

**Rates Revised**

# **SOLITAIRIAN CITY**



**2/3/4 BHK Apartments & Villas**

**Plans Approved**



**RERA NO.: UPRERAPRJ6811**  
**RERA NO.: UPRERAPRJ6634**



**JUST 309 MTRS FROM  
F1 TRACK, JAYPEE SPORTS CITY**



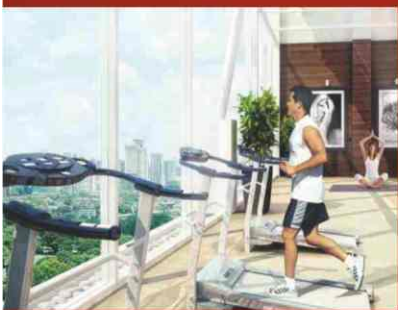
# SITE PLAN



ENTRY / EXIT-1  
DISCLAIMER: THE 3D PERSPECTIVE VIEWS ARE ARTISTIC IMPRESSIONS ONLY. VISUAL REPRESENTATIONS OF VARIOUS AMENITIES & FACILITIES ARE INDICATIVE ONLY.  
\*STRUCTURE TO BE MADE AND DESIGNED FOR HELIPAD. HOWEVER HELIPAD TO BE OPERATIONAL WILL DEPEND ON THE COMPETENT GOVERNMENT AUTHORITY APPROVAL.

42M WIDE ROAD

- Club House
- Double Height Entrance Lobby
- Earthquake Resistance Structure
- Skywalk
- Sky Lounge
- Swimming Pool
- Kids Play Area
- Sky Gym
- Landscaped Greens
- Terrace Garden
- Independent Car Parking
- CCTV Surveillance
- 3 Side Open Project
- Iconic Tower
- Party Lawn
- Pent Houses
- Villas
- Independent Floors
- Cricket Practice Pitch
- Badminton Court
- Half Court Basket Ball
- Jacuzzi
- Jogging & Cycling Trail
- Power Backup







## Actual Photographs of Sample Flat



Green Belt



KITCHEN



BEDROOM



DINING AREA



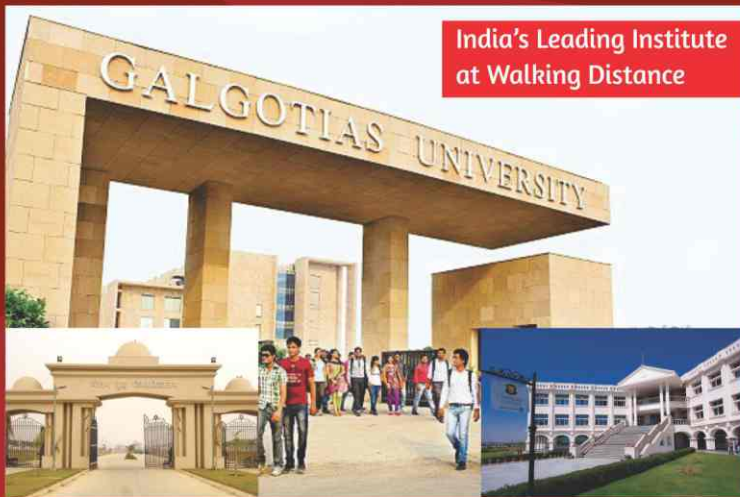
Actual Construction Photo As on April 2018

## UNIT TYPES

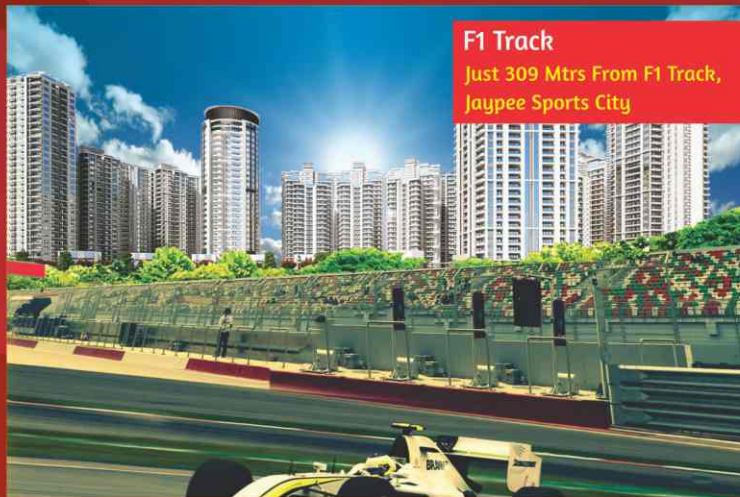
- 1 BHK + 1 TOILET (665 Sq.Ft.)
- 2 BHK + 2 TOILET + BALCONY (1000 Sq.Ft.)
- 2 BHK + 2 TOILET + BALCONY (1012 Sq.Ft.)
- 2 BHK + 2 TOILET + BALCONY (1115 Sq.Ft.)
- 2 BHK + 2 TOILET + 2 BALCONY (1140 Sq.Ft.)
- 3 BHK + 2 TOILET + UTILITY BALCONY (1425 Sq.Ft.)
- 3 BHK + 3 TOILET + TERRACE GARDEN + UTILITY BALCONY (1850 Sq.Ft.)

- 3 BHK + 3 TOILET + TERRACE GARDEN + UTILITY BALCONY (1935 Sq.Ft.)
- 3 BHK + 3 TOILET + PLUNGED POOL + TERRACE GARDEN + UTILITY BALCONY (2080 Sq.Ft.)
- 3 BHK + PUJA /STORE ROOM + 4 TOILET + UTILITY ROOM + TERRACE + POOL (79 Sq.Ft.) (2400 Sq.Ft.)
- 4 BHK + PUJA /STORE ROOM + TV LOUNGE + 5 TOILET + UTILITY ROOM + POOL (145 Sq.Ft.) + BALCONY (4350 Sq.Ft.)

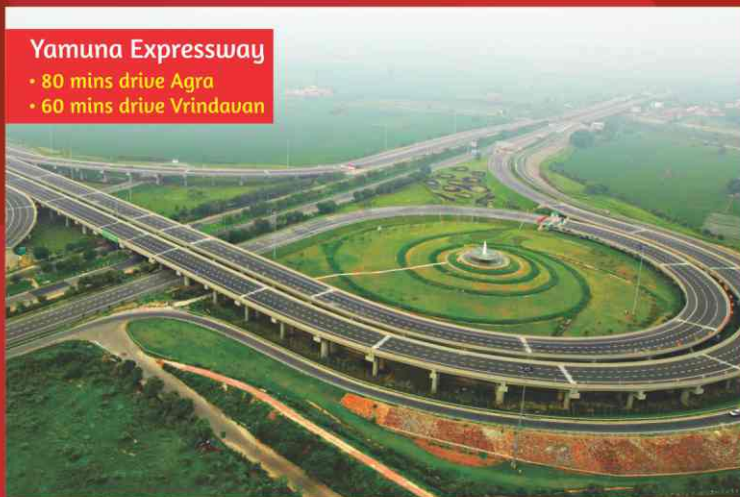




India's Leading Institute  
at Walking Distance



F1 Track  
Just 309 Mtrs From F1 Track,  
Jaypee Sports City



Yamuna Expressway  
• 80 mins drive Agra  
• 60 mins drive Vrindavan



Noida International Airport  
20 mins. Drive



Eastern Peripheral Expressway



Metro Connectivity



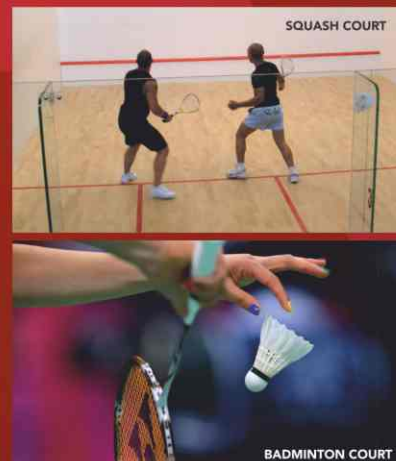
BASKETBALL COURT

Golf Course



SPORTS FACILITIES

Cricket Stadium in Sports City Campus  
500 Mtrs. From Our Project Solitairian City



SQUASH COURT

BADMINTON COURT



**Solitairian City, Jaypee Sports City, Yamuna Expressway**  
**Price List On Construction Linked Plan (CLP)**

<b>BSP ON CLP</b>	<b>Rs. 3,500/psf</b>
<b>ALLIED CHARGES</b>	
EDC + IDC + EEC + FFC + LR + PBU (2 KWA included)	Rs.200/psf
INTEREST FREE MAINTENANCE SECURITY (IFMS)	Rs.25/psf
ELECTRICAL SUB-STATION CHARGES (ESSC)	Rs.50/psf
CAR PARKING	Rs.2,50,000/-
CLUB MEMBERSHIP	Rs.1,00,000/-
<b>VIEW PLC</b>	
PARK / CORNER / INTERNAL ROADS	Rs.75/psf each
MAIN ROAD FACING	Rs.100/psf
ANY TWO VIEW PLC'S	Rs.125/psf
<b>FLOOR PLC ( FOR TURBO)</b>	
GROUND, 28th & 29th FLOOR	Rs.150/psf
1 <sup>st</sup> FLOOR	Rs.125/psf
2 <sup>nd</sup> TO 8 <sup>th</sup> FLOOR	RS.100/psf
9 <sup>th</sup> TO 15 <sup>th</sup> FLOOR	RS.75/psf
16 <sup>th</sup> TO 27 <sup>th</sup> FLOOR	Rs.100/psf
<b>FLOOR PLC ( FOR SPEED S2, S3, S4)</b>	
GROUND, 19th, 20th, 21th & 22th FLOOR	Rs.150/psf
1 <sup>st</sup> FLOOR	Rs.125/psf
2nd TO 7th FLOOR	RS.100/psf
8th TO 12A FLOOR	RS.75/psf
14th TO 18th FLOOR	Rs.100/psf

**Note :**

1. Above mentioned rates can be revised at any time without any prior notice.
2. Other charges, govt. levy, if any, will be extra and to be borne by customer.
3. Company reserve the right to accept or reject any registration from without given any reason whatsoever.
4. \*GST to be paid extra as applicable

1 sq. meter = 10.764 sq. feet

**HOME LOANS BANKING PARTNERS**



**Corporation Bank**



\*Structure to be made and designed for Helipad. However helipad to be operational will depend on the competent government authority approval.  
Disclaimer : The offers given herein are only indicative and the Developer reserves the right to change all or any of them. This does not constitute an offer and/or contract of any type between the Developer and the Recipient, any Purchaser of the Unit/Apartment of the Project shall be governed solely by the terms and conditions of the Application/Agreement to Sale executed between the Purchaser and the Developer and no details/information mentioned shall in any way governed or be considered as the terms and conditions of such sale.

## LOCATION MAP



### LANDMARKS IN CLOSE PROXIMITY TO SOLITAIRIAN CITY

- Standing next to International Address, i.e. Buddha International Circuit
- Superior connectivity via Yamuna Expressway, Eastern Peripheral Expressway, Noida Gr.-Noida & Delhi-Noida-Direct (DND) Expressway
- Proposed Metro Station Nearby
- Convenient Access to Jewar Airport
- Close to Business and Leisure Destinations
- Day-today living amenities and infrastructure like offices, schools and healthcare located within 10 minutes
- Strategically located just off the state-of-the-art Yamuna Expressway
- Easy commuting to the major destinations of Delhi
- In-close proximity with ICC Cricket Stadium, Night Safari, Golf course, Top-Notch Universities, i.e. Galgotias University, N.I.U., Gautam Buddh university, Techzone etc.
- Convenient access to the commercial centres

#### OUR UP COMING PROJECTS :

- RESIDENTIAL PROJECT ON SITAPUR ROAD, LUCKNOW
- RESIDENTIAL PROJECT IN RAJ NAGAR EXTENSION, GHAZIABAD

#### OUR ON GOING PROJECT :

- 25 STOREY GROUP HOUSING PROJECT AT GREATER NOIDA WEST (J.V.)

**SOLITAIRIAN CITY**

2/3/4 BHK Apartments & Villas

#### Registered Office :

D-835, New Friends Colony,  
New Delhi - 110025,  
CIN U70109DL2009PTC194141

Email: [info@lesolitairian.com](mailto:info@lesolitairian.com)

Web: [www.lesolitairian.com](http://www.lesolitairian.com)

Email: [info@pary.co.in](mailto:info@pary.co.in)

Web: [www.info@pary.co.in](http://www.info@pary.co.in)

#### Marketing Office :

Sector - 25, Jaypee Greens Sports City, SDZ  
Gr. Noida, Dist. Gautam Budh Nagar,  
(U.P.) 201308

Toll Free : 1800-208-6060

Find Us : [f](#) [t](#)

Disclaimer: The brochure is purely conceptual and not a legal offering.