100%	87	0%	0.00	0%	0.00	17%	14
3	Sewerage (chamber, lines, Septic Tank, STP)	100%	58	0%	0.00	25%	14.00	25%	14
4	Strom Water Drains	100%	29	0%	0.00	35%	10.00	20%	6
5	Landscaping & Tree Planting	100%	43	0%	0.00	0%	0.00	16%	7
6	Street Lighting	100%	29	0%	0.00	0%	0.00	20%	6
7	Community Buildings	100%	261	10%	26.00	0%	0.00	2%	4
8	Treatment and disposal of sewage and sullage water	100%	22	0%	0.00	33%	7.00	33%	7
9	Solid Waste management & Disposal	100%	22	0%	0.00	0%	0.00	0%	0
10	Water conservation, Rain water harvesting	100%	29	0%	0.00	2%	1.00	25%	7
11	Energy management	100%	29	0%	0.00	0%	0.00	10%	3
12	Fire protection and fire safety requirements	80%	101	0%	0.00	21%	22.00	7%	7
13	Electrical meter room, sub-station, receiving station	100%	35	0%	0.00	0%	0.00	21%	7

ATTESTED

Ved Prakash Uppal
Advocate Notary
Reg. No. 21387
G. B. Nagar

Page 6 of 2

For PARY Developers Pvt. Ltd.

Vishu Yadav
Director

PARY DEVELOPERS PRIVATE LIMITED

Part 2: Pending Development Work (e.g., Electric Supply, Water Supply, Sewage Treatment, Internal Road, Drainage, etc.)
Solitairian City (Pary) Phase-2- UPRERAPRJ6856

(Amount in Lakhs)

S. No.	Name of Activity	Pending Work in %	Money Required for Activity	Qtr-7 July -Sept 25	Money required for Qtr-7	Qtr-8 Oct -Dec 25	Money required for Qtr-8	Qtr-9 Jan - March 26	Money required for Qtr-9
1	Internal Roads & Footpaths	100%	116	19%	22	0%	0	31%	36
2	Water Supply	100%	87	8%	7	25%	22	25%	22
3	Sewarage (chamber, lines, Septic Tank, STP)	100%	58	23%	13	28%	16	0%	0
4	Strom Water Drains	100%	29	15%	4	30%	9	0%	0
5	Landscaping & Tree Planting	100%	43	17%	7	27%	12	23%	10
6	Street Lighting	100%	29	20%	6	0%	0	30%	9
7	Community Buildings	100%	261	2%	4	33%	87	28%	72
8	Treatment and disposal of sewage and sullage water	100%	22	18%	4	20%	4	0%	0
9	Solid Waste management & Disposal	100%	22	67%	14	0%	0	33%	7
10	Water conservation, Rain water harvesting	100%	29	25%	7	25%	7	25%	7
11	Energy management	100%	29	14%	4	40%	12	40%	12
12	Fire protection and fire safety requirements	80%	101	21%	22	29%	29	21%	22
13	Electrical meter room, sub-station, receiving station	100%	35	21%	7	8%	3	50%	17

ATTESTED

Ved Prakash Uppal
 Advocate Notary
 Reg. No. 21387
 G. B. Nagar

For PARY Developers Pvt. Ltd.

Vashu Yadav
 Director

PARY DEVELOPERS PRIVATE LIMITED

Part 2: Pending Development Work (e.g., Electric Supply, Water Supply, Sewage Treatment, Internal Road, Drainage, etc.)
Solitairian City (Pary) Phase-2- UPRERAPRJ6856

(Amount in Lakhs)

S. No.	Name of Activity	Pending Work in %	Money Required for Activity	Qtr-10 Apr -Jun 26	Money required for Qtr-10
1	Internal Roads & Footpaths	100%	116	44%	51
2	Water Supply	100%	87	25%	22
3	Sewarage (chamber, lines, Septic Tank, STP)	100%	58	0%	0
4	Strom Water Drains	100%	29	0%	0
5	Landscaping & Tree Planting	100%	43	23%	10
6	Street Lighting	100%	29	30%	9
7	Community Buildings	100%	261	21%	54
8	Treatment and disposal of sewage and sullage water	100%	22	0%	0
9	Solid Waste management & Disposal	100%	22	0%	0
10	Water conservation, Rain water harvesting	100%	29	0%	0
11	Energy management	100%	29	0%	0
12	Fire protection and fire safety requirements	80%	101	0%	0
13	Electrical meter room, sub-station, receiving station	100%	35	0s%	0

ATTESTED

Ved Prakash Uppal
Advocate Notary
Reg. No. 21387
G. B. Nagar

For PARY Developers Pvt. Ltd.

Vanshu Yadav
Director

PARY DEVELOPERS PRIVATE LIMITED

Financials - Total Money required to complete the balance work of the project - Solitairian City (Pary) Phase-2 - UPRERAPRJ6856

S. No.	Source of Money	Amount in Lakhs
1	Money available in separate account	0
2	Money available in transaction account	0
3	Amount received from sold units till 31.12.2023	1,125
4	Receivables from sold units	3,367
5	Receivables from unsold units	5,173
6	Receivables from sanctioned bank/FIs	0
7	Estimated Receivables from new project finances(Bank, Financial Institutions)	0
8	Promoter Contribution	0
9	Other Sources	0

Note: The Promoter must submit certificates from the Chartered Accountant, the Architect and the Structural Engineer of the project in support of the Physical and Financial plan for completion of project submitted by him in this notarized affidavit and upload the same along with the extension application. The information provided in the affidavit should be based on the certificate.

ATTESTED

Ved Praveesh Uppal
Advocate Notary
Reg. No. 21207
G. B. Nagar

For PARY Developers Pvt. Ltd.

Vasanth Yadav

Director

A H S G & Co LLP

Chartered Accountants

B-108, Ground floor,
Sector-64, Noida 201 301

Lt: +91 120 42 66 272
E: ca.amitgoel@gmail.com

To,
Board of Directors,
PARY Developers Private Limited
Plot no B-22, Pocket-9A, Jasola,
New Delhi-110025

SUBJECT: Report on Statement of Accounts on project fund utilization and withdrawal by PARY Developers Private Limited for the period upto 31 December 2023 with respect to UPRERA Registration number UPRERAPRJ6856

This Report is issued in accordance with the terms of our engagement letter/agreement dated 11 November 2022.

The report contains the cost incurred towards construction of project as at 31 December 2023 including the details as required pursuant to the UPRERA as per books of accounts maintained by the management.

We conducted our examination of the Statement in accordance with the Guidance Note on Reports or Certificates for Special Purposes issued by the Institute of Chartered Accountants of India. The Guidance Note requires that we comply with the ethical requirements of the Code of Ethics issued by the Institute of Chartered Accountants of India.

We have complied with the relevant applicable requirements of the Standard on Quality Control (SQC) 1, Quality Control for Firms that Perform Audits and Review of Historical Financial Information, and Other Assurance and Related Services Engagements.

We have verified the unaudited books accounts, documents of PARY Developers Private Limited and certify that the total amount incurred on **SOLITAIRIAN CITY (PARY) PHASE-2** for construction work of 2 Tower/Block/Building(s) T-2, T 3 situated on khasara no /plot No-GH B1 & B2 Sector -25 JAYPEE GREENS SPORTS CITY SDZ YEIDA Greater Noida, Part of the plot demarcated by its boundaries (latitude and longitude of the end - points) 28° 21'33.0"N 77° 31'46.6"E to the North 28° 21'20.5"N 77°31'49.9" to the south 28° 21'30.0"N 77° 31'53.8"E to the East 28° 21'22.08"N 77°31'39.7"E to the west Tehsil Dadri Competent Authority / Development Authority YEIDA District Gautam Buddha Nagar Pin-201308 admeasuring 4,457 sq. meter area (out of total plot area =67011.60 sq mtr) being developed by **PARY DEVELOPERS PRIVATE LIMITED** having RERA Registration No-UPRERAPRJ6856 ,Separate bank A/C No.165405001344 -Bank Name ICICI Bank

(Amount in lakhs)

S.no.	Particulars	Total Cost Estimated	Amount Incurred (actual out-flow) till 31 December 2023
1	2	3	4

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Advocate Notary
Reg. No. 21397
G. B. Nagar

A H S G & Co LLP

1	Land cost a. Acquisition cost of Land (purchase or through agreement with Land Owner) and legal costs on land transaction; b. Amount Payable to obtain development rights, additional FAR and any other incentive under Local Authority or state government or any Statutory Authority, if any; c. Acquisition cost of TDR (Transfer of Development Rights), if any; d. Amount Payable to state government or competent authority or any other statutory authority of the state or central government towards stamp duty, transfer charges, registration fees etc. (if not included in para (a) above); e. Interest (other than penal interest, Penalties etc.) paid to FI, NBFC and "Unsecured loan at state bank of India-Marginal cost of fund-based lending Rate (SBI-MCLR)" on money borrowed for purchase of land and also to competent Authority.	1392.79	1392.79
	SUB TOTAL LAND COST (in Rs)	1392.79	1392.79
2	Project Clearance Fees (includes followings) a. Fees paid to RERA b. Fees paid to Local Authority c. Consultant/Architect Fees (directly attributed to project) d. Any other (specify)	50.00	14.09
	SUB TOTAL FEES PAID (in Rs)	50.00	14.09
3A	Cost of development And Construction site (includes following) a. cost of services (water, electricity to construction site), Site overheads, b. depreciation cost of machinery and equipment purchased or hired and maintenance costs, consumables etc. (so long as these costs are directly incurred in the construction of the concerned project), c. cost of material actually purchased; d. cost of salary and wages (excluding cost of salaries of employees of the company not directly attached to project);	7,000.00	825.69
	SUB TOTAL OF CONSTRUCTION COST (in Rs.) (Sum of (a)to(d)of row 3A)	7000.00	825.69
3B	Cost of construction incurred (As certify by project Engineer)	7000.00	745.00
3C	Total construction cost (Lower of 3A and 3B)	7000.00	745.00

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Ved Prakash Uppal
Advocate Notary
Reg. No. 21/7
G. B. Nagar

A H S G & Co LLP

3D	Interest (other than Penal interest and penalties etc.) paid to financial institution, Scheduled Banks NBFC and Unsecured Loan at "SBI -MCLR" on money borrowed for construction)	0.00	0.00
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (ROW 3C+3D)	7000.00	745.00
4	TOTAL COST OF PROJECT (ROW 1 + ROW 2 + ROW 3)	8442.79	2151.88
5	Percentage completion of construction work completed (as per project Engineer, Architect's certificate)	10.64%	
6	Percentage completion of total project (proportionate cost incurred on the project to the total estimated cost) (col.4 of row 4 /col 3 of row 4) %	25.49%	
7	Total amount received from Allottees till date since Inception of the Project (in Rs.)	1125.00	
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	787.50	
9	Cumulative amount that can be withdrawn from Designated a/c i.e. (Total Estimated cost 'proportionate cost Incurred on the Project) (column 3 of row 4*row 6)	2151.88	
10	Amount Actually Withdrawn till date Since Inception of the Project	787.50	
11	Balance available in Designated A/c	-	
12	Amount that can be withdrawn from the designated Bank A/c under this certificate (Row 9 - Row - 10)	1364.38	

This certificate is being issued on Specific request of PARY Developers Private Limited for UP RERA compliance. The certification is based on the information and records produced before us/me and is true to the best of our/my knowledge and belief.

for A H S G & Co LLP
Chartered Accountants
Firm Regn. no: 017188C/C400304



Amit Goel
Partner
Membership no. 409858
UDIN: 24409858BKARWL5054

Place: Noida
Date: January 29, 2024

ATTESTED

Ved Prakash Uppal
Advocate Notary
Reg. No. 21367
G. B. Nagar

Sunil Kumar Jain

Chartered Engineer,
MIE (M-1598001)
B. Tech(Civil) IIT Delhi
148, Rishabh Vihar,
Delhi-110092

ENGINEERS CERTIFICATE

(For The Purpose of Registration of Project and for UPRERA Compliance)

Form REC-2

Date:-19/01/2024

Subject:- Certificate of Percentage of Completion of Construction Work of Two Building(s)/Towers namely "T-2 & T-3" of the Project Solitarian City (PARY) Phase-2 [UPRERAPRJ6856] situated on the Khasra No./ Plot no. GH-B-1 & B-2, Sector 25, Jaypee Greens Sports City YEIDA, Greater Noida, U.P. part of the plot demarcated by its boundaries (latitude and longitude of the end points) 28°21'33.0"N & 77°31'46.6"E to the North 28°21'20.5"N & 77°31'44.9"E to the South 28°21'30.0"N & 77°31'53.8"E to the East 28°21'22.08"N & 77°31'39.7"E to the West Tehsil Dadri, Competent Authority/ Development Authority-YEIDA, District Gautama Buddha Nagar Pin-201308 admeasuring 4,457 sqmt area (out of total plot area 67,011.60 sqmt) being developed by "Pary Developers Private Limited".

I, Sunil Kumar Jain, have undertaken assignment of certifying Percentage of Completion Work for the above mentioned of the Project being developed by Promoter-"Pary Developers Private Limited"

- Following technical professionals are appointed by Owner/ Promoter:-
 - M/s. Andleys Associates Pvt. Ltd. as L.S. / Architect ;
 - M/s. Global Structure Solutions as Structural Consultant;
 - M/s. Pramod Sharma MEP Consultant;
 - Shri Suresh Kumar as Site Engineer.
- The estimated the cost of the completion of the Civil, MEP and allied works based on the plans/information/ details made available to us for the project under reference by the Promoter, Developer and by Quantity Surveyor appointed by the Promoter, and the fair assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.
- We estimate the total cost for completion of the project under reference as Rs. 7,000/- Lacs including cost of development of common facilities. The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for obtaining occupation certificate/completion certificate for the building(s) from the concerned Competent Authority under whose jurisdiction the previously mentioned project is being implemented.
- The estimated actual cost incurred till 31/12/2023 is calculated at Rs 745/- Lacs [Total of S. No. 2 in Tables A and B]. The amount of Estimated Cost Incurred is calculated based on amount of Total Estimated Cost.
- The Balance cost of Completion of the Civil, MEP and Allied works of the Building(s) of the subject project to obtain Occupation Certificate/Completion Certificate from the Competent Authority is estimated at Rs. 6,255/- Lacs only.
- I certify that the Cost of Civil, MEP and allied work for the aforesaid Project as completed till date is as given in Tables A and B below :-

**SUNIL
KUMAR JAIN**

Digitally signed by SUNIL KUMAR JAIN
DN: cn=SUNIL KUMAR JAIN,
c=IN, o=Sunil Kumar Jain,
ou=Sunil Kumar Jain, email=sunil.kumar.jain@gmail.com,
serialNumber=3445447, st=Delhi, postalCode=110092,
dnQualifier=SUNIL KUMAR JAIN
Date: 2024.01.20 11:39:34 +05'30'

Email: sunjai198@gmail.com Mob: 7678652892 & 9810025767

Page 1

Ved Prakash Uppal
Advocate Notary
Reg. No. 21387
G. B. Nagar

VIKAS KUMAR GOEL

Architect, Interior Designer
Government Approved Valuer of Land & Buildings
Registered Valuer for Land & Buildings from I.B.B.I.
Council of Architecture No. CA/94/17889
Add.:C-30 A, Rajat Vihar, Sector-62, Noida-201309
Mob.-8178515873,9810406768
email:vikasavidesigntech@gmail.com
www.vikasavidesign.com

FORM-REG-01

ARCHITECT'S CERTIFICATE

(To be submitted for RERA Compliances)

No. Sol phase(PARY P2) 1/10

Date: 16.01.2024

Subject: Certificate of Percentage of Completion of Construction Work of Solitarian City (PARY) Phase-2 of 2 no. Tower/Block/Buildings Towers namely 'T-2 & T-3' situated on Khasra no./plot no. -GH B-1 & B-2,AT Sector-25 JAYPEE GREENS SPORTS CITY YEIDA, GREATER NOIDA, Part of the Plot demarcated by its boundaries(Latitude and Longitude of the end points) 28°21' 33-0"N and 77° 31' 46.6" E to the North 28° 21'20.5" N & 77° 31' 44.9"E to the South 28° 21' 30.0"& 77°31'53.8"E to the 28°21' 22.08"N & 77°31'39.7"E to the west Tehsil Dadri, competent Authority/ Development Authority YEIDA, District Gautam Buddha Nagar, Pin 201308, Admeasuring 4457 .00 sq. m. area (Out of total plot are 67011.60 sq. M.) being developed by PARY DEVELOPERS PRIVATE LIMITED having RERA Registration NUMBER UPRERAPRJ6856.

I Vikas Kumar Goel have undertaken assignment as an Architect for percentage of Completion of Certificate of Percentage of Completion of Construction Work of Solitarian City (PARY) Phase-2 of 2 no. Tower/Block/Buildings Towers namely 'T-2 & T-3' situated on Khasra no./plot no. -GH B-1 & B-2,AT Sector-25 JAYPEE GREENS SPORTS CITY YEIDA, GREATER NOIDA, the west Tehsil Dadri, competent Authority/ Development Authority YEIDA, District Gautam Buddha Nagar, Pin 201308, Admeasuring 4457 .00 sq. m. area (Out of total plot are 67011.60 sq. M.) being developed by PARY DEVELOPERS PRIVATE LIMITED having RERA Registration NUMBER UPRERAPRJ6856.

- | | |
|--------------------------------------|-----------------------------------|
| (i) M/s. Andleys Associates (P) Ltd. | as L.S. / Architect ; |
| (ii) M/s. Global Structure Solutions | as Structural Consultant |
| (iii) Mr. Pramod Sharma | as MEP Consultant |
| (iv) Mr. Suresh Kumar | as Site In charge/Site Supervisor |

Based on Site Inspection, with respect to each of the Buildings /Blocks/Towers of the aforesaid Real Estate Project, I certify that as on the date of this certificate, the Percentage of Work done for each of the Buildings /Blocks/Towers of the Real Estate Project as registered vide number UPRERAPRJ6856 under UPRERA is as per Table A herein below. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in the Table B. It may be noted this status of work at site is till Dated 31.12.2023.

**VIKAS
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VIKAS KUMAR GOEL
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Page 1 of 4

ATTESTED
Ved Prakash Uppal
Advocate Notary
Reg. No. 21387
G. B. Nagar

VIKAS KUMAR GOEL

Architect, Interior Designer

Government Approved Valuer of Land & Buildings

Registered Valuer for Land & Buildings from I.B.B.I.

Council of Architecture No. CA/94/17889

Table A1: Tower T2 1B+G+22 Floors

S. No.	Task/Activity	Percentage Work Done
1	Excavation	100%
2	Basement-Super Structure	100%
3	Podium	NA
4	Ground floor Super Structure	100%
5	22 number of Slabs Super Structure(excluding GF and basements) only column and slab casting	20%
6	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises	0%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/premises	0%
8	Staircase, Lift Well and Lobbies at each Floor level connecting Staircases , Overhead and Underground Water Tanks	0%
9	The external plumbing and external plaster, Elevation, completion of terraces with waterproofing of the Building/Block/Tower	0%
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas(staircase), electro-mechanical equipment, Compliance to conditions of environment/CRZ NOC, finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Block/Tower, Compound Wall and all other equipment as may be required to obtain Occupation/Completion Certificate	0%

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Ved Prakash Uppal |
Advocate Notary
Reg. No. 21387
G. B. Nagar

VIKAS KUMAR GOEL

Architect, Interior Designer

Government Approved Valuer of Land & Buildings

Registered Valuer for Land & Buildings from I.B.B.I.

Council of Architecture No. CA/94/17889

Table A1: Tower T3 1B+G+22 Floors

S. No.	Task/Activity	Percentage Work Done
1	Excavation	100%
2	Basement-Super Structure	100%
3	Podium	NA
4	Ground floor Super Structure	100%
5	22 number of Slabs Super Structure(excluding GF and basements) only column and slab casting	22%
6	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises	0%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/premises	0%
8	Staircase, Lift Well and Lobbies at each Floor level connecting Staircases , Overhead and Underground Water Tanks	0%
9	The external plumbing and external plaster, Elevation, completion of terraces with waterproofing of the Building/Block/Tower	0%
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas(staircase), electro-mechanical equipment, Compliance to conditions of environment/CRZ NOC, finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Block/Tower, Compound Wall and all other equipment as may be required to obtain Occupation/Completion Certificate	0%

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by VIKAS KUMAR
GOEL
Date: 2024.01.20
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Ved Prakash Uppal
Advocate Notary
Reg. No. 21387
G. B. Nagar

VIKAS KUMAR GOEL

Architect, Interior Designer

Government Approved Valuer of Land & Buildings

Registered Valuer for Land & Buildings from I.B.B.I.

Council of Architecture No. CA/94/17889

Table B
Internal & External Development Work in Respect of the Entire Registered Phase

S. No.	Common Areas and Facilities, Amenities	Proposed (Yes/No)	Details	Progress
1	Internal Roads and footpaths	Yes	Work not started	0%
2	Water Supply	Yes	Work not started	0%
3	Sewerage (chamber, lines, Septic Tank, STP)	Yes	Work not started	0%
4	Storm Water Drains	Yes	Work not started	0%
5	Landscaping & Tree Planting	Yes	Work not started	0%
6	Street Lighting	Yes	Work not started	0%
7	Community buildings	Yes	Under Progress	0%
8	Treatment and disposal of sewage and sullage water	Yes	Under Progress	0%
9	Solid Waste management & Disposal	Yes	Under Progress	0%
10	Water conservation Rain water harvesting	Yes	Work not started	0%
12	Fire protection and fire safety requirements	Yes	under progress	20%
13	Electrical meter room, sub-station, receiving station	Yes	Work not started	0%

Thanking you

**VIKAS
KUMAR
GOEL**

VIKAS KUMAR GOEL

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VIKAS KUMAR GOEL
Date: 2024.01.20
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(License No. or Council of Architecture membership No. CA/94/17889)

ATTESTED
Ved Prakash Uppal
Advocate Notary
Reg. No. 21387
G. B. Nagar

संख्या 01919/2023-2024

पत्रावली संख्या M/GHA/0065206

दिनांक 05/01/2024

प्रारूप-8
नियम 7(2) देखिये



सोसाइटी-रजिस्ट्रीकरण
का
प्रमाण-पत्र

(अधिनियम संख्या 21, 1860 के अधीन)

पंजीकरण संख्या GHA/06808/2023-2024

एतद्वारा प्रमाणित किया जाता है कि SOLITARIAN CITY PARY SOCIAL WELFARE ASSOCIATION, HOUSE NO D 2128 21 TH FLOOR PLOT NO 4 GAUR GLOBAL VILLAGE CROSSING REPUBLIC GHAZIABAD UTTAR PRADESH, गाजियाबाद, 201016 को आज उत्तर प्रदेश में अपनी प्रवृत्ति के संबंध में वधासंशोधित सोसाइटी रजिस्ट्रेशन अधिनियम 1860 के अधीन सम्यक रूप से रजिस्ट्रीकृत किया गया है।
यह प्रमाण पत्र दिनांक 04/01/2029 तक विधिमान्य होगा।
आज दिनांक 05/01/2024 को मेरे हस्ताक्षर से दिया गया।



Digitally Signed By
(ASHOK KUMAR)

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Date: 05/01/2024 1:48:48 PM, Location: Meerut.

सोसाइटी के रजिस्ट्रार,
उत्तर प्रदेश।

ATTESTED

Ved Prakash Jopali
Adminstrative Secretary
Reg. No. 21337
G. B. Nagar

SOLITARIAN CITY SOLY SOCIAL WELFARE ASSOCIATION

Flat No. 701, 7th Floor, Aspen Tower, GH 2 Sector, Sport City
Greater NOIDA, Gautam Buddha Nagar, Uttar Pradesh, PIN-201009
Mobile No. 9999467890, 9871375341
Registration No. GBN / 06807 / 2023-2024

सेवा में,

दिनांक- 24.01.2024

श्रीमान सचिव महोदय,
उत्तर प्रदेश भू-सम्पदा विनियामक प्राधिकरण
नवीन भवन, राज्य नियोजन संस्थान,
कालाकांकर हाऊस, पुराना हैदराबाद,
लखनऊ, उत्तर प्रदेश।

विषय- उत्तर प्रदेश रेरा में पंजीकृत परियोजना Solitairian City – (Soli) Phase-2 (UPRERAPRJ6721) स्थित Plot No. B-1/2, Sector-25, Yamuna Expressway, Greater NOIDA, PIN-201301 के निर्माण एवं विकास कार्यों के लिए समय सीमा के विस्तार के संबंध में परियोजना की Association of Allottees (AOA) की संस्तुति।

महोदय,

उपरोक्त परियोजना के आवंटियों द्वारा उक्त परियोजना में Association of Allottees (AOA) का गठन पंजीयन संख्या GBN/06807/2023-24 दिनांक-05.01.2024 को कर लिया गया है तथा उक्त AOA वर्तमान में पूर्ण रूप से कार्यरत है।

तत्क्रम में परियोजना की Association of Allottees (AOA) की सामान्य आम सभा (General Body Meeting) दिनांकित-20.01.2024 को अपने पंजीकृत कार्यालय पर हुई, जिसमें कि, उक्त परियोजना के आवंटियों द्वारा सर्वसम्मति से अपनी सहमति देते हुए यह संकल्पित किया कि-

1. उपरोक्त परियोजना का पंजीयन प्रमोटर कम्पनी द्वारा उ0प्र0 रेरा में पंजीयन संख्या UPRERAPRJ6721 द्वारा कराया गया है, जिसकी वैधता दिनांक 28.03.2023 तक है।
2. उपरोक्त परियोजना का निर्माण कार्य प्रमोटर कम्पनी द्वारा सुचारु रूप से किया जाता रहा है परन्तु वर्ष 2020 से अभी तक कोविड-19 महामारी के प्रकोप के चलते उक्त निर्माण कार्य स्थल पर सुचारु रूप से नहीं हो पा रहा था, जिस कारण अभी तक परियोजना का निर्माण कार्य पूर्ण नहीं हुआ है तथा प्रमोटर कम्पनी द्वारा निर्मित समपत्तियों का विक्रय करने में भी कठिनाई आ रही है।

ATTESTED

Ved Prakash Uppal
Advocate Notary
Reg. No. 21177
G. B. Nagar

Page 1 of 2

Solitairian City Soly Social Welfare Association
President

SOLITARIAN CITY SOLY SOCIAL WELFARE ASSOCIATION

Flat No. 701, 7th Floor, Aspen Tower, GH 2 Sector, Sport City
Greater NOIDA, Gautam Buddha Nagar, Uttar Pradesh, PIN-201009
Mobile No. 9999467890, 9871375341
Registration No. GBN / 06807 / 2023-2024

- उक्त परियोजना का निर्माण कार्य पूर्ण किये जाने में अब भी लगभग अग्रिम 2.5 वर्ष का समय लग जाने की संभावना प्रतीत होती है, जिस कारण उक्त परियोजना के निर्माण एवं विकास कार्यों के लिए समय सीमा का विस्तार आगे आने वाले 2.5 वर्ष के लिए बढ़ाया जाना चाहिए।
- प्रमोटर कम्पनी द्वारा परियोजना को आगे 2.5 वर्ष में पूर्ण किये जाने के लिए कार्य योजना Association of Allottees (AOA) के सामने प्रस्तुत की गयी, जिससे AOA पूर्ण रूप से सहमत है।
- प्रमोटर कम्पनी द्वारा यह भी अवगत कराया गया है कि, विषयक परियोजना के निर्माण एवं विकास कार्यों को पूर्ण करने के लिए, समय सीमा के विस्तार हेतु, माननीय ज0प्र0 रेरा में आवेदन प्रस्तुत किये जाते समय उक्त AOA की संस्तुति भी अनिवार्य है।
- इस पत्र के माध्यम से विषयक परियोजना की Association of Allottees (AOA) प्रमोटर कम्पनी द्वारा दिये गये निर्माण एवं विकास कार्यों के लिए समय सीमा के विस्तार के आवेदन के अनुसार उक्त परियोजना का पंजीयन दिनांक-30.06.2026 तक बढ़ाये जाने की संस्तुति करती है।

सधन्यवाद।

भवदीय

Solitarian City Soly Social Welfare Association


Solitarian City Soly Social Welfare Association

(परवीन थरजा) President


(सचिव)

Mobile No.- 9871375341

Email id-

ATTESTED

Page 2 of 2


Vivek Prakash Uppal
Advocate Notary
Reg. No. 21197
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