



रवा में

दिनांक-22.11.2023

श्रीमान सचिव महोदय,
उत्तर प्रदेश भू-सम्पदा विनियामक प्राधिकरण,
एच-169, चितवन एस्टेट रोड, एस्टेट रोड,
ब्लॉक-एच, गामा-2, ग्रेटर नोएडा,
उत्तर प्रदेश, पिन-201308

विषय - उ0प्र0 भू-सम्पदा विनियामक प्राधिकरण, (उ0प्र0 रेरा) में Solitairian City - (PARY) Phase-3 जनपद गौतम बुद्ध नगर, पंजीयन संख्या UFRERAPRJ6387 परियोजना का पंजीयन विस्तारित किये जाने के आवेदन के क्रम में।

महोदय,

उपरोक्त परियोजना माननीय उ0प्र0 भू-संपदा विनियामक प्राधिकरण में पंजीकृत है, जिसका पंजीयन दिनांक 30.06.2023 तक वैध था, तदोपरान्त प्रमोटर कम्पनी द्वारा नियमानुसार उक्त परियोजना के पंजीयन विस्तार हेतु माननीय विनियामक प्राधिकरण के समक्ष दिनांक 12.07.2023 को आवेदन प्रस्तुत किया है, जो कि वर्तमान में माननीय विनियामक प्राधिकरण के स्तर पर लंबित है।

माननीय विनियामक प्राधिकरण द्वारा पंजीयन विस्तार आवेदन के साथ अपनी अधिसूचना दिनांकित-06.11.2023 में दिये गये निर्देशानुसार प्रमोटर कम्पनी को निर्माण पूर्ण करने और उसके लिये वित्तीय प्रबंधन की योजना का विवरण सहित तमभग 10 बिन्दुओं पर शपथ पत्र (Affidavit) के प्रारूप के अनुसार उ0प्र0 रेरा पोर्टल पर अपलोड करने की अपेक्षा आवेदनकर्ता, प्रमोटर कम्पनी से की है।

उक्त के क्रम में माननीय विनियामक प्राधिकरण द्वारा निर्देशित प्रारूप के अनुसार प्रमोटर कम्पनी द्वारा उक्त शपथ पत्र (Affidavit with Annexure-A) तैयार कर इस पत्र के साथ संलग्नित करते हुये प्रेषित किया जा रहा है। (संलग्नक)

कृपया संलग्न शपथ पत्र (Affidavit) को प्रमोटर कम्पनी के उपरोक्त पंजीयन विस्तार आवेदन के साथ, अपने अभिलेखों पर लेने की कृपा करें।

सधन्यवाद।

Pary Developers Private Limited

(गुलशन कुमार)

(निदेशक)

मो0 नं0- 9599088291

ई0मेल आई0डी0- rera@pary.co.in

संलग्नक :- उपरोक्तानुसार।

PARY DEVELOPERS PRIVATE LIMITED

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

Site Office : Page 1 of 1
Jaypee Greens Sports City, SDZ District,
Solitairian City, Sector - 25, Yamuna Expressway.

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



सेवा में,

दिनांक-22.11.2023

श्रीमान सचिव महोदय,
उत्तर प्रदेश भू-सम्पदा विनियामक प्राधिकरण,
एच-169, चितवन एस्टेट रोड, एस्टेट सेक्टर,
ब्लॉक-एच, गामा-2, ग्रेटर नोएडा,
उत्तर प्रदेश, पिन-201308

विषय :- उ0प्र0 भू-सम्पदा विनियामक प्राधिकरण (उ0प्र0 रेरा) में Solitairian City - (PARY) Phase-3 जनपद गौतम बुद्ध नगर, पंजीयन संख्या UPREAPRJ6387 परियोजना का पंजीयन विस्तारित किये जाने के आवेदन के क्रम में।

महोदय,

उपरोक्त परियोजना माननीय उ0प्र0 भू-संपदा विनियामक प्राधिकरण में पंजीकृत है, जिसका पंजीयन दिनांक 30.06.2023 तक वैध था, तदोपरान्त प्रमोटर कम्पनी द्वारा नियमानुसार उक्त परियोजना के पंजीयन विस्तार हेतु माननीय विनियामक प्राधिकरण के समक्ष दिनांक 12.07.2023 को आवेदन प्रस्तुत किया है, जो कि वर्तमान में माननीय विनियामक प्राधिकरण के स्तर पर लंबित है।

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उक्त के क्रम में माननीय विनियामक प्राधिकरण द्वारा निर्देशित प्रारूप के अनुसार प्रमोटर कम्पनी द्वारा उक्त शपथ पत्र (Affidavit with Annexure-A) तैयार कर इस पत्र के साथ संलग्नित करते हुये प्रेषित किया जा रहा है। (संलग्नक)

कृपया संलग्न शपथ पत्र (Affidavit) को प्रमोटर कम्पनी के उपरोक्त पंजीयन विस्तार आवेदन के साथ, अपने अभिलेखों पर लेने की कृपा करें।

सधन्यवाद।

Pary Developers Private Limited

For Pary Developers Pvt Ltd

(गुलशन कुमार)

Director

(निदेशक)

मो0 नं0- 9599088291

ई0मेल आई0डी0- reera@pary.co.in

संलग्नक : उपरोक्तानुसार।

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

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 30.03.2025.
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 November 2023 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 money received from the Allottees of the sold units is Rs. 3,186 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. 7,285 Lakhs. The Total No. of Units in the said Project is 356, out of which sold Units are 182, unsold Units are 174 and the price of per Unit is Rs. 88.40 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 as per the provisions of the Uttar Pradesh Apartment (Promotion of Construction, Ownership and Maintenance) Act, 2010, presently formation of Association of Allottees (AOA) / RWA is not applicable to the above said Project.



For PARY De *Vashu Yadav* Pvt. Ltd.

9. That once the formation of AOA is applicable to the Project the Promoter will provide the consent and willingness of AOA.
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.

Vanshu Yadav

Director

Deponent

Verification:

Verified at Gautam Buddha Nagar on this _____ day of November 2023. 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.

Vanshu Yadav

Director

Deponent



ATTESTED

Virender Kr. Garg
Notary Advocate
Reg. No -2874
G B Nagar

ANNEXURE-1

Physical and Financial Plan for completion of the balance work of the Project - (Solitairian City (Pary) Phase-3)- UPRERAPRJ6887

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 July - Sept 23 | Money required for Qtr-1 | Qtr-2 Oct - Dec 23 | Money required for Qtr-2 | Qtr-3 Jan - March 24 | Money required for Qtr-3 | Qtr-4 April - Jun 24 | Money required for Qtr-4 |
|--------|--------------------------------------|-------------|------------|--------------|-------------------|--|----------------------|--------------------------|--------------------|--------------------------|----------------------|--------------------------|----------------------|--------------------------|
| 1 | S1 | 79 | 0 | 79 | 100% | 3,620 | 3% | 100 | 3% | 100 | 6% | 200 | 14% | 500 |
| 2 | S5 | 277 | 182 | 95 | 71% | 2,200 | 6% | 141 | 11% | 241 | 11% | 241 | 11% | 250 |

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

For PARY Developers Pvt. Ltd.
Vanshu Yadav

Physical and Financial Plan for completion of the balance work of the Project - (Solitairian City (Pary) Phase-3)- UPRERAPRJ6887

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-5 July - Sept 24 | Money required for Qtr-5 | Qtr-6 Oct - Dec 24 | Money required for Qtr-6 | Qtr-7 Jan - March 25 | Money required for Qtr-7 |
|--------|--------------------------------------|-------------|------------|--------------|-------------------|--|----------------------|--------------------------|--------------------|--------------------------|----------------------|--------------------------|
| 1 | S1 | 79 | 0 | 79 | 100% | 3,620 | 19% | 700 | 23% | 820 | 33% | 1,200 |
| 2 | S5 | 277 | 182 | 95 | 71% | 2,200 | 17% | 372 | 15% | 330 | 28% | 626 |

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

For PARY Developers Pvt. Ltd.
Vashu yadav
 Director

Part 2: Pending Development Work (e.g., Electric Supply, Water Supply, Sewage Treatment, Internal Road, Drainage, etc.)
Solitairian City (Pary) Phase-3- UPRERAPRJ6887

(Amount in Lakhs)

| S. No. | Name of Activity | Pending Work in % | Money Required for Activity | Qtr-1 July - Sept 23 | Money required for Qtr-1 | Qtr-2 Oct -Dec 23 | Money required for Qtr-2 | Qtr-3 Jan - March 24 | Money required for Qtr-3 | Qtr-4 April - Jun 24 | Money required for Qtr-4 |
|--------|---|-------------------|-----------------------------|----------------------|--------------------------|-------------------|--------------------------|----------------------|--------------------------|----------------------|--------------------------|
| 1 | Internal Roads & Footpaths | 95% | 195 | 0% | 10.00 | 0% | 0.00 | 10% | 19.53 | 15% | 29 |
| 2 | Water Supply | 100% | 147 | 3% | 5.00 | 0% | 0.00 | 5% | 7.33 | 12% | 18 |
| 3 | Sewarage (chamber, lines, Septic Tank, STP) | 100% | 98 | 0% | 0.00 | 11% | 11.00 | 2% | 1.95 | 10% | 10 |
| 4 | Strom Water Drains | 100% | 49 | 0% | 0.00 | 10% | 5.00 | 7% | 3.26 | 0% | 0 |
| 5 | Landscaping & Tree Planting | 100% | 73 | 0% | 0.00 | 14% | 10.00 | 20% | 15.00 | 12% | 9 |
| 6 | Street Lighting | 100% | 49 | 0% | 0.00 | 10% | 5.00 | 0% | 0.00 | 0% | 0 |
| 7 | Community Buildings | 100% | 440 | 6% | 28.00 | 10% | 43.95 | 18% | 80.00 | 12% | 52 |
| 8 | Treatment and disposal of sewage and sullage water | 100% | 37 | 0% | 0.00 | 0% | 0.00 | 8% | 2.93 | 14% | 5 |
| 9 | Solid Waste management & Disposal | 100% | 37 | 14% | 5.00 | 4% | 1.00 | 0% | 0.00 | 27% | 10 |
| 10 | Water conservation, Rain water harvesting | 100% | 49 | 20% | 10.00 | 0% | 0.00 | 0% | 0.00 | 10% | 5 |
| 11 | Energy management | 100% | 49 | 18% | 9.00 | 10% | 5.00 | 20% | 10.00 | 0% | 0 |
| 12 | Fire protection and fire safety requirements | 100% | 171 | 11% | 19.00 | 11% | 19.00 | 6% | 10.00 | 8% | 13 |
| 13 | Electrical meter room, sub-station, receiving station | 100% | 73 | 19% | 14.00 | 0% | 0.00 | 0% | 0.00 | 0% | 0 |

**Part 2: Pending Development Work (e.g., Electric Supply, Water Supply, Sewage Treatment, Internal Road, Drainage, etc.)
Solitairian City (Pary) Phase-3- UPRERAPRJ6887**

(Amount in Lakhs)

| S. No. | Name of Activity | Pending Work in % | Money Required for Activity | Qtr-5 July - Sept 24 | Money required for Qtr-5 | Qtr-6 Oct - Dec 24 | Money required for Qtr-6 | Qtr-7 Jan - March 25 | Money required for Qtr-7 |
|--------|---|-------------------|-----------------------------|----------------------|--------------------------|--------------------|--------------------------|----------------------|--------------------------|
| 1 | Internal Roads & Footpaths | 95% | 195 | 15% | 29 | 27% | 54 | 28% | 54.25 |
| 2 | Water Supply | 100% | 147 | 7% | 10 | 34% | 50 | 38% | 56.23 |
| 3 | Sewerage (chamber, lines, Septic Tank, STP) | 100% | 98 | 18% | 18 | 59% | 57 | 0% | 0.00 |
| 4 | Strom Water Drains | 100% | 49 | 14% | 7 | 25% | 12 | 44% | 21.56 |
| 5 | Landscaping & Tree Planting | 100% | 73 | 19% | 14 | 28% | 21 | 7% | 4.95 |
| 6 | Street Lighting | 100% | 49 | 20% | 10 | 68% | 33 | 2% | 1.07 |
| 7 | Community Buildings | 100% | 440 | 6% | 28 | 26% | 116 | 21% | 91.00 |
| 8 | Treatment and disposal of sewage and sullage water | 100% | 37 | 18% | 7 | 28% | 10 | 32% | 11.72 |
| 9 | Solid Waste management & Disposal | 100% | 37 | 9% | 3 | 44% | 16 | 3% | 1.00 |
| 10 | Water conservation, Rain water harvesting | 100% | 49 | 18% | 9 | 25% | 12 | 27% | 12.95 |
| 11 | Energy management | 100% | 49 | 2% | 1 | 28% | 14 | 21% | 10.16 |
| 12 | Fire protection and fire safety requirements | 100% | 171 | 9% | 15 | 38% | 65 | 18% | 30.00 |
| 13 | Electrical meter room, sub-station, receiving station | 100% | 73 | 0% | 0 | 55% | 40 | 26% | 19.25 |

For PARY Developers Pvt. Ltd.

Vanshu Yadav

PARY DEVELOPERS PRIVATE LIMITED

Financials - Total Money required to complete the balance work of the project - Solitairian City (Pary) Phase-3 - UPRERAPRJ6887

| 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 date. | 3,186 |
| 4 | Receivables from sold units | 4,771 |
| 5 | Receivables from unsold units | 15,381 |
| 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 certificates.

For PARY Developers Pvt. Ltd.

Vashu yadav

Director