

Vadodara Urban Development Authority

FORM NO. D.

DEVELOPMENT PERMISSION

Date :22/10/2020

Permission is hereby under Section 29(1) (i)/29(ii)/29(1)(iii), 34, 49(1)(b) of the Gujarat Town Planning and Urban Development Act, 1976 / under Section 253 and 254 of Gujarat Provincial Municipal Corporation Act, 1949.

Case No:1456437

Rajachitthi No:VUDA/26-08-2020/1456437/01/001863

For: Residential

District:Vadodara

Taluka: Vadodara

Village: Ankhol

Final Plot No.: 112

Arch/Engg. No: VMC-EOR-036

Arch/ Engg. Name: Jitendra S Patel

Name of Applicant :Urmilaben T Patel and Others

Address :Block no 68 OP No 112 FP No 112 TP No 25 Vill Ankhol Dist Vadodara Ankhol Vadodara Gujarat

Land Description: Block no 68 OP No 112 FP No 112 TP No 25 Vill Ankhol Dist Vadodara

Sub Plot No.:

TP Scheme: ANKHOL

TP Scheme No.: 25

Proposed Final Plot No: 112

On the following conditions/grounds

Conditions:

Conditional Remarks:-

For The Chief Executive Authority / Municipal Commissioner /Chief Officer
Vadodara Urban Development Authority

GRANT OF THE PERMISSION IS SUBJECT TO THE FOLLOWING CONDITIONS

1. The remaining payments are to be made online within seven days and only thereafter this permission shall be considered to be valid and shall be valid for 12 months.
2. The permission granted does not absolve the owner from any the liabilities or the permissions required under any other act.
3. The permission does not constitute the acceptance of correctness, confirmation, approval or endorsement of:
 - a. Title, ownership, and easement rights of the Building & 1/2 unit for which the building is proposed;
 - b. The area, dimensions and other properties of the plot which violate the plot validation certificate.
 - c. Correctness of demarcation of the plot on site.
 - d. Workmanship, soundness of material and structural safety of the proposed building;
 - e. Structural reports and structural drawings and shall not bind or render the Competent Authority liable in any way in regard to (a), (b), (c) (d), (e) and (f) above.
4. The applicant, as specified in CGDCR, shall submit:
 - a. Structural drawings and related reports, before the commencement of the construction,
 - b. Progress reports.
5. Follow the requirements for construction as per regulation no 5 of CGDCR.
6. The permission has been granted relying uploaded submissions, undertakings, attachments of true copies of the original documents made along with the online application. It is believed that the aforesaid data uploaded by the owner or the applicant is true and legally valid. Also the plans are as per the prevailing Comprehensive General Development Control Regulation-2017

In case of any discrepancy/lack of authenticity of the data found in the aforesaid declaration or in the attachments, or violation of any conditions, the application shall automatically stand cancelled/revoked and the construction/ development carried out shall be considered illegal and unauthorized and the competent authority may take legal action to pull down illegal construction, action to discontinue further construction and or the use of building, and or other legal actions including initiating criminal proceedings. Consequent damage or loss on account of aforesaid shall be at the cost of the owner or the applicant. Also, the owner or applicant shall have no right for any claim or damages on account of any action by the competent authority.

Order Number :VUDA/26-08-2020/1456437/01/001863

Order Date :27/08/2020

Subject to the submission of detailed working drawings, and structural drawing(s) along with soil investigation report before the commencement of the work.



ULTIMA PEARL

11th December, 2020

To,
Gujarat Real Estate Regulatory Authority,
4th Floor, Sahyog Sankul, Sector-11,
Gandhinagar-382010.

Re.: Project Name: Ultima Pearl.

Promoter Name: Ultima Pearl.

Project Reg. App. No.: PR/VADODARA/VAGHODIA/VADODARA TPO/201119/009904.

Sub: Reply to query raised.

Following are the explanations to the inquiries raised by the GujRERA Scrutiny Team while processing the project registration application for the Project "Ultima Pearl".

TP Inquiry:

1. Change request:

Please find attached change request form for change in carpet area. However, please note that there is no change in land area as mentioned in application form. Layout passed by Vadodara Municipal Commissioner (VMC) is for 33,023 Sq. Mtr Land Area. However, please note that right now we are doing Project "Ultima Pearl" only on Land Area of 18,788 Sq. Mtr. The Balance Land Area of 14,235 is Owner's Plot Reserved for Future Development.

Following is the Breakup of Land Area, Carpet Area & number of Units shown in Approved Layout Plan.

Sr. No.	Particulars	Details as per Approved Layout Plan	Details for Project "Ultima Pearl"	Details for "Owner's Plot"
1.	Net Plot Area	33,023 Sq. Mtr.	18,788 Sq. Mtr. (Used for this Project)	14,235 Sq. Mtr. (12,787 Sq. Mtr. Owner's Plot plus 1,448 Sq. Mtr. Common Plot of that Owner's Plot)
2.	Prem. FSI Area	39,628 Sq. Mtr. (being 1.2 times total FSI Available for Land area of 33,023 Sq. Mtr.)	Out of 22,546 Sq. Mtr. (being 1.2 times FSI Available for Land area of 18,788 Sq. Mtr.), Only 13,643 Sq. Mtr. used for this Project. Balance FSI of	17,082 (Reserved for Owner's plot for Future Development)

Kamlesh Gandhi Projects

Ultima Pearl, B/H Himalaya Party Plot, Opp Kanha Kesar 27, Ankhol, New Waghodia Road, 390019 Vadodara, Gujarat, India

ULTIMA PEARL

			8,903 Sq. Mtr. is still Unused.	
3.	Total Carpet Area	12,669.33 Sq. Mtr. (Includes 119.27 Sq. Mtr. Carpet Area of Club House)	12,563.73 Sq. Mtr. (Includes 119.27 Sq. Mtr. Carpet Area of Club House)	105.60 Sq. Mtr. Carpet area of Owner's Building marked as C(1) in the Approved Plan.
4.	No. of Units	104 (excluding one Club House)	103 (excluding one Club House)	01 (Reserved for Owner's Building marked as C(1) in the Approved Plan.)

2. All Partner's KYC Documents:

Please Find Attached KYC Documents for All the Partners. Also note that we have already gave the hardcopy of the same while submitting the Physical file of the Project.

3. Unit mis-match with application form & Approved Plan:

As already explained in Point no. 1, there are total 104 units along with one club house are shown in approved plan. But please note that only 103 units along with one club house are forms part of this Project "Ultima Pearl". Remaining 1 unit is reserved for Owner's Building marked as C(1) in the Approved Plan. Hence, there is no such units mis-match in application form & approved plan.

4. Brochure mis-match with approved plan:

With respect to brochure mis-match with approved plan, we would like to inform you that there are 6 types (i.e. A(1), A(2), A(3), A(4), B(1), B(2)) of buildings shown in the approved plan for project. However Please note that A(1), A(2), A(3) & A(4) type buildings are typically same and B(1) & B(2) type buildings are typically same. Only Marginal Carpet area varies from each other ranging from (0.02 Sq. Mtr. to 0.42 Sq. Mtr.) and hence it is impracticable to incorporate this minor variation in Brochure.

However, we are resubmitting the updated brochure by mentioning the actual carpet area of each type of units.

5. N.A. Order:

Please find attached a copy of N.A. order of the Project.

6. Declarations in Colour copy:

Please note that we have only black & white scan copy of the Form-B, Drainage affidavit & Carpet Area Affidavit. However, we have already gave original copy of the same in the physical file submitted for the Project.

Kamlesh Gandhi Projects

Ultima Pearl, B/H Himalaya Party Plot, Opp Kanha Kesar 27, Ankhol, New Waghodia Road, 390019 Vadodara, Gujarat, India

ULTIMA PEARL

7. Land Area do not match in application & layout plan:

As Already explained in point no. 1, there is 33,023 Sq. Mtr. Land area in approved layout plan. However, right now we are doing project only on Land area of 18,788 Sq. Mtr. Balance Remaining Land area of 14,235 Sq. Mtr. (i.e. 12,787 Sq. Mtr. Owner's Plot Plus 1,448 Sq. Mtr. of Common Plot of that Owner's Plot) is Onwer's Plot reserved for future development. Hence we have correctly shown land area in registration application.

Finance Inquiry:

1. Land Area do not match in application & layout plan:

As Already explained in point no. 1, there is 33,023 Sq. Mtr. Land area in approved layout plan. However, we are right now we are doing project only on Land area of 18,788 Sq. Mtr. Balance Remaining Land area of 14,235 Sq. Mtr. (i.e. 12,787 Sq. Mtr. Owner's Plot Plus 1,448 Sq. Mtr. of Common Plot of that Owner's Plot) is Onwer's Plot reserved for future development. Hence we have correctly shown land area in registration application.

2. Unit mis-match with application form & Approved Plan:

As already explained in Point no. 1, there are total 104 units along with one club house are shown in approved plan. But please note that only 103 units along with one club house are forms part of this Project "Ultima Pearl". Remaining 1 unit is reserved for Owner's Building marked as C(1) in the Approved Plan. Hence, there is no such units mis-match in application form & approved plan.

3. Carpet Area mis-match with application form & Approved Plan:

As per Approved plan, there is total carpet area of 12,669.33 Sq. Mtr. (Including 119.27 Sq. Mtr. carpet area of Club House). However, Only carpet area of 12,563.73 Sq. Mtr. (Including 119.27 Sq. Mtr. carpet area of Club House) relates to this project. Balance carper area of 105.60 Sq. Mtr. relates to Owner's Building marked as C(1) in the Approved Plan.

4. Form 2 is not on Letterhead & Name of Quantity Surveyor not found:

Please find attached Revised Form 2.

5. RMOF & Promoter Experience Certificate:

Please find attached RMOF & Promoter Experience Certificate.

6. Land Cost & Development Cost Calculation:

With respect to Land Cost Calculation, we would like to inform you that we have entered into a registered development agreement with the land owner on terms and conditions that we have to pay 50% of Booking Value of each units to them at the time of Completion Certificate. In absence of Actual Booking Value, we have calculated land cost at Rs. 29,52,60,830/- (excluding Stamp duty of Rs. 25,32,300/-) being 50% of Estimated Sales

Kamlesh Gandhi Projects

Ultima Pearl, B/H Himalaya Party Plot, Opp Kanha Kesar 27, Ankhol, New Waghodia Road, 390019 Vadodara, Gujarat, India

ULTIMA PEARL

Consideration of Rs. 59,05,21,660/- as mentioned in Form 3 submitted at time of RERA Registration Application.

As per Circular no. 20 dated 13.02.2020 issued by GujRERA Authority, we have clearly mentioned the manner of calculation of consideration towards Land in our registered development agreement in para no. 12 on page no. 9. We have also clearly mentioned that the such consideration is to be paid at time of Completion Certificate in the same para no. 12 on page no. 9.

With respect to Development Cost Calculation, we would like to mention that Gross Built up area of the project units is 17,090.14 Sq. Mtr. We have Calculated our estimated Construction Cost at Rs. 15,800/- per Sq. Mtr. of Built-up area that comes to approx. Rs. 27,00,00,000/-. And our estimated Payment of Taxes, cess, fees, charges, premiums, interest etc. to any Statutory Authority is Rs. 1,00,00,000/-. i.e., our Total Estimated Development Cost is Rs. 28,00,00,000/-.

Legal Inquiry:

Please find attached revised draft allotment letter, draft Agreement for Sale & draft Sale Deed.

We trust the details furnished above meets your valued satisfaction. However, need be for any further information, explanations and/or evidence in the matter, please appraise us with the same for our necessary compliance

Yours faithfully,

For Ultima Pearl



Neal K. Gandhi

Authorized Signatory

Kamlesh Gandhi Projects

Ultima Pearl, B/H Himalaya Party Plot, Opp Kanha Kesar 27, Ankhola, New Waghodia Road, 390019 Vadodara, Gujarat, India