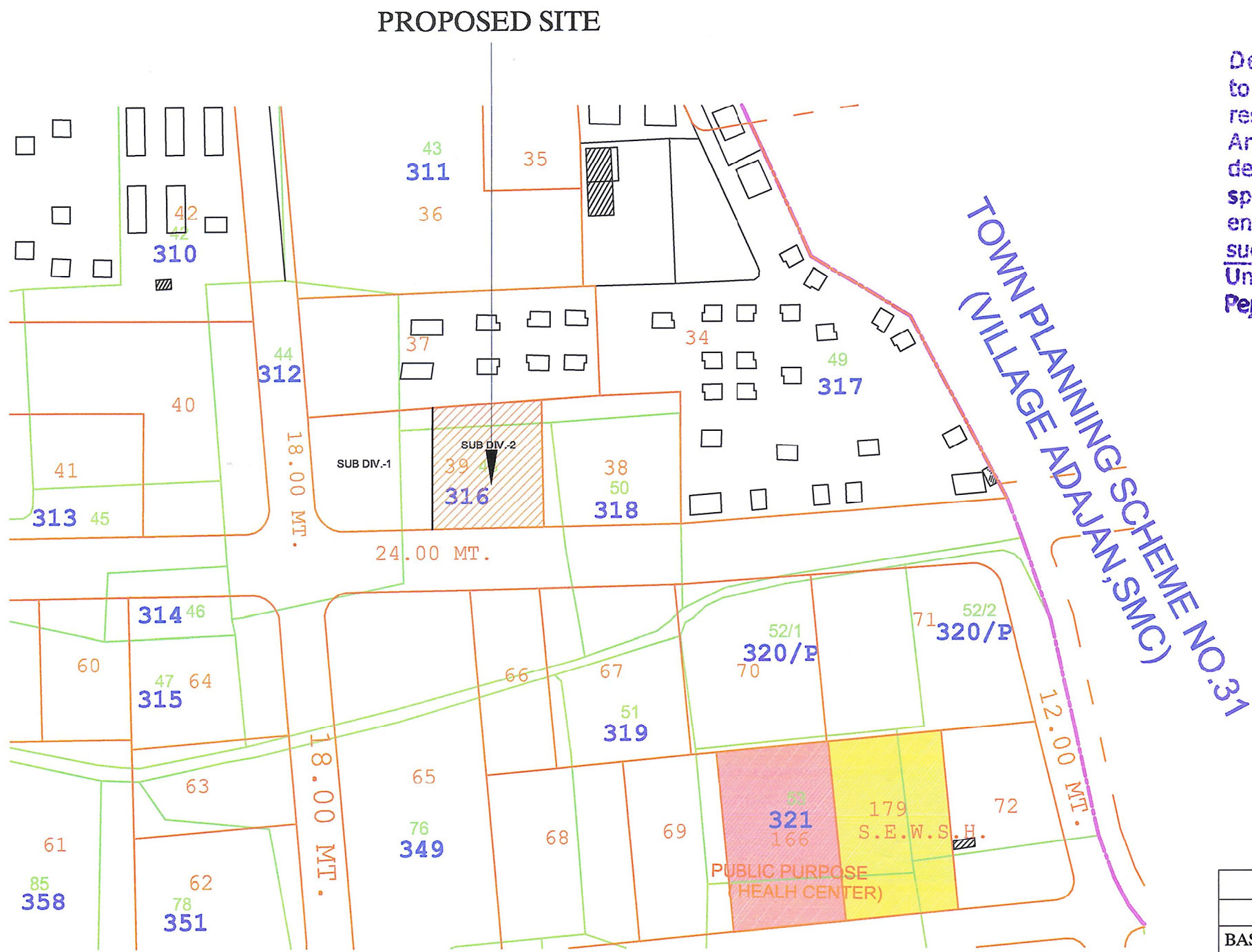


PROPOSED RESIDENTIAL HIGH RISE BLDG. PLAN ON T.P.S NO: 14 (PAL),BLOCK NO.-316/3,O.P. NO-48, F.P.NO:- 39 PAIKEE SUB.PLOT. NO.- 2,AT- PAL, TA-SURAT CITY,DIST.-SURAT.



KEY PLAN

SCALE:-1CM= 20.00 MT.



Development permission is granted to the condition that it shall be the responsibility of the applicant and his Architect/Engineer /Surveyor/Structural designer, to follow the relevant T. S specification in structural design to ensure safety of the buildings and as such structural designs are not verified Unless renewed the validity of this Permission expires on Dt. 22/12/2023.

Permission for sub division/amalgamation development as Sanctioned by Commissioner under the provisions of the Gujarat Town Planning and Urban Development Act, 1976 and the Bombay Provisional Municipal Corporation Act, 1949 is granted for the Land bearing G-8. No/R-8. No/F.P. No. 39/P. No. 2, of Ward No. Moje, T.P.S. No. 14 (PAL), as per the attached plans and permission letter (Rajachithi) vide outward No. T.D.O./DP/..... dated 22/12/2022.

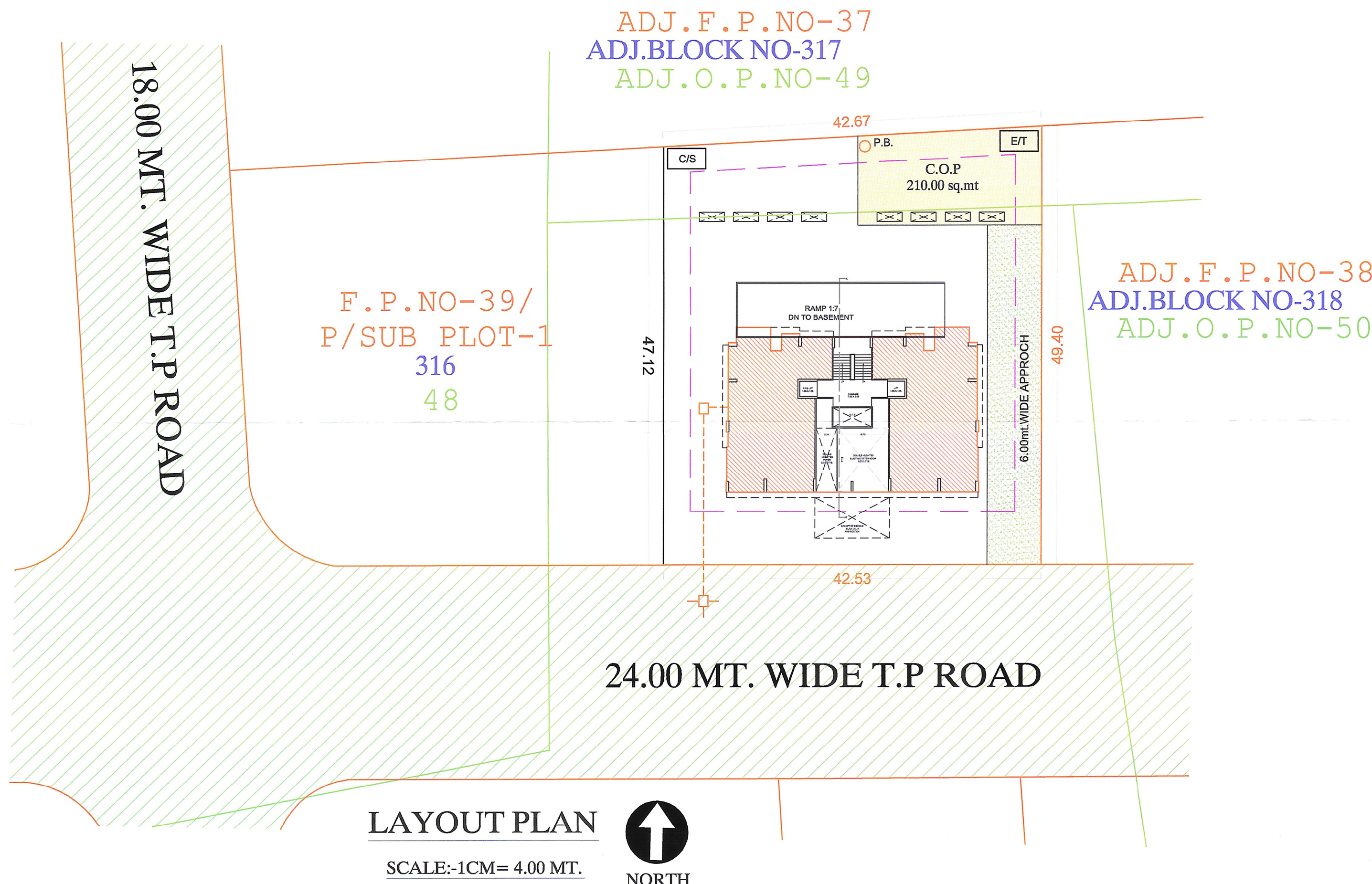
Date: 22/12/2022
T.C Town Development Officer,
Surat Municipal Corporation

BUILT UP AREA CALCULATION

FLOOR	BLDG. A	AREA	TOTAL AREA
BASEMENT FLOOR		1434.01	1434.01
GROUND FLOOR		486.23	486.23
2nd SLAB CANOPY		38.30	38.30
1st FL		428.20	428.20
2nd FL		486.23	486.23
3rd FL		486.23	486.23
4th FL		486.23	486.23
5th FL		486.23	486.23
6th FL		486.23	486.23
7th FL		486.23	486.23
8th FL		486.23	486.23
9th FL		486.23	486.23
10th FL		486.23	486.23
11th FL		486.23	486.23
12th FL		486.23	486.23
13th FL		486.23	486.23
STAIR CABIN		55.76	55.76
TOTAL		8277.26	8277.26

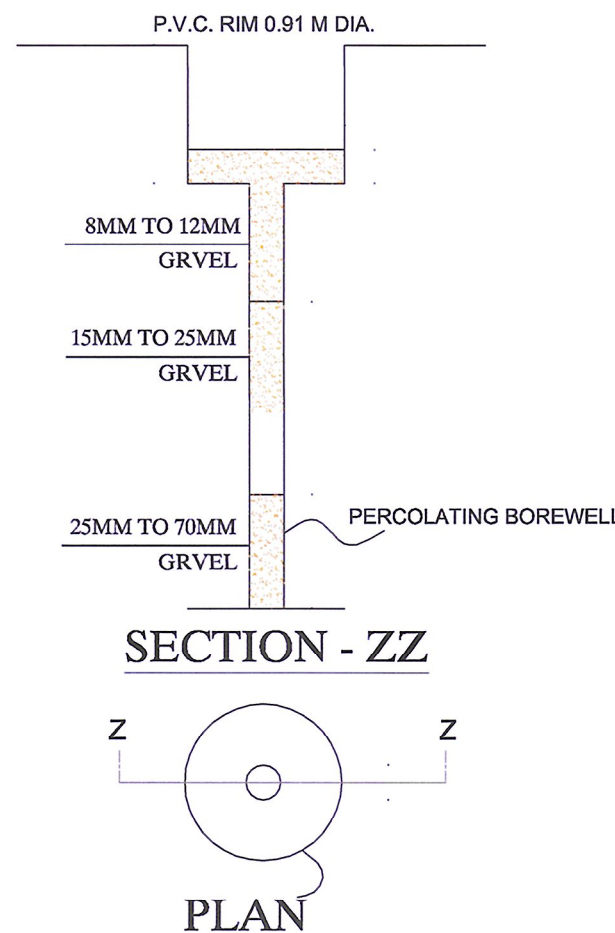
FSI. AREA CALCULATION

FLOOR	BLDG. A	AREA	TOTAL AREA
BASEMENT FL	PARKING		
GROUND FL	PARKING		
1st FL		372.44	372.44
2nd FL		430.47	430.47
3rd FL		430.47	430.47
4th FL		430.47	430.47
5th FL		430.47	430.47
6th FL		430.47	430.47
7th FL		430.47	430.47
8th FL		430.47	430.47
9th FL		430.47	430.47
10th FL		430.47	430.47
11th FL		430.47	430.47
12th FL		430.47	430.47
13th FL		430.47	430.47
TOTAL		5538.08	5538.08



LAYOUT PLAN

SCALE:-1CM= 4.00 MT.



REQUIRED PERCOLATING BOREWELL
= 2054.00/4000.00 = 0.51 UNIT.

PROPOSED PERCOLATING BOREWELL
= 1 NOS.
SO, PROPOSED BOREWELL > REQUIRED BOREWELL

AREA STATEMENT

TOTAL PLOT AREA :- 2054.00 sq.mt.
PROP. C.O.P. :- 210.00 sq.mt.

PERMISSIBLE F.S.I. AREA
PERMIT F.S.I. (2.70) 2054.00 X 2.70 = 5545.80 sq.mt.

PROP. F.S.I. AREA = 5538.08 sq.mt. < 5545.80 sq.mt.

REQUIRED PARKING AREA
PROP. F.S.I. AREA = 5538.08 sq.mt.
REQUIRED PARKING 20% OF PROP. F.S.I. = 1107.61 sq.mt.
PROP. PARKING AREA = 1560.12 sq. sq.mt.

SUB PLOT-2 C.O.P. AREA CALC.
(1) 10.00 + 11.00 / 2 X 20.00 = 210.00 sq.mt
PROPOSED C.O.P. AREA = 210.00 sq.mt

LAYOUT

(1/4)

A AREA STATEMENT

AREA STATEMENT FOR				BUILDING HEIGHT IN METERS		NUMBER OF FLOORS		
NO	TITLE	DETAILS (AREA IN SQ.MT./ NOS.MT)	SUPPORTING DOCUMENTS PROVIDED YES/NO/NOT REQUIRED	24	Bldg.- A	Bldg.- A		
A.1	BUILDING-UNIT AREA	2054.00	LIST OF DRGS ATTACHED	NO. OF COPIES	44.80 mt.	GR.+13 FLOOR		
A.1	a). AREA AS PER REVENUE RECORD		PLANS ELEVATION SECTION	4	PROPOSED AREA STATEMENT FOR PARKING			
A.2	b). AREA AS PER TFS RECORD				24.1	PARKING AREA REQUIRED AS PER REGULATION (IN AREA & PERCENTAGE)	AREA (in sq.mt.)	percentage (%)
A.3	c). AREA AS PER SITE CONDITION	2054.00			24.2	PROPOSED PARKING AREA (please specify in. / as well as area)	1107.61	100 %
B	DEDUCTION AREA				24.3	VISITORS PARKING AREA REQUIRED AT GR. LEVEL (please specify in. / as well as area)	1560.12	140.85 %
B.1	a).ROADS (proposed or under process)	-----			24.4	VISITORS PARKING AREA PROVIDED AT GR. LEVEL (please specify in. / as well as area)	110.76	10 %
B.2	b).RESERVATIONS (under TP or DP or any other statutory plan/under provision of GDR)	2054.00			371.82	33.52%		
B.3	AREA NOT IN POSSESSION	-----						
B.4	OTHER	-----						
C	NET AREA							
EXISTING								
NO	TITLE	DETAILS (AREA IN SQ.MT./NOS.MT)		SUPPORTING DOCUMENTS PROVIDED YES/NO/NOT REQUIRED				
		REQUIRED	PROVIDED					
1	1 TO 12.4			NOT APPLICABLE				
PROPOSED								
NO	TITLE	DETAILS (AREA IN SQ.MT./NOS.MT)		SUPPORTING DOCUMENTS PROVIDED YES/NO/NOTREQUIRED				
		REQUIRED	PROVIDED					
13	COMMON PLOT	205.40	210.00					
13.1	ADDITIONAL 6% FOR THICK	-----	-----					
13.2	NO. OF PERCOLATION	1.00	1.00					
13.3	NO. OF TREES	-----	-----					
14	WIDTH OF MARGIN-ROAD @ 18.0 MT. WIDE	-----	-----					
14.1	WIDTH OF MARGIN-ROAD @ 24.0 MT. WIDE	6.00	8.00					
14.2	TOTAL MARGIN AREA	-----	1559.27					
15	INTERNAL ROAD WIDTH	6.00	6.00					
15.1	INTERNAL ROAD AREA	-----	233.89					
16	BUILT-UP AREA IN COMMON	-----	-----					
16.1	BUILT-UP AREA IN MARGINE	-----	-----					
17	TOTAL DEVELOPABLE AREA	-----	-----					
18	PERMISSIBLE FSI -BASE (AS PER NEW DP)	3697.20	3697.20					
18.1	PERMISSIBLE FSI-CHARGEABLE	1848.60	1840.88					
18.2	FSI UTILISED	5538.08						
19	GROUND COVERAGE	-----	486.06					
20	PROPOSED USE (as described in section c-9.3 use)	USE SUB-TYPE	BUILT-UP AREA (in sq.mt)	NO OF UNITS	DRAWINGS PROVIDED YES/NO			
20.1	DWELLING	DWELLING-3	8277.26	1	YES			
20.2	MERCANTILE	-----	-----	-----	NO			
20.3	BUSINESS	-----	-----	-----	NO			
20.4	EDUCATIONAL	-----	-----	-----	NO			
20.5	ASSEMBLY	-----	-----	-----	NO			
20.6	INSTITUTIONAL	-----	-----	-----	NO			
20.8	RELIGIOUS	-----	-----	-----	NO			
20.9	HOSPITALITY	-----	-----	-----	NO			
20.10	SPORTS & LEISURE	-----	-----	-----	NO			
20.11	PARKS	-----	-----	-----	NO			
20.12	SERVICE	-----	-----	-----	NO			
20.13	INDUSTRIAL	-----	-----	-----	NO			
20.14	STORAGE	-----	-----	-----	NO			
20.15	TRANSPORT	-----	-----	-----	NO			
20.16	AGRICULTURE	-----	-----	-----	NO			
20.17	TEMPORARY USE	-----	-----	-----	NO			
20.18	PUBLIC UTILITY	-----	-----	-----	NO			
20.19	PUBLIC	-----	-----	-----	NO			
20.	TOTAL	-----	8277.26	1	YES			
21	FLOORS/LEVELS	NUMBERS OF UNITS				FLOOR AREA		
		BUILT-UP AREA (sq.mt)				F.S.I. AREA (sq.mt)		
PROVIDE DETAILS FOR INDIVIDUAL BUILDING		BLDG: A	BLDG: A		BLDG: A			
21.1	BASEMENT	PARKING	1434.01		PARKING			
21.2	HOLLOW PLINTH	-----	-----		-----			
21.3	GROUND FLOOR	PARKING	486.23		PARKING			
21.4	TYPICAL FLOOR	CANOPY@2nd SLAB	38.30					
		1ST FLOOR	428.20		372.44			
		2ND FLOOR	486.23		430.47			
		3RD FLOOR	486.23		430.47			
		4TH FLOOR	486.23		430.47			
		5TH FLOOR	486.23		430.47			
		6TH FLOOR	486.23		430.47			
		7TH FLOOR	486.23		430.47			
		8TH FLOOR	486.23		430.47			
		9TH FLOOR	486.23		430.47			
		10TH FLOOR	486.23		430.47			
		11TH FLOOR	486.23		430.47			
12TH FLOOR	486.23		430.47					
13TH FLOOR	486.23		430.47					
21.5	FLOORS OTHER THAN TYPICAL FLOOR		55.76		---			
21.6	TOTAL	26 FLATS	8277.26		5538.08			
21.7	TOTAL OF ALL DWELLING UNITS	26 FLATS	8277.26sq.mt.		5538.08 sq.mt.			
PROVIDE DETAILS FOR INDIVIDUAL BUILDING		BLDG: A	BLDG: A		BLDG: A			
22.1	1BHK	-----	-----		-----			
22.2	2BHK	-----	-----		-----			
22.3	3BHK	2	(1st.FLOOR) 178.56		(1st.FLOOR) 185.96			
22.4	4BHK	24	(2nd TO 13th FL) 207.84		(2nd TO 13th FL) 215.95			
22.5	MORE THAN 4BHK	-----	-----		-----			
22.6	OTHERS (eg. studio units penthouse)	-----	-----		-----			
22.7	OTHER THAN DWELLING UNITS	-----	-----		-----			
22.8	TOTAL	26						
22.9	TOTAL OF ALL BUILDINGS	26						
DWELLING UNITS		26 FLATS		DETAILS OF BALCONY & VERANDAH AREA (sq.mt)		TOTAL BUILT UP AREA OF EACH UNIT (sq.mt)		
23.1	GROUND FLOOR	PARKING	BLDG: A		BLDG: A			
23.2	1ST FLOOR		BLDG: A		BLDG: A			
23.3	2ND FLOOR		BLDG: A		BLDG: A			
23.4	3RD FLOOR		BLDG: A		BLDG: A			
23.5	4TH FLOOR		BLDG: A		BLDG: A			
23.6	5TH FLOOR		BLDG: A		BLDG: A			
23.7	6TH FLOOR TO 12TH FLOOR (TYPICAL)		BLDG: A		BLDG: A			
23.8	13TH FLOOR		BLDG: A		BLDG: A			

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON DATE **15 - 08 - 22** AND THE DIMENSIONS OF SIDES ETC OF PLOT STATE ON PLAN AREAS MEASURE ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / T.P. RECORD.

K. Janki

SIGNATURE
ARCHITECT / ENGINEER / SURVEYOR

OWNER / DEVELOPER

ARCHITECT & PLANNER

K. Janki

KEVIN J. NAIK
B/102, CAPITAL CORNER,
NR. GUJARAT GAS COMPANY,
ADAJAN ROAD, SURAT.
S.M.C. T.D.O. /AOR/ 471

HEMINKUMAR BIMALKUMAR NAVADIA

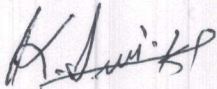
PROJECT NAME: - GLOBCON OASIS, T.P.S. NO: 14 (PAL), BLOCK NO.316/3,
O.P. NO.48, F.P. NO.39 PAIKEE SUB PLOT NO.-2, AT-PAL, TA -SURAT CITY, DIST- SURAT

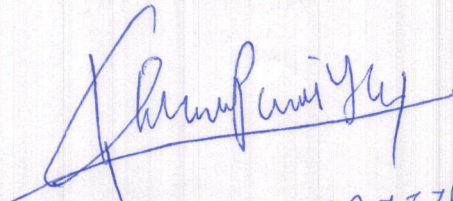
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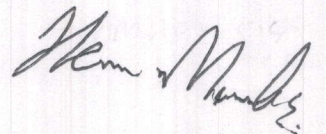
TO,
GUJARAT REAL ESTATE REGULATORY AUTHORITY
GANDHINAGAR
GUJARAT

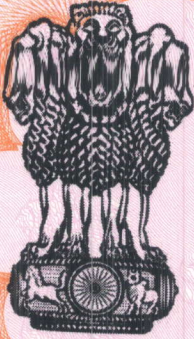
SUBJECT	: CARPET AREA TABLE AS PER RERA
PROMOTER	: HEMINKUMAR BIMALKUMAR NAVADIA
PROJECT NAME	: GLOBCON OASIS
ADDRESS	: T.P.S. NO: 14 (PAL), BLOCK NO.316/3, O.P. NO.48, F.P. NO.39 PAIKEE SUB PLOT NO.-2, AT-PAL, TA - SURAT CITY, DIST- SURAT

NO	BLOCK TYPE	FLAT/BUNG LOW/OFFICE	USAGE	CARPET AREA	AREA OF EXCLUSIVE BALCONY
1	A	101	Residential	166.16	12.40
2	A	102	Residential	166.16	12.40
3	A	201	Residential	195.44	12.40
4	A	202	Residential	195.44	12.40
5	A	301	Residential	195.44	12.40
6	A	302	Residential	195.44	12.40
7	A	401	Residential	195.44	12.40
8	A	402	Residential	195.44	12.40
9	A	501	Residential	195.44	12.40
10	A	502	Residential	195.44	12.40
11	A	601	Residential	195.44	12.40
12	A	602	Residential	195.44	12.40
13	A	701	Residential	195.44	12.40
14	A	702	Residential	195.44	12.40
15	A	801	Residential	195.44	12.40
16	A	802	Residential	195.44	12.40
17	A	901	Residential	195.44	12.40
18	A	902	Residential	195.44	12.40
19	A	1001	Residential	195.44	12.40
20	A	1002	Residential	195.44	12.40
21	A	1101	Residential	195.44	12.40
22	A	1102	Residential	195.44	12.40
23	A	1201	Residential	195.44	12.40
24	A	1202	Residential	195.44	12.40
25	A	1301	Residential	195.44	12.40
26	A	1302	Residential	195.44	12.40
TOTAL CARPET AREA OF THE PROJECT : GLOBCON OASIS				5022.88	322.40


KEVIN J. NAIK
B/102, CAPITAL CORNER BUILDING,
GUJARAT GAS COMPANY ROAD,
ADAJAN, SURAT-395009.
S.M.C./T.D.O./AOR/471


CHETAN N. SAPATA
(Engineer)



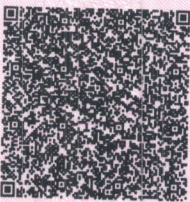
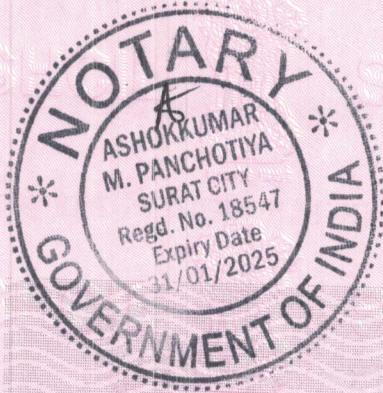


सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

NOTARY	A. M. PANCHOTIYA
1/3	Reg Sr.No. 30
DATE 13 JAN 2023	

Certificate No. : IN-GJ90962886803158V
Certificate Issued Date : 12-Jan-2023 03:30 PM
Account Reference : IMPACC (FI)/ gjelimp10/ NANPURA/ GJ-SU
Unique Doc. Reference : SUBIN-GJGJELIMP1009853960289980V
Purchased by : HEMINKUMAR BIMALKUMAR NAVADIA
Description of Document : Article 29 Indemnity Bond
Description : AFFIDAVIT CUM DECLARATION
Consideration Price (Rs.) : 0
(Zero)
First Party : HEMINKUMAR BIMALKUMAR NAVADIA
Second Party : Not Applicable
Stamp Duty Paid By : HEMINKUMAR BIMALKUMAR NAVADIA
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



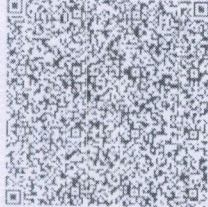
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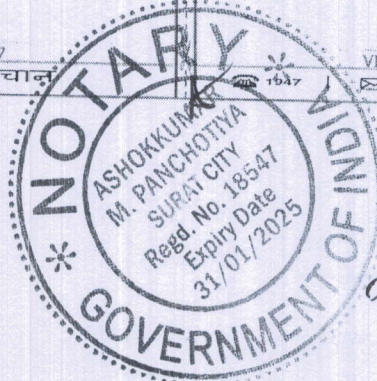
JD 0023003811

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.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.

NOTARY	A. M. PANCHOTIYA
2	Reg.Sr.No.:
3	38
DATE	13 JAN 2023

 भारत सरकार Government of India भारतीय विशिष्ट पहचान प्राधिकरण Unique Identification Authority of India Enrolment No.: 0664/30042/35683 To Heminkumar Bimalkumar Navadia S/O.Bimalkumar Navadia 52/53 Lakshminarayan Society Dabholi,ved Road Near Dabholi Char Rasta Circle Surat City Surat Gujarat - 395004 9823325618 Validity-unknown  आपका आधार क्रमांक / Your Aadhaar No. : 8049 6307 1871 VID : 9148 7613 6780 7897 मेरा आधार, मेरी पहचान भारत सरकार Government of India  Heminkumar Bimalkumar Navadia Date of Birth/DOB: 15/03/1992 Male/ MALE 8049 6307 1871 VID : 9148 7613 6780 7897 मेरा आधार, मेरी पहचान	 भारत सरकार Government of India आधार AADHAAR सूचना - आधार पहचान का प्रमाण है, नागरिकता का नहीं। - सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें। - यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है। INFORMATION - Aadhaar is a proof of identity, not of citizenship. - Verify identity using Secure QR Code/ Offline XML/ Online Authentication. - This is electronically generated letter. - आधार देश भर में मान्य है। - आधार कई सरकारी और गैर सरकारी सेवाओं को पाना आसान बनाता है। - आधार में मोबाइल नंबर और ईमेल ID अपडेट रखें। - आधार को अपने स्मार्ट फोन पर रखें, mAadhaar App के साथ। - Aadhaar is valid throughout the country. - Aadhaar helps you avail various Government and non-Government services easily. - Keep your mobile number & email ID updated in Aadhaar. - Carry Aadhaar in your smart phone – use mAadhaar App. Address: S/O.Bimalkumar Navadia, 52/53, Lakshminarayan Society, Near Dabholi Char Rasta Circle, Dabholi,ved Road, Surat City, Surat, Gujarat - 395004  8049 6307 1871 VID : 9148 7613 6780 7897 help@uidai.gov.in www.uidai.gov.in
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Heer Navadia

NOTARY	A. M. PANCHOTIYA
3/3	Reg.Sr.No.: 30
DATE	13 JAN 2023

:: Affidavit Cum Declaration ::

Affidavit cum declaration of Mr. HEMINKUMAR BIMALKUMAR NAVADIA authorised signatory of the project "GLOBCON OASIS" situated at T.P.S. NO: 14 (PAL), BLOCK NO. 316/3, O.P. NO.48, F.P. NO.39 PAIKEE SUB PLOT NO.-2, AT-PAL, TA – SURAT CITY, DIST- SURAT, PIN: 395009.

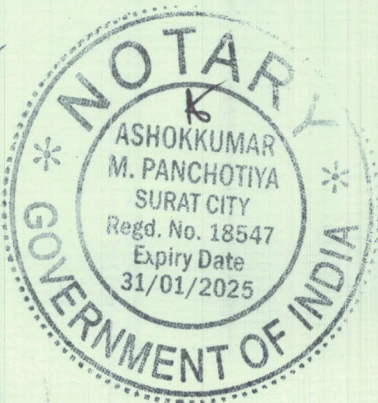
I **Mr. HEMINKUMAR BIMALKUMAR NAVADIA** authorized Signatory by the promoter **GLOBCON OASIS** do hereby solemnly declare undertake and state that,

I have submitted an application for RERA registration vide Acknowledgement No:

_____ for my above mentioned project.

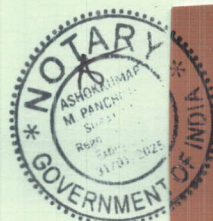
In the submitted Plans (approved by competent authority) is not Showing RERA Carpet area. But the Form – 3 submitted by me as prepared by chartered accountant Mr. NIMESH G PARSANA is showing RERA Carpet area, which is true & correct according to my best knowledge.

I am aware that from 31/08/2019 it is mandatory to pay RERA registration fees as per carpet area vide notification no – GH/V/116 of 2019/RAR-102018-1005-L dated 31/08/2019. If any shortfall remains in fees as per Form – 3 carpet area calculation, I/We are bound to pay the same.



Heem Navadia

Mr. HEMINKUMAR BIMALKUMAR NAVADIA



Heem Navadia

Mr. HEMINKUMAR BIMALKUMAR NAVADIA



BEFORE ME

Amyanchalviya 13/01/2023

**ASHOKKUMAR
M. PANCHOTIYA
NOTARY
SURAT CITY (GUJARAT)
GOVT. OF INDIA**

13 JAN 2023

Sr. No. 30/2023

Date: 13 JAN 2023