

PAGE3 BUILDTECH PRIVATE LIMITED

Date: 17/11/2025

To,

The Technical Advisor,
U.P. Real Estate Regulatory Authority,
Naveen Bhawan, Rajaya Niyojan Sansthan,
Kala Kankar House, Old Hyderabad, Lucknow,
Uttar Pradesh.

Sub: Registration of project Page 3 Noida, application ID. No. 1785036.

Sir,

We have applied for the registration of our subject project and received a letter bearing No. 1111252/U.Panji.Pari/Rera.P/2025-026 of date 11-11-2025, and subsequent letter dated 11611/U.P.RERA/TEC.CELL/2025-26 dated 13-11-2025, in response to the same, we are most respectfully submitting our clarification and supporting documents for your perusal and kind consideration:

Promoter details:

1. For query No.1, we are herewith submitting the Memorandum of Association, along with the Brief Profile of the company, and the same is annexed and marked as Annexure-1.
2. For query No.2, we are herewith submitting the KYC document of Director Rohit Sharma, and the address proof of all the remaining Directors has been updated in the Promoter Section on the portal. It is annexed hereto and marked as Annexure-2.
3. For query No.3, the PAN Copy of the company is attached hereto and marked as Annexure-3.
4. For query No.4, it is submitted that the Audited Balance Sheet for FY 2024-25 has been updated on the portal.
5. For query No.5, it is submitted that the ITR for FY 2022-23, FY 2023-24 & FY 2024-25 has been updated on the portal.

Project Details:

1. For query No.1, it is submitted that the edit facility for the plan section at the project dashboard is unavailable on the portal; thus, the Master Layout for the Sector is attached hereto and marked as Annexure-4.
2. For query Nos 2, it is submitted that M/s Jaypee Infratech Limited has executed an assignment agreement along with a Power of Attorney and assigned the development rights to various entities in the years 2017 & 2018 on a similar set of assignment agreements and GPA. A question about the necessity of Jaypee Infratech to be the Promoter in such a real

PAGE3 BUILDTECH PRIVATE LIMITED

estate project has been adjudicated in the matter of Larsen & Toubro Limited, and the Hon'ble Authority has granted them registration. The applicant's case is identical to Larsen & Toubro. The project land is under complete possession of the Promoter since 2018, with a fully paid Assignment Agreement along with GPA, enabling the applicant to develop, construct, convey & transfer to the future Allottee(s) as per the terms of the Assignment Agreement & GPA. The Plans and the maps are approved in the name of Jaypee merely as an understanding as stipulated in the said Assignment Agreement without any material consequences, since absolute rights have been conveyed to the Applicant/Promoter of the said documents. Therefore applicant, as an independent entity, is absolutely entitled to act as a developer and be the sole Promoter of the Project, and is not required to add Jaypee as the promoter in the project.

3. For query No.3, the applicant submits that the Power of Attorney is in full force and effect and shall remain in force by virtue of Section 202 of the Indian Contract Act; thus, its nomenclature as revocable has no adverse impact on the fulfilment of the applicant's obligation towards future allottees.
4. For query No.4, we have uploaded the Title search report, form RA-8, CA utilization certificate for the CSL Finance Limited, and sanction letters of CSL Finance Limited and IndusInd Bank. However, it is clarified that the applicant has availed a loan of Rs. 25 crores from CSL for project construction and development, while the other credit facilities, as mentioned, are availed by sister/holding companies from IndusInd Bank, and charges/credit facilities as reflected from IndusInd Bank are purely for security/cross-collateral.
5. For query No.5, the detailed clarification by the chartered accountant is provided and the same is attached herewith as Annexure-5.

As a Promoter, we have complied with all the requirements under Section 4 of the RERA Act, 2016, to the satisfaction of the Hon'ble Authority, and most humbly request that to kindly grant the registration to our project Page 3 Noida, for the same, we shall be grateful to this Hon'ble Authority.

Thanking you,

Sincerely yours,

For Page Three Buildtech Pvt. Ltd.

PAGE3 BUILDTECH PRIVATE LIMITED

Authorised Signatory



Authorised Signatory

Page 2 of 2

Regd. Office:- A2/0701, 7TH Floor, Tower- Aspire- 2, Supertech Emarald Court, Noida Sector 93, A, Gautam Buddha Nagar- 201301

Corporate office:- 29TH Floor The Wing C 2 Boulevard, Walk Sector 4 Greater Noida West, Gautam Buddha Nagar, Noida- 201305

CIN:- U70100UP2017PTC134870E-mail- compliance.page3@gmail.com;

Contact:- 0120- 4263460

EXHIBIT - 1



GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS
Central Registration Centre

Certificate of Incorporation

[Pursuant to sub-section (2) of section 7 of the Companies Act, 2013 (18 of 2013) and rule 18 of the Companies (Incorporation) Rules, 2014]

I hereby certify that PVJ PROFESSIONAL SERVICES PRIVATE LIMITED is incorporated on this Twenty ninth day of June Two thousand seventeen under the Companies Act, 2013 (18 of 2013) and that the company is limited by shares.

The Corporate Identity Number of the company is U74999DL2017PTC319935.

The Permanent Account Number (PAN) of the company is AAJCP2758C *

Given under my hand at Manesar this Twenty ninth day of June Two thousand seventeen.

Digital Signature Certificate
Mr. ARVIND KUMAR BUNKAI
DEPUTY REGISTRAR OF COMPANIES
For and on behalf of the Jurisdictional Registrar of Companies
Registrar of Companies
Central Registration Centre

Disclaimer: This certificate only evidences incorporation of the company on the basis of documents and declaration of the applicant(s). This certificate is neither a license nor permission to conduct business or solicit deposits or fund from public. Permission of sector regulator is necessary wherever required. Registration status and other details of the company can be verified on www.mca.gov.in

Mailing Address as per record available in Registrar of Companies office:

PVJ PROFESSIONAL SERVICES PRIVATE LIMITED
A-52, BASEMENT, NIRMAN VIHAR, NEAR METRO STATION, EAST
DELHI, East Delhi, Delhi, India, 110092



* as issued by the Income Tax Department



GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS

Office of the Registrar of Companies
4th Floor, IPCI Tower 61, New Delhi, Delhi, India, 110019

Certificate of Incorporation pursuant to change of name
(Pursuant to rule 29 of the Companies (Incorporation) Rules, 2014)

Corporate Identification Number (CIN): U70100DL2017PTC319935

I hereby certify that the name of the company has been changed from PVJ PROFESSIONAL SERVICES PRIVATE LIMITED to PAGE3 BUILDTECH PRIVATE LIMITED with effect from the date of this certificate and that the company is limited by shares.

Company was originally incorporated with the name PVJ PROFESSIONAL SERVICES PRIVATE LIMITED.

Given under my hand at New Delhi this Twenty second day of August two thousand eighteen.



SANJAY BOSE

Registrar of Companies
RoC - Delhi

Mailing Address as per record available in Registrar of Companies office:
PAGE3 BUILDTECH PRIVATE LIMITED

34, G/F Gali No-18, Jitar Nagar, Delhi, East Delhi, Delhi, India, 110051

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1
(THE COMPANIES ACT, 2013)

MEMORANDUM OF ASSOCIATION
OF

PAGE3 BUILDETECH PRIVATE LIMITED

(COMPANY LIMITED BY SHARES)

- I. The Name of the Company is PAGE3 BUILDETECH PRIVATE LIMITED.
- II. The Registered Office of the Company will be situated in the State of Uttar Pradesh.
- III. The objects for which the Company is established are:-
(A) THE MAIN OBJECTS TO BE PURSUED BY THE COMPANY ON ITS INCORPORATION ARE:-
 1. To construct, build, establish, acquire, assist, maintain, manage, administer, operate, run, purchase, get, sell, convert, develop, improve, hold with absolute rights or with limited rights or lease, sub lease or otherwise any type of building and letting out them on rental basis or to sell them for profit.
 2. To engage in Infrastructure development, Real Estate Promoters, Developers & Project Management Association including civil, mechanical, electrical, and all other types erection, commissioning projects, project trading as well as consultant for execution of projects on turnkey basis for equipments of industrial, domestic and other purposes.
 3. To carry on the business as builders, consultants, civil engineers, architects, surveyors, designers, town planners, estimators, valuers, interior and exterior decorators, general and government civil contractors of immovable properties, all types of structural and piling engineering work, interior designing to buy, exchange purchase, or otherwise acquire and interest in any immovable property such as houses, building, market, cinema halls, multiplexes, shopping malls, shops, townships, housing projects, industrial sheds & lands within or outside the limits of municipal corporation or such other local bodies and to provide roads, drains, water supply, electricity and lights, within these areas, to divide the same into suitable plots and rent or sell the plots to the people for building, houses, villas, bungalows, farmhouse & colonies for workmen according to schemes approved by improvement trusts, development boards and municipal boards there on and to rent or sell the same to the public and realise cost in lump sum or on instalments or by hire purchase system; or otherwise to start any housing scheme in India or abroad.
 4. To construct, execute, carry out, equip, maintain, improve, develop civil and constructional work relating to roads, electric, power, heat and light supply work, hotels, buildings, godowns, pleasure grounds, parks, gardens, docks, embankments, bunds, bridges, Wharves, canals, irrigation reclamations improvement, sewage, sanitary telegraphic, telephone works, warehouses, markets, public buildings and all other such civil and related constructional works, to develop the land for providing roads & other facilities such as water supply and sale the same and to erect and construct buildings or work civil and constructional of every description on any land of the company or upon any other such lands or immovable property and to pull down, rebuild, enlarge, alter and improve such land into roads, highway, streets, squares, gardens and such other convenience related thereto and deal with and improve the immovable property of the company or any other immovable property of all types.

**(B) MATTERS WHICH ARE NECESSARY FOR FURTHERENCE OF THE OBJECTS
SPECIFIED IN CLAUSE III (A) ARE :-**

1. To acquire by purchase, lease, exchange or otherwise any movable or immovable property and any rights or privileges which the Company may deem necessary or convenient for the purpose of its main business.
2. To enter into partnership or into any arrangement for sharing profits, union of interest, joint venture, reciprocal concession or co-operation with persons or companies carrying on or engaged in the main business or transaction of this Company.
3. To import, buy, exchange, alter, improve and manipulate in all kinds of plants, machinery, apparatus, tools and things necessary or convenient for carrying on the main business of the Company.
4. To vest any movable or immovable property, rights or interests required by or received or belonging to the Company in any person or company on behalf of or for the benefit of the Company and with or without any declared trust in favour of the Company.
5. To purchase or otherwise acquire, build, carry out, equip, maintain, alter, improve, develop, manage, work, control and superintend any plants, warehouse, sheds, offices, shops, stores, buildings, machinery, apparatus, labour lines, and houses, warehouses, and such other works and conveniences necessary for carrying on the main business of the Company.
6. To undertake or promote scientific research relating to the main business or class of business of the Company.
7. To acquire and takeover the whole or any part of the business, goodwill, trade-marks properties and liabilities of any person or persons, firm, companies or undertakings either existing or new, engaged in or carrying on or proposing to carry on business this Company is authorised to carry on, possession of any property or rights suitable for the purpose of the Company and to pay for the same either in cash or in shares or partly in cash and partly in shares or otherwise.
8. To negotiate and enter into agreements and contracts with Indian and foreign individuals, companies, corporations and such other organizations for technical, financial or any other such assistance for carrying out all or any the main objects of the Company or for the purpose of activity research and development of manufacturing projects on the basis of know-how, financial participation or technical collaboration and acquire necessary formulas and patent rights for furthering the main objects of the Company.
9. Subject to any law for the time being in force, to undertake or take part in the formation, supervision or control of the business or operations of any person, firm, body corporate, association undertaking carrying on the main business of the Company.
10. To apply for, obtain, purchase or otherwise acquire and prolong and renew any patents, patent-rights, brevets, inventions, processes, scientific technical or other assistance, manufacturing processes know-how and other information, designs, patterns, copyrights, trade-marks, LICENCEs concessions and the like rights or benefits, conferring an exclusive or non-exclusive or limited or unlimited right of use thereof, which may seem capable of being used for or in connection with the main objects of the Company or the acquisition or use of which may seem calculated directly or indirectly to benefit the Company on payment of any fee royalty or other consideration and to use, exercise or develop the same under or grant LICENCEs in respect thereof or otherwise deal with same and to spend money in experimenting upon testing or improving any such patents, inventions, right or concessions.
11. To apply for and obtain any order under any Act or Legislature, charter, privilege concession, licence or authorization of any Government, State or other Authority for enabling the Company to carry on any of its main objects into effect or for extending any of



the powers of the Company or for effecting and modification of the constitution of the Company or for any other such purpose which may seem expedient and to oppose any proceedings or applications which may seem expedient or calculated directly or indirectly to prejudice the interest of the Company.

12. To enter into any arrangements with any Government or Authorities or any persons or companies that may seem conducive to the main objects of the Company or any of them and to obtain from any such Government, authority, person or company any rights, charters, contracts, licences and concessions which the Company may think desirable to obtain and to carry out, exercise and comply therewith.
13. To procure the Company to be registered or recognized in or under the laws of any place outside India and to do all act necessary for carrying on in any foreign country for the business or profession of the Company.
14. To draw, make, accept, discount, execute and issue bills of exchange, promissory notes bills of lading, warrants, debentures and such other negotiable or transferable instruments, of all types or securities and to open Bank Accounts of any type and to operate the same in the ordinary course of the Company.
15. To advance money either with or without security, and to such persons and upon such terms and conditions as the Company may deem fit and also to invest and deal with the money of the Company not immediately required, in or upon such investments and in such manner as, from time to time, may be determined, provided that the Company shall not carry on the business of banking as provided in the Banking Regulations Act, 1949.
16. To undertake and execute any trusts, the undertaking of which may seem to the Company desirable, either gratuitously or otherwise.
17. To establish, or promote or concur in establishing or promote any company for the purpose of acquiring all or any of the properties, rights and liabilities of the Company.
18. To sell, lease, mortgage, exchange, grant licences and other rights improve, manage, develop and dispose of undertakings, investments, properties, assets and effects of the company or any part thereof for such consideration as may be expedient and in particular for any shares, stocks, debentures or other securities of any other such company having main objects altogether or in part similar to those of the Company.
19. Subject to the Provisions of Section 100 to 105 of the Act, to distribute among the members in specie or otherwise any property of the Company or any proceeds of sale or disposal of any property of the Company in the event of winding up.
20. Subject to the applicable provisions of the Companies Act and the Regulations made thereunder and the Directions issued by the Reserve Bank of India, to receive money on deposit or loan and borrow or raise money in such manner and at such time or times as the Company thinks fit and in particular by the issue of debentures, debentures-stock, perpetual or otherwise and to secure the repayment of any money borrowed, raised or owing by mortgage, charge or lien upon all or any of the properties, or assets or revenues and profits of the Company both present and future, including its uncalled capital and also by a similar mortgage, charge or lien to secure and guaranteed the performance by the Company or any other person or Company of any obligation undertaken by the Company or such other person or company to give the lenders the power to sale and such other powers as may seem expedient and purchase redeem or pay off any such securities.
21. Subject to applicable provisions of the Companies Act, to amalgamate with any other company of which all or any of their objects companies having similar to the objects of the Company in any manner whether with or without the liquidation.
22. To distribute as dividend or bonus among the member or to place to reserve or otherwise to apply, as the Company may, from time to time, determine any money received by way of premium on debentures issued at a premium by the Company and any money received in



respect of forfeited shares, money arising from the sale by the Company of forfeited shares subject to the applicable provisions of the Companies Act.

23. To employ agents or experts to investigate and examine into the conditions, prospects value, character and circumstances of any business concerns and undertakings and generally of any assets properties or rights which the Company purpose to acquire.
24. To accept gifts, bequests, devisers or donations of any movable or immovable property or any right or interests therein from members or others.
25. To create any reserve fund, sinking fund, insurance fund or any other such special funds whether for depreciation, repairing, improving, research, extending or maintaining any of the properties of the Company or for any other such purpose conducive to the interest of the Company.
26. Subject to the provisions of Companies Act, 2013 to subscribe contribute, gift or donate any money, rights or assets for any national educational, religious, charitable, scientific, public, general or usual objects or to make gifts or donations of money or such other assets to any institutions, clubs, societies, associations, trusts, scientific research associations, funds, universities, college or any individual, body of individuals or bodies corporate.
27. To establish and maintain or procure the establishment and maintenance of any contributory or non-contributory pension or superannuation, provident or gratuity funds for the benefit of and give or procure the giving of the donations, gratuities pensions, allowances, bonuses or emoluments of any persons who are or were at any time in the employment or service of the company or any company which is a subsidiary of the Company or is allied to or associated with the Company or with any such subsidiary company or who are or were at any time Directors or officers of the Company or any other company as aforesaid and the wives, widows, families and dependents of any such persons and also to establish and subsidise and subscribe to any institutions, associations, club or funds calculated to be for the benefit of or advance aforesaid and make payments to or towards the insurance of any such persons as aforesaid and to do any of the matters aforesaid, either alone or in conjunction with any such other company as aforesaid.
28. To establish, for any of the main objects of the Company, branches or to establish any firm or firms at places in or outside India as the Company may deem expedient.
29. To pay for any property or rights acquired by or for any services rendered to the Company and in particular to remunerate any person, firm or company introducing business to the company either in cash or fully or partly paid up shares with or without preferred or deferred rights in respect of dividend or repayment of capital or otherwise or by any securities which the company has power to issue or by the grant of any rights or options or partly in one mode and partly in another and generally on such terms as the company may determine, subject to the provision of section 314 of the act.
30. To pay out of the funds of the company all costs, charges and expenses of and incidental to the formation and registration of the company and any company promoted by the company and also all costs, charges, dues, impositions and expenses of and incidental to the acquisition by the company of any property or assets.
31. To send out to foreign countries, its director, employees or any other person or persons for investigation possibilities of main business or trade procuring and buying any machinery or establishing trade and business connections or for promoting the interests of the company and to pay all expenses incurred in the connection.
32. To compensate for loss of office of any Managing Director or Directors or other officers of the Company within the limitations prescribed under the Companies Act, or such other statute or rule having the force of law and to make payments to any person whose office of employment or duties may be determined by virtue of any transaction in which the Company is engaged.

C-1-

33. To agree to refer to arbitration any dispute, present or future between the Company and any other company, firm, individual or any other body and to submit the same to arbitration in India or abroad either in accordance with Indian or any foreign system of law.
34. To appoint agents, sub-agents, dealers, managers canvassers, sales, representatives or salesmen for transacting all or any kind of the main business of which this Company is authorised to carry on and to constitute agencies of the Company in India or in any other country and establish depots and agencies in different parts of the world.

IV. The Liability of the Members is limited and the liability is limited to the amount unpaid, if any, on the shares held by them.

V. The Authorised Share Capital of the Company is Rs. 10,00,000/- (Ten Lakh only) divided into 100,000(One Lakh only) Equity Shares of Rs. 10/- (Rupees Ten)each.

A handwritten signature consisting of a stylized 'C' and a horizontal line.

VI. We, the several persons, whose names and addresses are subscribed, are desirous of being formed into a company in pursuance of this memorandum of association, and we respectively agree to take the number of shares in the capital of the company set against our respective names:

SL. No.	Names, addresses, descriptions and Occupations of subscribers	Number of Shares taken by each Subscriber	Signature of the Subscriber	Signature, names, addresses, descriptions and occupations of witnesses
1.	VIJAY KUMAR SHARMA S/O: SHRI MAHENDER PRATAP SHARMA R/O:D-361,GROUND FLOOR,GALI NO.12, PUSHAPLAXMI BUILDING,LAXMI NAGAR, DELHI 110092 OCCUPATION: PROFESSIONAL	3,334	SD/-	I witness to subscribers, who have subscribed and signed in my presence further, I have verified their identity details (ID) for their identification and satisfied myself of their identification particulars as filled in. SD/- PUNEET (Associate Company Secretary) S/o: Mr. B. R. Sharma R/O: 103, GC Complex, Sector 15, Noida 201301, Company Secretary
2.	PAWAN KUMAR PAWAN S/O: SHRI RAMJI LAL KHANDELIA R/O: D-361,GALI NO.12, GROUND FLOOR LAXMINAGAR,DELHI 110092 OCCUPATION: PROFESSIONAL	3333	SD/-	
3.	JYOTI SHARMA D/O:SHRI MANOJ KUMAR SHARMA R/O: 3 RD FLOOR, GOVIND PARK, KRISHNA NAGAR DELHI-110051INDIA OCCUPATION: PROFESSIONAL	3333	SD/-	
	TOTAL	10,000		

Place - Delhi For PVJ Professional Services Private Limited

Dated this 28th day of June, 2017

Saloni
Saloni
Director

PAGE3 BUILDTECH PRIVATE LIMITED

BRIEF PROFILE

Page3 Buildtech Private Limited, originally incorporated on 29th June 2017 as PVJ Professional Services Private Limited, was renamed to its present title on 22 August 2018. The Company is into the real estate business. Investors Clinic Infratech Pvt. Ltd. Is holding company of Page3 Buildtech Private Limited The registered office of Company is A2/0701, 7TH Floor, Tower- Aspire- 2, Supertech Emarald Court, Noida Sector 93A Noida Gautam Buddha Nagar UP 201301 IN

The Company is currently developing its residential project, "Page3 Noida", located at Group Housing Pocket B-56, Wish Town, Sector-128, Noida, spread across 4,028 sq. meters.

Page Three, Noida - an architectural beauty in itself. The most Luxurious apartments in the heart of city Having Total Built Up Area of 1,68,000/- sq. ft. (approx.) Property featuring 30 marvellous apartments. Fully paid up land parcel. Many renowned educational institutions and health care services are also located in close vicinity to residential project.

PAGE3 BUILDTECH PRIVATE LIMITED


Authorised Signatory

Regd. Office:- A2/0701, 7TH Floor, Tower- Aspire- 2, Supertech Emarald Court, Noida Sector 93, A, Gautam Buddha Nagar- 201301

Corporate office:- 29TH Floor The Wing C 2 Boulevard, Walk Sector 4 Greater Noida West, Gautam Buddha Nagar, Noida- 201305

CIN:- U70100UP2017PTC134870E-mail- compliance.page3@gmail.com;

Contact:- 0120- 4263460

ANDREW - 2





भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India



E-Aadhaar Letter

नामांकन क्रमांक/Enrolment No.: 1067/87343/00765

Rohit Sharma (रोहित शर्मा)

Date: 16/10/2015
S/O: Rajesh Sharma, Villa no.3, ATS Village, Sector 93A, Noida, Gautam Buddha Nagar, Uttar Pradesh - 201301

आपका आधार क्रमांक/ Your Aadhaar No.:

9599 2247 6319



आधार-आम आदमी का अधिकार



1800 300 1947



help@uidai.gov.in



www.uidai.gov.in

यूवना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

Validity unknown

Digitally signed by UNIQUE
IDENTIFICATION AUTHORITY OF INDIA
Date: 2015-10-16 12:16:07 IST

- आधार देश भर में मान्य है।
- आधार के लिए आपको एक ही बार नामांकन दर्ज करवाने की आवश्यकता है।
- कृपया अपना नवीनतम मोबाइल नंबर तथा ई-मेल पता दर्ज कराएं, इससे आपको विभिन्न सुविधाएं प्राप्त करने में सहायता होगी।

- Aadhaar is valid throughout the country.
- You need to enrol only once for Aadhaar.
- Please update your mobile number and e-mail address. This will help you to avail various services in future.



भारत सरकार
GOVERNMENT OF INDIA



रोहित शर्मा
Rohit Sharma
जन्म तिथि/ DOB: 18/08/1992
पुरुष / MALE



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:

आत्मज: राजेश शर्मा, विला
न.3, एटीएस विलेज, सेक्टर
93ए, नॉएडा, गौतमबुद्ध
नगर,
उत्तर प्रदेश - 201301

Address:

S/O: Rajesh Sharma, Villa no.3, ATS
Village, Sector 93A, Noida, Gautam
Buddha Nagar,
Uttar Pradesh - 201301

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9599 2247 6319

आधार-आम आदमी का अधिकार

Aadhaar-Aam Admi ka Adhikar

आयकर विभाग

INCOME TAX DEPARTMENT

ROHIT SHARMA

RAJESH SHARMA

18/08/1992

Permanent Account Number

EGEPS2039R


Signature



भारत सरकार
GOVT. OF INDIA



24072012

ANDEURE

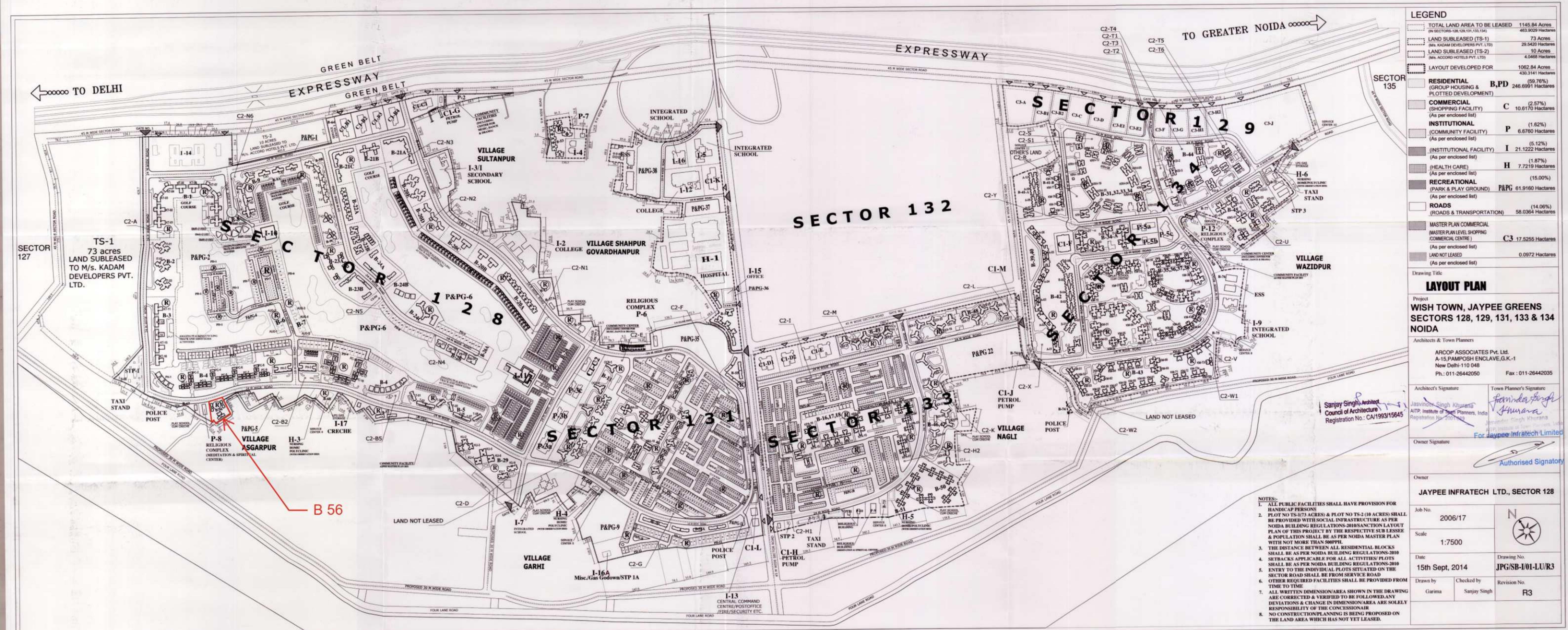


ARCHITECTURE & TOWN PLANNING DEPT.
N.O.I.D.A.

SANCTION

PLAN TYPE *Revised* L47.00.T
SECTOR NO. 129, 129, 131, 133, 134
SANCTION VIDE CEO'S ORDER NO. 23.1.15. FILE NO. PAGE No. 194
OR
BOARD MEETING NO. DATE
VALID UPTO
PLANNING ASSTT. T.P./ARCH.
HOD
ARCHITECT PLANNER C.A.P.
REF. NO. PGP/174 DATE 20-02-2015

ANNEXURE-4



ANNEXURE-5



JGAD & ASSOCIATES
(CHARTERED ACCOUNTANTS)
OFFICE NO. - 305, THIRD FLOOR, LOTUS TOWER, F-6,
VIJAY BLOCK, LAXMI NAGAR, DELHI - 110092

TO WHOM SO EVER IT MAY CONCERN

It is for information that on 01.10.2025 I have provided the RERA Chartered Account Certificate for the project Name & Style "Page3 Noida" situated at Plot no-56, Sector-128, Noida, Developing by Page3 Buildtech Pvt. Ltd Till 20-09-2025 vide UDIN: 25522225BMKQBG2260,

As per aforementioned certificate the Cost of constructions and Development was Rs. 2408.45 Lacs and as per Engineer Certificate the Cost of constructions and Development was Rs. 4398.53 Lacs therefore the difference was Rs. 1990.08 Lacs. The reason of difference is mainly due to Chartered Accountant Certificate as prescribed in REG-3 is prepared based on Cash Accounting basis i.e. amount paid to Contractors and Material suppliers are considered in the Chartered Accountant Certificate irrespective of the site progress and on the other side Engineer Certificate is prepared based on actual site progress only.

Thanking you

For JGAD & Associates
Chartered Accountants



CA Jatin Gupta
(Partner)
M. No. 522225

Date: 17-11-2025
Place: Delhi
UDIN: 25522225BMKQER6354