



INDIA NON JUDICIAL

Government of Uttar Pradesh

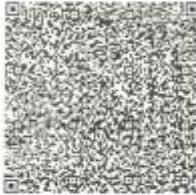


IN-UP25275604177076W

e-Stamp



Certificate No. : IN-UP25275604177076W
 Certificate Issued Date : 04-Jan-2024 04:57 PM
 Account Reference : NEWIMPACC (SV)/ up14046304/ GAUTAMBUEDDH NAGAR 2/ UP-GBN
 Unique Doc. Reference : SUBIN-UPUP1404630446490505949520W
 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 write or type below this line

IN-UP25275604177076W

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 **Solitarian City (Pary) Phase-3** (UPRERAPRJ6887) 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.

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



For PARY Developers Pvt. Ltd

Vashu Yadav
Director

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shclicstamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate
3. In case of any discrepancy please inform the Competent Authority

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 January 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 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.
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

Ranhu Yadav.
Director

For PARY Developers Pvt. Ltd.

Vanhu Yadav.

Deponent

Director

Verification:

Verified at Gautam Buddha Nagar on this 5th 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.

Vanhu Yadav.

Deponent

Director



ATTESTED

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

DATE: 12.07.2023

TO
THE SECRETARY,
UTTAR PRADESH REAL ESTATE REGULATORY AUTHORITY
NAVEEN BHAVAN, RAJYA NIYOJAN SANSTHAN,
KALA KANKAR HOUSE, OLD HYDERABAD
LUCKNOW- 226007

**SUBJECT: APPLICATION UNDER THE REAL ESTATE
(REGULATION AND DEVELOPMENT) ACT, 2016 FOR
EXTENSION OF REGISTRATION OF M/S PARY DEVELOPERS
PVT. LTD. OF THE PROJECT SOLITARIAN CITY- PARY (PHASE
3)**

Respected Sir,

This is to bring into your kind notice that M/s Pary Developers Private Limited has a project namely "Solitarian City Pary (Phase 3)" situated at Solitairian City, Sector 25, Jaypee Greens Sports City, Yamuna Expressway, Yamuna Expressway, Greater Noida. The project is duly registered under RERA bearing registration number **UPRERAPRJ6887**.

1. The Builder/Promoter has applied for sanctioning of map and is under process for renewal by the authorities. Copy of the



For Pary Developers Private Limited
Authorised Signatory

payment receipt of the fees paid to the authority has been marked and annexed herewith as **ANNEXURE B.**

GROUND OF EXTENSION

The present application and the relief claimed may kindly be allowed on the following grounds amongst the other:

As per the RERA Act, the promoter is liable for extension as:

- a. The Notification dated 18.08.2021 passed by UPRERA making the applicant entitled for an extension of 27 months out of which 6 months extension has been claimed by the Applicant. The Applicant therefore now is entitled for the extension of 21 months i.e. till March 2025. Copy of the notification has been marked and annexed herewith as **ANNEXURE C.**
- b. NGT/EPCA – NGT/EPCA has imposed restriction on construction activities in Delhi and Delhi NCR during 2016-2022. Copy of the orders passed by Hon'ble Supreme Court has been marked and annexed herewith as **ANNEXURE D.**
- c. 1st Wave of COVID-19 – During the first wave of COVID, the nationwide lockdown was imposed from 23rd March 2020 till 14th April 2020 with a complete shutdown of all services and factories.
- d. 2nd Wave of COVID-19 – During the second wave of COVID, construction activities at all projects had come to a complete standstill as the weekend and night curfew/ Lockdown across the state from 23/04/2021 hampered the speed of construction work as



For Pary Developers Private Limited

Authorized Signatory

the inter-state supplies of construction materials were difficult during the COVID Protocol issued by the government.

- e. The Hon'ble Authority has considered COVID as a natural calamity given it as a status of force majeure situation which is beyond the control of human race or mankind. Copy of the orders in case of COVID-19 has been marked and annexed herewith as **ANNEXURE E**.
- f. Demonetisation – The real estate sector in India was the worst hit by demonetisation. One negative effect of demonetisation on real estate was a decrease in housing demand in India. Regular sales of homes saw a dip in property registrations that decreased by up to 40%.
- g. Defaulter Customers – The customers commit default in making payments to the Promoter which leads to financial scrunch which automatically leads to delay in construction of the project.

Due to the abovementioned reasons which fall under the ambit of force majeure, the Builder company is seeking extension of the completion date.

- 2. The Promoter has also attached the following documents along with this present application:
 - a. APPROVED MAP – ANNEXURE F
 - b. FORM E – ANNEXURE G
 - c. REG-5 – ANNEXURE H
 - d. FORM – 5 – ANNEXURE I
 - e. ENGINEERS CERTIFICATE – ANNEXURE J



For Pary Developers Private Limited
Authorized Signatory

- f. ARCHITECT CERTIFICATE - ANNEXURE K
- g. FINANCIAL TARGET - ANNEXURE L (UPLOADED ON PORTAL AS WELL)
- h. STATUS REPORT/ PROGRESS REPORT - ANNEXURE M
- i. AFIDAVIT OF THE PROMOTER - ANNEXURE N
- j. QPR'S - ANNEXURE O
- k. PHOTOGRAPHS OF THE PROJECT - ANNEXURE P.

3. It is further submitted that it was not the fault of the builder and hence, the builder company should be granted extension to complete the project in this striving economy. It is to be taken into consideration that it takes time to get the construction work into pace again.

4. The present application is preferred bona fide and in the interest of justice.

PRAYER

In the light of the prevailing facts and circumstances, it is most respectfully prayed that this Hon'ble Court may be pleased to:-



For Pary Developers Private Limited
Authorized Signatory

1. Grant an extension till MARCH, 2025 to complete the project in this striving economy and the third wave of Covid and lockdowns which hampers the construction of the project
2. Pass any further and other orders which this Hon'ble Court may deem fit and proper on the facts of the case.

For Pary Developers Private Limited

Authorised Signatory

**THROUGH,
AUTHORISED REPRESENTATIVE
M/S PARY DEVELOPERS PVT. LTD.**

ATTESTED

**Virendra Kr Garg
Notary Advocate
Reg. No -2874
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.





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

SOLITAIR REALINFRA (P) LTD

Plot No./ House No. B-1/2 Pocket No. Sector 25 Plot Size 67011.60

NAME OF SCHEME

Scheme Code:

S No	Description of Service	SAC Code	Exempt Value	Taxable Value (Rs.)	CGST		SGST		IGST		Total (Rs.)
					Rate%	Rate%	Rate%	Rate%	Rate%		
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 Suvidha 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	Drain Charges	999799			9%		9%				
16	Duplicate Drawing Charges	999799			9%		9%				
17	Duplicate Map Senction Charges	999799			9%		9%				
18	Excess Area Amount (One time)	997211			9%		9%				
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20	Excess Cost One Time	997212			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%				

Invoice Value (in Words) Seventy Nine thousand Seventy four Rupees only

Grand Total: Rs. 79,074

Amount subject to Reverse Charges

Sign. of Depositor [Signature]

D.D./UTR No. 506257

Date 18.10.23

Amount 79,074

Drawn on Bank ICICI

Branch 3485 DIXE IN PAY

TO BE FILLED IN BY THE RECEIVING AUTHORITY/BANK

Received Rs. 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 liable to be forfeited by YAMUNA EXPRESSWAY INDUSTRIAL DEVELOPMENT AUTHORITY. (GSTIN 09AAALT0341D12C)

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

49960100000042 Notary Advocate Reg. No. -2874

Virendra Kumar
Notary Advocate
Reg. No. -2874
G.B. Nagar

Challan Deposited on

BANK OF BARODA YEIDA

SEAL
24 NOV 2023

Too late for Today's Clearing
Tel-120-2395046

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.

P.T.O. पीछे देखें

S No	Description of Service	SAC Code	Exempt Value	Taxable Value (Rs.)	CGST		SGST		IGST		Total (Rs)
					Rate%		Rate%		Rate%		
26	Fiat Increase Cost	997211			9%		9%				
27	Grass Cutting Charges	999799			9%		9%				
28	Installment	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		6,102	9%	603.1	9%	603.1			79,074
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	Maiwa 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			9%		9%				
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	Unipol Charges	999799			9%		9%				
79	Vacant Plot Booking Charges	997211			9%		9%				
80	Water Connection Charges	999799			9%		9%				
81	OTHERS..... (Please Specify)										
Total Rs											79,074





Bank of Baroda

APPLICANT'S COPY

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

(Deposit at Omega-1 Branch Only)

Form No.

Date

Individual Industrial Commercial GST No.

Allotment No. Mobile

Allottee's Name

Plot No./ House No. Pocket No. Sector Plot Size

NAME OF SCHEME Scheme Code :

S No	Description of Service	SAC Code	Exempt Value	Taxable Value (Rs.)	CGST			SGST			Total (Rs.)
					Rate%			Rate%			
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%			
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23	Excess Area Conv. Charges	999799			9%			9%			
24	Excess Area Lease Rent	997211			9%			9%			
25	F.A.R. Purchasable	999799			9%			9%			

Invoice Value (in Words) Grand Total: Rs.

Amount subject to Reverse Charges Sign. of Depositor

D.D./U.T.R. No. Date Amount Drawn on Bank Branch

TO BE FILLED IN BY THE RECEIVING AUTHORITY/BANK

Received Rs. 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 liable to be forfeited by YAMUNA EXPRESSWAY INDUSTRIAL DEVELOPMENT AUTHORITY (CEN IN/BAAL/T0341D12C)

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

Virendra K. G. BARBOYDAX
IFSC Code: BARBOYDAX
Reg. No. - 2874
G.B. Nagar
Dist. of India

Challan Deposited on
BANK OF BARODA YEIDA
24 NOV 2023
SEAL
Too late for Today's Clearing
Tel-120-2395046

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.

P.T.O. पीछे देखें



Bank of Baroda

APPLICANT'S COPY

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

(Deposit at Omega-1 Branch Only)

Form No.

Date

Individual Industrial Commercial GST No.

Allotment No. Mobile

Allottee's Name

Plot No./ House No. Pocket No. Sector Plot Size

NAME OF SCHEME Scheme Code :

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1	Allotment Money	997211			9%	9%		
2	Additional Compensation Recovery	997211			9%	9%		
3	Abarth Plot Development Charges	999799			9%	9%		
4	Additional Course Fees	999799			9%	9%		
5	B O T Jan Suvidha Charges	998366			9%	9%		
6	C.T.C. Charges	999799			9%	9%		
7	C.I.S. Charges	999799			9%	9%		
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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	Drain Charges	999799			9%	9%		
16	Duplicate Drawing Charges	999799			9%	9%		
17	Duplicate Map from Govt. 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	997212			9%	9%		
21	Excess Construction Cost	999799			9%	9%		
22	Electric Telephone Line Charges	999799			9%	9%		
23	Excess Area Conv. Charges	997211			9%	9%		
24	Excess Area Lease Rent	997211			9%	9%		
25	F.A.R. Purchasable	999799			9%	9%		

Invoice Value (in Words) Grand Total: Rs. 300469

Amount subject to Reverse Charges Sign of Depositor

DD/UTR No. Date Amount Drawn on Bank Branch

TO BE FILLED IN BY THE RECEIVING AUTHORITY BANK

Received Rs. by DD / Bankers Cheque / UTR

by in case where cancellation proceedings have been undertaken the deposit of above amount will be to claim any benefit on account of the above deposit made. The right of YAMUNA EXPRESSWAY INDUSTRIAL DEVELOPMENT AUTHORITY reserved to initiate further action as is admissible under the rules and regulations. Remittants, remitted are liable to be penalized by YAMUNA EXPRESSWAY INDUSTRIAL DEVELOPMENT AUTHORITY.

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

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

IFSC CODE: BARBOEIDAX

Challan Deposited on

NOTARY
Virendra K. Singh
Notary Advocate
Reg. No. - 2874
G.B. Nagar
Dist. of India

BANK OF BARODA YEIDA
SEAL
24 NOV 2023

Too late for Today's Clearing
Tel: 120-2395046

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.

P.T.O. पीठ देव

Sl. No.	Description of Service	SAC Code	Exempt Value	Taxable Value (Rs.)	CGST			SGST			IGST			Total (Rs.)
					Rate%	Amount	Amount	Rate%	Amount	Amount	Rate%	Amount	Amount	
26	Fiat Increase Cost	997211												
27	Grass Cutting Charges	999799			9%			9%						
28	Instalment	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		1949153	9%	175423.8		175423.8					23,00,000	
50	Processing Fees	999799			9%			9%						
51	Proprietary 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			9%			9%						
63	Revision Charges	999799			9%			9%						
64	Revival Charges	999799			9%			9%						
65	Sale of Brouchers (New Scheme)	999799			9%			9%						
66	Sale of Farms Building By-Laws etc	999799			9%			9%						
67	Sewer Connection Charges	999799			9%			9%						
68	Site Visit Charges	999799			9%			9%						
69	Signage 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	997212			9%			9%						
77	UN Sectional Area Amount	999799			9%			9%						
78	Unpop Charges	998366			9%			9%						
79	Vacant Plot Booking Charges	997211			9%			9%						
80	Water Connection Charges	999799			9%			9%						

NOTARY
 Virendra K. Garg
 Notary Advocate
 Reg. No. 2874
 G.B. Nagar
 Govt. of India

Total Rs

23,00,000



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

Individual Industrial Commercial GST No.

Allotment No.

Mobile

Allottee's Name

Plot No./ House No. Pocket No. Sector Plot Size

NAME OF SCHEME Scheme Code :

S No	Description of Service	SAC Code	Exempt Value	Taxable Value (Rs.)	CGST		SGST		IGST		Total (Rs.)
					Rate%	Rate%	Rate%	Rate%	Rate%		
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 Suvidha 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	Drain 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	997212			9%		9%				
20	Excess Cost One Time	997212			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	FAR Purchasable	999799			9%		9%				

Invoice Value (in Words) Grand Total: Rs. 2667844

Amount subject to Reverse Charges Sign. of Depositor

DD/UTR No. Date Drawn on Bank Branch

TO BE FILLED IN BY THE RECEIVING AUTHORITY/BANK ATTESTED

Received Rs. as stated above at risk, cost and responsibility of depositor. The right of YAMUNA EXPRESSWAY INDUSTRIAL DEVELOPMENT AUTHORITY is reserved to initiate further action as is admissible under the rules and regulations. Above Deposits credited in Yamuna Expressway Industrial Development Authority A/c No.



ATTESTED
Virendra Kr Garg
Notary Public
Reg No - 2874
G.B. Nagar
24 NOV 2023

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

IFSC Code : BARB0YEIDAX

Too late for Today's Clearing
Tel-120-2395046

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.

P.T.O. पीछे देखें

ANNEXURE-1

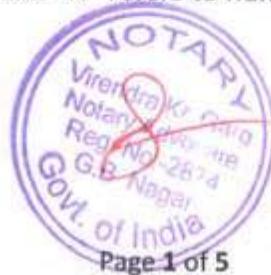
Physical and Financial Plan for completion of the balance work of the Project - (Solitairian City (Pary) Phase-3)- UPRERAPRJ6887

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.

Vanhu Yadav.

Director

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

van hu yadau.
Directo

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	Sewarage (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



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.



ATTESTED
 Virendra Kr. Singh
 Notary Public
 Reg. No -2874
 G B Nagar

For PARY Developers Pvt. Ltd.

Yan hu yoda U.
 Director

A H S G & Co LLP
Chartered Accountants

Annexure
I

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 30 June 2023 with respect to UPRERA Registration number UPRERAPRJ6887

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 30 June 2023 including the details as required pursuant to the UPRERA as per books of accounts maintained by the management.

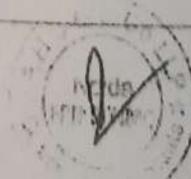
We conducted our examination of the Statement in accordance with the Guidance Note on Reports or Certificates for Special Purposes issued by the Institute of Chartered Accountants of India. The Guidance Note requires that we comply with the ethical requirements of the Code of Ethics issued by the Institute 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-3** for construction work of 2 Tower/ Block/Building(s) S-1, S-5 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 28213 sq. meter area (out of total plot area =67011.60 sq mtr) being developed by PARY DEVELOPERS PRIVATE LIMITED having RERA Registration No-UPRERAPRJ6887 ,DESIGNATED A/C No.165405001328 -Bank Name ICICI Bank

(Amount in lakhs)

S.no.	Particulars	Total Cost Estimated	Amount Incurred (actual out-flow) till 30 June 2023
1	2	3	4



91

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.	2375.54	2375.54
	SUB TOTAL LAND COST (in Rs)	2375.54	2375.54
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)	100.00	67.92
	SUB TOTAL FEES PAID (in Rs)	100.00	67.92
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);	10143.40	2858.37
	SUB TOTAL OF CONSTRUCTION COST (in Rs.) (Sum of (a) to (d) of row 3A)	10143.40	2858.37

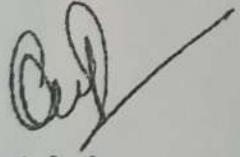


A H S G & Co LLP

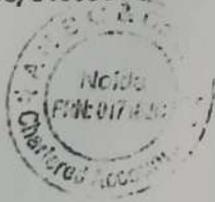
3B	Cost of construction incurred (As certify by project Engineer)		
3C	Total construction cost (Lower of 3A and 3B)	10143.40	2858.37
3D	Interest (other than Penal Interest and penalties etc.) paid to financial institution, Scheduled Banks NBFC and Unsecured Loan at "SBI -MCLR" on money borrowed for construction)	10143.40	2858.37
		0.00	0.00
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (ROW 3C+3D)	10143.40	2858.37
4	TOTAL COST OF PROJECT (ROW 1 + ROW 2 + ROW 3)	12619.06	5301.83
5	Percentage completion of construction work completed (as per project Engineer, Architect's certificate)	28.18%	
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) %	42.01%	
7	Total amount received from Allottees till date since Inception of the Project (in Rs.)	3185.56	
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	2229.89	
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)	5301.83	
10	Amount Actually Withdrawn till date Since Inception of the Project	2222.89	
11	Balance available in Designated A/c	7.00	
12	Amount that can be withdrawn from the designated Bank A/c under this certificate (Row 9 - Row - 10)	3078.94	

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: 23409858BGXPIU2568



ATTESTED

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

Place: Noida
Date: 21st July 2023



ARCHITECT'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of money from Designated Account)
No. _____ Dated:-30th June 2023

Subject: Certificate of Percentage of Completion of Construction work of SOLITARIAN CITY (PARY) for Construction of Phase-03 2 Tower/ Block/ Building(s) S-1 & S-5 situated on Khasara no/ plot No -GH B-1 & B-2 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 & 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 Teshil Dadri Competent Authority / Development Authority YEIDA Districty Gautam Buddha Nagar Pin-201308 Admeasuring 28213 Sq. Meter area (out of total plot area 67011.60 Sqm) being developed by PARY DEVEPLERS PRIVATE LIMLTED having RERA Registration NO-UPRERAPRJ6887 Designated A/C No. 165405001351- Bank Name ICICI Bank.

I/ We Pankaj Nath Andley c/o M/S Andleys Associates Pvt Ltd have undertaken assignment as Architect/ Licensed Surveyor of certifying Percentage of Completion Work of the SOLITARIAN CITY (PARY). Phase 03 for Construction of Phase 02 Tower/ Block/ Building S-1 & S-5, situated on Khasara No/ Plot No GH-B-1 & B-2 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 & 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 Teshil Dadri Competent Authority / Development Authority YEIDA Districty Gautam Buddha Nagar Pin-201308 Admeasuring Sq. 28213 Meter area (out of total plot area =67011.60 Sqm) being developed by PARY DEVEPLERS PRIVATE LIMLTED having RERA Registration no UPRERAPRJ6887

1. Following technical professional were consulted by me for verification/ for certification of the cost:

- (i) M/S/ Shri/ Smt PANKAJ NATH ANDLEY C/o M/S ANDLEYS ASSOCIATES (P) LTD as Architect
- (ii) M/S Shri/ Smt Mohammed Nauman C/o M/s Global Structure Solutions as Structural Consultant
- (iii) M/s Shri/ Smt. Pramod Sharma as MEP Consultant
- (iv) M/s Shri / Smt. Virendra Saxena as Project Manager

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 UPRERAPRJ6887 under UPRERA is as per table A herein below for work executed till 31.4.2023. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in the Table B.

Table A

Sr No	Building /Wing Number Tower to be prepared separately for each Building /Wing of the Project)	Tasks/Activity	Percentage of work done
1.		Excavation	100 %
2.		One number of Basement (s) and Plinth	100%
3.		0 number of Podiums	N/A
4.		Stilts Floor	Nil
5.		58 number of Slabs of Super Structure	28%
6.		Internal walls, Internal Plaster, Floorings with in Flats/Premises, Doors and Windows to each of the Flat /Premises	9%
7.		Sanitary Fittings within the Flat /Premises, Electrical Fittings Within the Flat /Premises.	5%
8.		Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	11%
9.		The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/ Wings	0%
10.		Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to common Areas, electro, mechanical equipment, compliance to conditions of environment /CRZ NOC, Finishing to entrance lobbies, plinth projection, paving of areas appurtenant to Building /Wing, completion of all other requirements as may be required	0%

Virendra Saxena
Notary
Reg. No-2874
G.B Nagar
Govt. of India

to obtain Occupation /Completion Certificate

Table -II

Internal & External Development Works in Respect of the entire Registered Phase

Sr. No	Common areas and Facilities, Amenities	Proposed (Yes/ No)	Percentage of Work done	Details
1.	Internal Roads & Footpaths	Yes	5%	
2.	Water Supply	Yes	0%	
3.	Sewerage (Chamber, lines, Septic Tank,STP)	Yes	0%	
4.	Storm Water Drains	Yes	0%	
5.	Landscaping & Tree Planting	Yes	0%	
6.	Street Lighting	Yes	5%	
7.	Community Building	Yes	0%	
8.	Treatment and disposal of sewage and sullage water	Yes	0%	
9.	Solid Waster management & Disposal	Yes	0%	
10.	Water conservation, Rain water harvesting	Yes	0%	
11.	Energy management	Yes	0%	
12.	Fire protection and fire safety requirement	Yes	0%	
13.	Electrical meter room, sub-station, receiving station	Yes	0%	
14.	Others (Option to Add more)	N/A		

Yours Faithfully.

Signature & Name of Architect)

(PANKAJ NATH ANDLEY)
(CA/99/24866

PANKAJ NATH ANDLEY
3, 3RD FLOOR
ARCHITECT GARG NAGAR



ATTESTED

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



Annexure 3

ANDLEYS ASSOCIATES PVT. LTD.
ARCHITECTS ENGINEERS PLANNERS

C-39, HOUSING SOCIETY SOUTH EXTENSION, PART I, NEW DELHI 110049, PHONE : 011-41646319, 24626918, 24628607
Web : www.andleys.com, Email : andleys@hotmail.com

ENGINEER'S CERTIFICATE

(For the purpose of Registration of Project and for withdrawal of Money from Designated Account)

No. _____ Dated:-30th June 2023

Subject: Certificate of Percentage of Completion of Construction work of SOLITARIAN CITY (PARY) for Construction of Phase-03 Tower/Block/Building(s) S-1 & S-5 situated on Khasara no/ plot No -GH B-1 & B-2 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 & 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 Teshil Dadri Competent Authority / Development Authority YEIDA Districity Gautam Buddha Nagar Pin-201308 Admeasuring 28213 Sq. Meter area (out of total plot area 67011.60 Sqm) being developed by PARY DEVELOPERS PRIVATE LIMLTD having RERA Registration NO-UPRERAPRJ6887 Designated A/C No. 165405001351- Bank Name ICICI Bank.

1/ We Rajat Nath Andley c/o M/S Andleys Associates Pvt Ltd have undertaken assignment Project Engineer for certifying Percentage of Completion Work of the SOLITARIAN CITY (PARY) Phase-03 for Construction of Phase-02 Tower/Block/ Building S-1 & S-5 situated on Khasara No/ Plot No GH-B-1 & B-2 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 & 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 Teshil Dadri Competent Authority / Development Authority YEIDA Districity Gautam Buddha Nagar Pin-201308 Admeasuring Sq. 28213 Meter area (out of total plot area =67011.60 Sqm) being developed by PARY DEVELOPERS PRIVATE LIMLTD having RERA Registration no UPRERAPRJ6887

1. Following technical professional were consulted by me for verification/ for certification of the cost:

- (i) M/S/ Shri/ Smt PANKAJ NATH ANDLEY C/o M/S ANDLEYS ASSOCIATES (P) LTD as Architect
- (ii) M/S Shri/ Smt Mohammed Nauman C/o M/s Global Structure Solutions as Structural Consultant
- (iii) M/s Shri/ Smt. Pramod Sharma as MEP Consultant
- (iv) M/s Shri / Smt. Virendra Saxena as Project Manager

2. The project is still ongoing, We have estimated the cost of the completion of the civil, MEP and allied works, of the Building (s) of the project. Our estimated cost calculations are based on the drawings/ plans made available to us for the project under reference by the Promoter, Developer and Consultants and the Schedule of items and quantity for the entire work as calculated 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.

3. We estimate the Total Cost for completion of the project under reference as Rs 10143.40 lacs (Total of S.No.1 in Table A and B) 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.

4. The estimated actual cost incurred till date 30.6.2023 is calculated at Rs 2858.37 Lacs (total of C.no. 2 In tables A and B). The amount of Estimated Cost incurred is calculated based on amount of total Estimated Cost.

5. 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 7285.15 lacs (Total of S.No 4 in tables A and B).

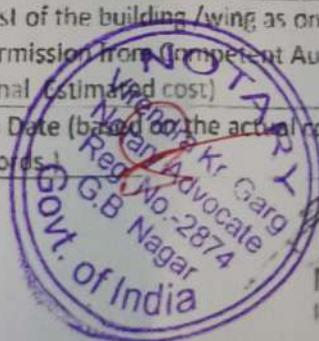
6. I certify that the cost of civil, MEP and allied work for the aforesaid Project as completed on the 30.6.2023 date is as given in Table A and b below:-

TABLE A

Building /Wing bearing Number -2 (S-1 & S-5)

(To be prepared separately for each Building /Wing of the Real Estate Project)

Sr.No	Particulars	Amounts
1.	Total Estimated Cost of the building /wing as on date of building Permission from Competent Authority (based on the original Estimated cost)	Rs. 8653.20
2.	Cost incurred as on Date (based on the actual cost incurred as per records)	Rs. 2532.87



RAJAT NATH ANDLEY
R.E. (Civil) P.G.D. In Charge

3.	Work done in Percentage (as Percentage of the estimated cost)	29.2/1 %
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 6120.33
5.	Cost Incurred on Additional /Extra Items as on not included in the Estimated Cost (Annexure A)	Rs N/A

TABLE B
(to be prepared for entire registered phase of the Real Estate Project)

Sr.No	Particulars	Amounts
1.	Total Estimated Cost of the Internal and External Development Works including amenities and Facilities in the layout as on _____ date of Registration is _____	Rs. 1490.20
2.	Cost Incurred as on _____ (based on the Estimated cost)	Rs. 25.50
3.	Work done in Percentage (as Percentage of the estimated cost)	1.71 %
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs 1464.70
5.	Cost Incurred on Additional /Extra Items as on not included in the Estimated Cost (Annexure A)	Rs NIL

Yours Faithfully.

Signature & Name of Engineer)

(RAJAT NATH ANDLEY)
(BE (CIVIL) P.G.D IN CONST. MANAGEMENT)

Rajat Nath Andley
RAJAT NATH ANDLEY
R.E. (Civil) P.G.D. IN CONST.
Management



ATTESTED

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