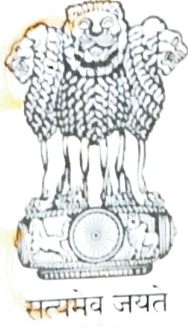


REVISED LAYOUT PLAN FOR PLOTTING (OPEN PLOTS) ON BLOCK NO. 309, 310, 311, AT. VILLAGE: CHIKODRA, TA. & DIST. VADODARA.(PRESENTATION DRAWING ONLY)

AREA STATEMENTS		IN Sq.mt	PROP. LAND AREA DETAILS
PLOT AREA AS PER RECORDS	83316.30	BLOCK NO.	AREA IN Sq.mt
PLOT AREA AS PER SITE	84707.36	NO.	AREA IN Sq.mt
AGRICULTURE LAND AREA	3308.34	310	29198.00
BALANCE AREA OF LAND	83316.30	311	19954.00
RESERVATION FOR NON T.P. AREA	33331.61	107/1.55+1355.27+1015.92	83316.30
NET AREA FOR PLANNING	49986.78		
COMMON PLOT (CPL)	34686.86		
AREA FOR BUILDING PLANNING	44980.90		
OWNERS PLOT	1673.55+1355.27+1015.92		4044.74
PLOTTED AREA PLOT NO. 1 TO 10	36219.93		
PERMISSIBLE B.L. 40% & F.S. 0.33	4698.97		
PROPOSED COMMON PLOT	06142.30		
9.00 MT. INTERNAL ROAD AREA	04680.55		
12.00 MT. ROAD AREA	05101.55		
AREA STATEMENTS FOR NON T.P. AREA		IN Sq.mt	
PROPOSED RESERVATION	33331.61		
ROAD CUTTING	1890.03		
10.00 MT. ROAD (CH=4%)	7041.82		
12.00 MT. ROAD (A=6%)	7041.82		
RESERVATION	10305.25		
	4305.11		
	3606.34		
TOTAL RESERVATION AREA	33331.61		
A. AREA STATEMENT		SQ.MT	LIST OF DRAWING ATTACHED
1. Area of land proposed as per record	83316.30	SR	DESCRIPTION
2. As per right condition	84707.36	NO.	COPIES
3. Agriculture land	3308.34		
4. Balance area	83316.30		
5. Reservation (60%)	33331.61		
6. Deduction for Reservation	1890.03		
7. 10.00 mt. road	7041.82		
8. 12.00 mt. road	7041.82		
9. reservation	10305.25		
10. reservation	4305.11		
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INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

Regd. No.: 222

Date: 26.12.2020

Certificate No.

IN-GJ85567960172589S

Certificate Issued Date

26-Dec-2020 11:29 AM

Account Reference

IMPACC (SV)/ gj13141104/ BARODA/ GJ-BA

Unique Doc. Reference

SUBIN-GJGJ1314110408204569510753S

Purchased by

MAHESH HARIJAN

Description of Document

Article 5(h) Agreement (not otherwise provided for)

Description

AFFIDAVIT

Consideration Price (Rs.)

0

(Zero)

First Party

UDAY RAMCHANDRA PURANDARE

Second Party

Not Applicable

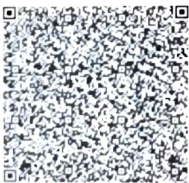
Stamp Duty Paid By

UDAY RAMCHANDRA PURANDARE

Stamp Duty Amount(Rs.)

300

(Three Hundred only)



0006248691



PURANDARE & CO.

AFFIDAVIT CUM UNDERTAKING

I, **Uday Purandare** Partner of "PURANDARE & CO" Authorized Signatory of Project "Shantiniketan" have applied for RERA Registration for Total 55 plots vide acknowledge No. of application is **PR/VADODARA/VADODARA/VADODARA TPO/201215/010020**. Project is situated on the plot bearing on Block No 309/1, 310/1, 311/1 at Chikhodra, Vadodara. As per our Layout & Raja Chitthi, Total area of plot is 87284 Sq. Mtr. & Net area of plot passed for 61280.98 sq. mtr. We have sold our 11062.69 Sq. Mtr. land area (19 plots – Index Copy attached) before implementation of Rera Act which is enforce from 01/05/2017. Hence, We have applied for Rera Permission for remaining Plot Area of 50218.29 Sq. Mtr. We hereby solemnly declare that we are undertaking responsibilities laid down under RERA Act for 55 plots that we are planning for Development under Rera Act admeasuring 50218.29 Sq. Mtr.

The above affidavit is made for getting Registration of balance area of 50218.29 Sq. Mtr. under RERA Act.

Date : 19.12.2020

Vadodara



For, **PURANDARE & CO**

Solemnly Affirmed / Declared
Sworn Before me by **U.R. Purandare**

S. P. SHAH
NOTARY
SNEHAL P. SHAH
ADVOCATE - NOTARY
Off.: 207, Vraj Siddhi Tower,
Khanderao Market Char Rasta,
Rajmahal Road, VADODARA-1.

Summary :

Area of Land as per Lay Out	87284.00 Sq. Mtr.
Less : Deduction	<u>26003.01 Sq. Mtr.</u>
Net Area of Plot	61280.98 Sq. Mtr.
Less : Area Sold before Rera Act	<u>11062.69 Sq. Mtr.</u>
Balance Area	50218.29 Sq. Mtr.



Purandare

For, PURANDARE & CO.

Further, out of balance area of 50218.29 Sq. Mtr., carpet area of the 55 plots which is put under Rera registration is 29053.62 Sq. Mtr. The same carpet area of 29053.62 Sq. Mtr. is also shown in Rera Registration form which is derived from revised Raja Chitthi of the project dated 07.11.2020.

Details of 19 plots sold before rera implementation and change in plot area or plot number due to revised raja chitthi are as follows:

<u>Sr. No.</u>	<u>Old Plot No.</u>	<u>Revised Plot No.</u>	<u>Old Plot Area Sq. Mtr.</u>	<u>Revised Plot Area Sq. Mtr.</u>
1	92/A	40	91.36	91.36
2	92/B	41	91.36	91.36
3	92/C	42	91.36	91.36
4	43	43	1113.85	1113.85
5	46	46	925.27	925.27
6	18 & 19	47	972.04	925.27
7	16-17	48	967.39	927.02
8	14-15	49	966.65	1676.05
9	50	50	359.19	359.19
10	51	51	361.12	361.12
11	52	52	361.12	361.12
12	55	55	1103.85	1103.85
13	83	56	1102.75	1102.75
14	62	68	192.48	192.48
15	63	63	192.48	192.48
16	64	64	192.48	192.48
17	65	65	192.48	192.48
18	66	66	192.48	192.48
19	67	67	192.48	192.48

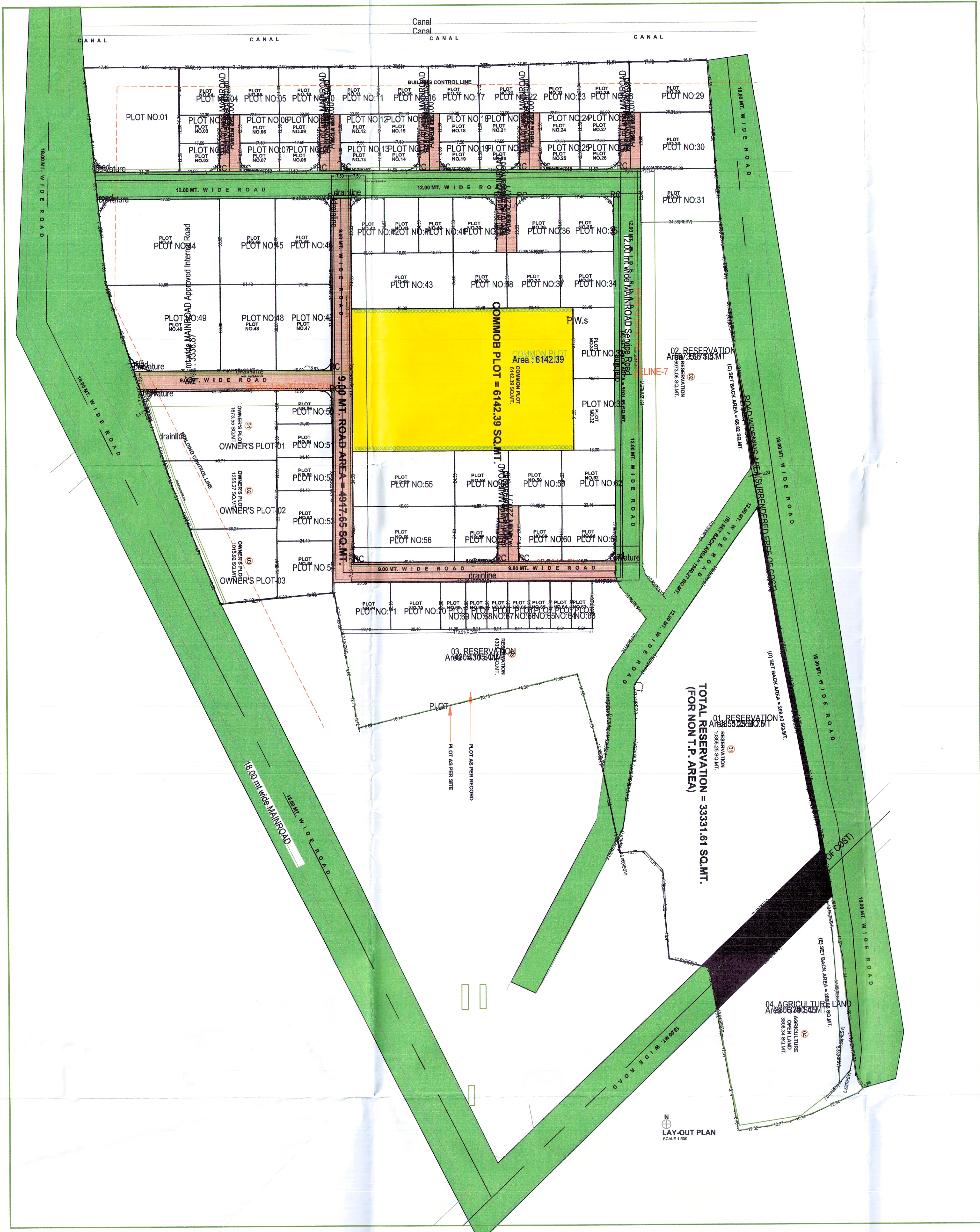
This clarification is given for rera project for clarification of Land Area, Carpet Area and Unit under Registration.

Purandare

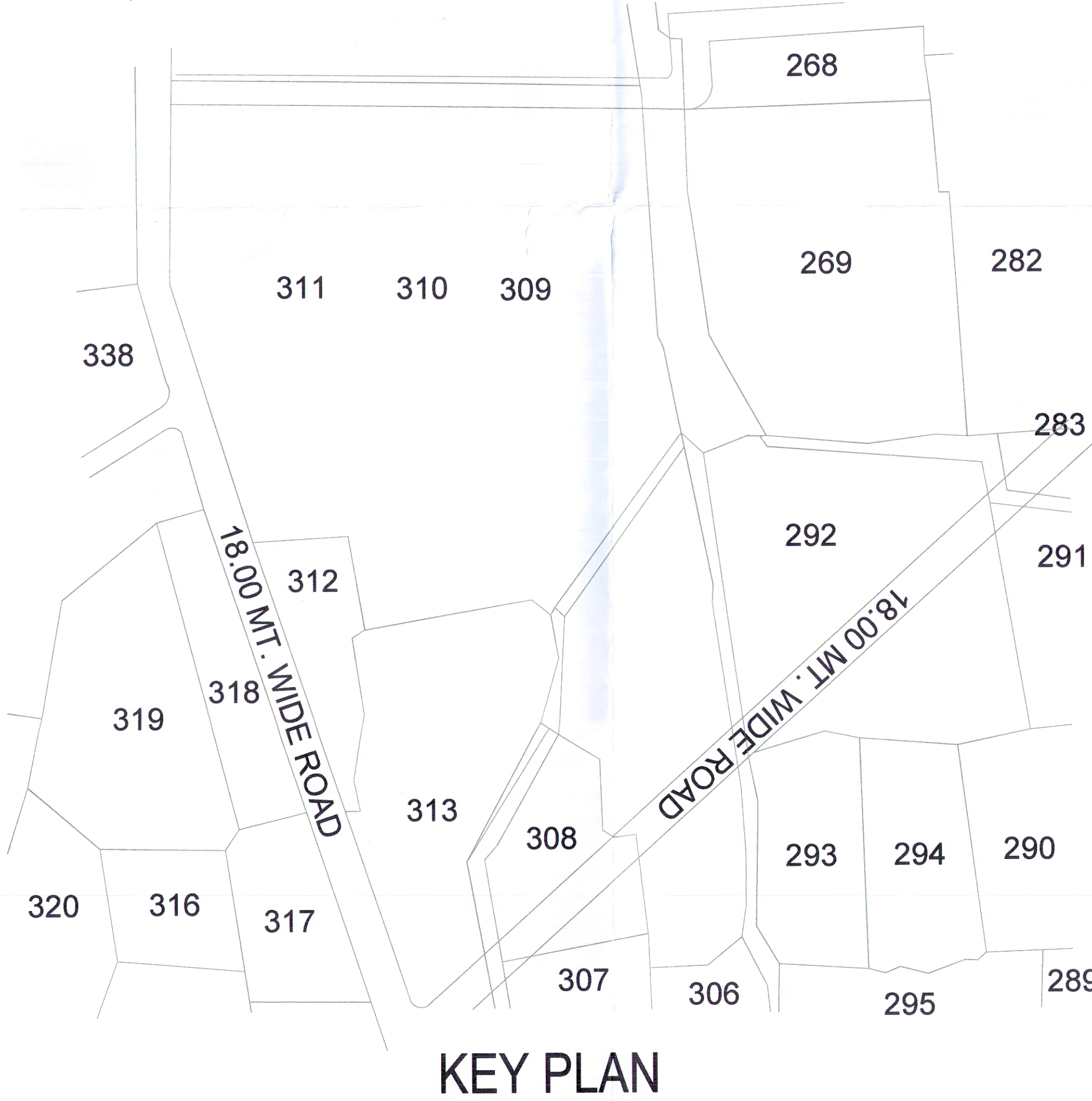


For, PURANDARE & CO.

Project Title :REVISED LAYOUT PLAN FOR PLOTTING(OPEN PLOTS) ON BLOCK NO.309,310,311, AT VILLAGE-CHIKODRA,TALUKA-VADODARA,DISTRICT-VADODARA.



SITE PLAN
(Scale : 1:1000)



KEY PLAN

Plot No.	Abutting Road	Plot Area			Frontage			Coverage			FSI Area		
		Rept	Perm	Prop	Rept	Perm	Prop	Rept	Perm	Prop	Rept	Perm	Prop
PLOT NO.04	9.00 mt wide MAINROAD Approved Internal road	-	-	463.25	-	-	4.50	0.00	-	0.00	-	0.00	-
PLOT NO.05	9.00 mt wide MAINROAD Approved Internal road	-	-	462.75	-	-	4.50	0.00	-	0.00	-	0.00	-
PLOT NO.10	9.00 mt wide MAINROAD Approved Internal road	-	-	461.56	-	-	4.50	0.00	-	0.00	-	0.00	-
PLOT NO.11	9.00 mt wide MAINROAD Approved Internal road	-	-	462.58	-	-	4.50	0.00	-	0.00	-	0.00	-
PLOT NO.22	9.00 mt wide MAINROAD Approved Internal road	-	-	469.23	-	-	4.50	0.00	-	0.00	-	0.00	-
PLOT NO.23	9.00 mt wide MAINROAD Approved Internal road	-	-	478.91	-	-	4.50	0.00	-	0.00	-	0.00	-
PLOT NO.28	9.00 mt wide MAINROAD Approved Internal road	-	-	486.94	-	-	4.50	0.00	-	0.00	-	0.00	-
PLOT NO.29	18.00 mt wide MAINROAD	-	-	783.79	-	-	22.85	0.00	-	0.00	-	0.00	-
PLOT NO.30	9.00 mt wide MAINROAD	-	-	802.81	-	-	25.08	0.00	-	0.00	-	0.00	-
PLOT NO.27	9.00 mt wide MAINROAD Approved Internal road	-	-	218.75	-	-	12.50	0.00	-	0.00	-	0.00	-
PLOT NO.26	12.00 mt wide MAINROAD Service Road	-	-	210.46	-	-	11.50	0.00	-	0.00	-	0.00	-
PLOT NO.25	12.00 mt wide MAINROAD Service Road	-	-	208.17	-	-	11.50	0.00	-	0.00	-	0.00	-
PLOT NO.24	9.00 mt wide MAINROAD Approved Internal road	-	-	218.75	-	-	12.50	0.00	-	0.00	-	0.00	-
PLOT NO.21	9.00 mt wide MAINROAD Approved Internal road	-	-	218.75	-	-	12.50	0.00	-	0.00	-	0.00	-
PLOT NO.20	12.00 mt wide MAINROAD Service Road	-	-	211.85	-	-	11.50	0.00	-	0.00	-	0.00	-
PLOT NO.19	9.00 mt wide MAINROAD Service Road	-	-	210.92	-	-	11.50	0.00	-	0.00	-	0.00	-
PLOT NO.18	9.00 mt wide MAINROAD Approved Internal road	-	-	218.75	-	-	12.50	0.00	-	0.00	-	0.00	-
PLOT NO.15	9.00 mt wide MAINROAD Approved Internal road	-	-	218.75	-	-	12.50	0.00	-	0.00	-	0.00	-
PLOT NO.14	12.00 mt wide MAINROAD Service Road	-	-	211.10	-	-	11.50	0.00	-	0.00	-	0.00	-
PLOT NO.13	12.00 mt wide MAINROAD Service Road	-	-	210.22	-	-	11.50	0.00	-	0.00	-	0.00	-
PLOT NO.12	9.00 mt wide MAINROAD Approved Internal road	-	-	218.75	-	-	12.50	0.00	-	0.00	-	0.00	-
PLOT NO.09	9.00 mt wide MAINROAD Approved Internal road	-	-	218.75	-	-	12.50	0.00	-	0.00	-	0.00	-
PLOT NO.06	9.00 mt wide MAINROAD Approved Internal road	-	-	218.75	-	-	12.50	0.00	-	0.00	-	0.00	-
PLOT NO.03	9.00 mt wide MAINROAD Approved Internal road	-	-	218.75	-	-	12.50	0.00	-	0.00	-	0.00	-
PLOT NO.02	12.00 mt wide MAINROAD Service Road	-	-	210.95	-	-	11.50	0.00	-	0.00	-	0.00	-
OWNERS PLOT-02	18.00 mt wide MAINROAD	-	-	1355.27	-	-	39.67	0.00	-	0.00	-	0.00	-
OWNERS PLOT-03	9.00 mt wide MAINROAD	-	-	1915.62	-	-	69.10	0.00	-	0.00	-	0.00	-
PLOT NO.50	9.00 mt wide MAINROAD Approved Internal Road	-	-	355.65	-	-	35.56	0.00	-	0.00	-	0.00	-
PLOT NO.51	9.00 mt wide MAINROAD Approved Internal Road	-	-	381.12	-	-	14.80	0.00	-	0.00	-	0.00	-
PLOT NO.52	9.00 mt wide MAINROAD Approved Internal Road	-	-	381.12	-	-	14.80	0.00	-	0.00	-	0.00	-
PLOT NO.53	9.00 mt wide MAINROAD Approved Internal Road	-	-	544.12	-	-	22.30	0.00	-	0.00	-	0.00	-
PLOT NO.54	9.00 mt wide MAINROAD Approved Internal Road	-	-	585.34	-	-	18.49	0.00	-	0.00	-	0.00	-
PLOT NO.45	12.00 mt wide MAINROAD Service Road	-	-	927.20	-	-	24.40	0.00	-	0.00	-	0.00	-
PLOT NO.48	12.00 mt wide MAINROAD Service Road	-	-	927.20	-	-	24.40	0.00	-	0.00	-	0.00	-
PLOT NO.47	9.00 mt wide MAINROAD Approved Internal Road	-	-	922.39	-	-	59.76	0.00	-	0.00	-	0.00	-
PLOT NO.46	12.00 mt wide MAINROAD Service Road	-	-	918.72	-	-	18.40	0.00	-	0.00	-	0.00	-
PLOT NO.42	12.00 mt wide MAINROAD Service Road	-	-	359.91	-	-	9.90	0.00	-	0.00	-	0.00	-
PLOT NO.41	12.00 mt wide MAINROAD Service Road	-	-	387.95	-	-	15.00	0.00	-	0.00	-	0.00	-
PLOT NO.40	12.00 mt wide MAINROAD Service Road	-	-	387.95	-	-	15.00	0.00	-	0.00	-	0.00	-
PLOT NO.39	12.00 mt wide MAINROAD Service Road	-	-	456.72	-	-	12.96	0.00	-	0.00	-	0.00	-
PLOT NO.38	12.00 mt wide MAINROAD Service Road	-	-	456.97	-	-	12.96	0.00	-	0.00	-	0.00	-
PLOT NO.43	9.00 mt wide MAINROAD Approved Internal Road	-	-	1103.95	-	-	24.53	0.00	-	0.00	-	0.00	-
PLOT NO.38	9.00 mt wide MAINROAD Approved Internal road	-	-	575.58	-	-	4.50	0.00	-	0.00	-	0.00	-
PLOT NO.37	12.00 mt wide MAINROAD Approved Internal road	-	-	575.58	-	-	4.50	0.00	-	0.00	-	0.00	-
PLOT NO.34	12.00 mt wide MAINROAD Service Road	-	-	575.56	-	-	24.53	0.00	-	0.00	-	0.00	-
PLOT NO.33	12.00 mt wide MAINROAD Service Road	-	-	587.63	-	-	31.54	0.00	-	0.00	-	0.00	-
PLOT NO.32	12.00 mt wide MAINROAD Service Road	-	-	587.63	-	-	31.54	0.00	-	0.00	-	0.00	-
PLOT NO.82	12.00 mt wide MAINROAD Service Road	-	-	575.56	-	-	24.53	0.00	-	0.00	-	0.00	-
PLOT NO.59	9.00 mt wide MAINROAD Approved Internal road	-	-	575.58	-	-	4.50	0.00	-	0.00	-	0.00	-
PLOT NO.58	9.00 mt wide MAINROAD Approved Internal road	-	-	575.58	-	-	4.50	0.00	-	0.00	-	0.00	-
PLOT NO.56	9.00 mt wide MAINROAD Approved Internal Road	-	-	1103.95	-	-	24.53	0.00	-	0.00	-	0.00	-
PLOT NO.56	9.00 mt wide MAINROAD Approved Internal Road	-	-	1097.86	-	-	88.12	0.00	-	0.00	-	0.00	-
PLOT NO.57	9.00 mt wide MAINROAD Approved Internal Road	-	-	480.38	-	-	14.46	0.00	-	0.00	-	0.00	-
OWNERS PLOT-01	18.00 mt wide MAINROAD	-	-	480.07	-	-	14.46	0.00	-	0.00	-	0.00	-

APPROVED SUBJECT TO CONDITION
LAD DOWN IN BUILDING PERMISSIN
Order No. VUDA/11/2022-23
Date: 01/11/2022

Layout Approved	Common CP Provided	Common Parking Provided	Sanction Date	Sanction No.
Yes	No	No	5/9/2017	NO UDAPLAN.2/PERV/VNH/5/2017

Tree Details (Table 3h)			
Tree	Name	No. Of Trees	Prop
PLOT	Tree	114	

Common Plot Area	
Name	Prop. Area
COMMON PLOT	6142.39

COLOR INDEX	
PLOT BOUNDARY	
ABUTTING ROAD	
PROPOSED CONSTRUCTION	
COMMON PLOT	
ROAD ALIGNMENT (ROAD WIDENING AREA)	
FUTURE T.P. SCHEME DEDUCTION AREA	
EXISTING (To be retained)	
EXISTING (To be demolished)	

PLOT NO.61	12.00 mt wide MAINROAD Service Road	-	-	567.19	-	18.53	0.00	-	0.00	-	0.00	-
PLOT NO.62	9.00 mt wide MAINROAD Approved Internal Road	-	-	192.48	-	9.21	0.00	-	0.00	-	0.00	-
PLOT NO.64	9.00 mt wide MAINROAD Approved Internal Road	-	-	192.48	-	9.21	0.00	-	0.00	-	0.00	-
PLOT NO.65	9.00 mt wide MAINROAD Approved Internal Road	-	-	192.48	-	9.21	0.00	-	0.00	-	0.00	-
PLOT NO.66	9.00 mt wide MAINROAD Approved Internal Road	-	-	192.48	-	9.21	0.00	-	0.00	-	0.00	-
PLOT NO.67	9.00 mt wide MAINROAD Approved Internal Road	-	-	192.48	-	9.21	0.00	-	0.00	-	0.00	-
PLOT NO.68	9.00 mt wide MAINROAD Approved Internal Road	-	-	192.48	-	9.21	0.00	-	0.00	-	0.00	-
PLOT NO.69	9.00 mt wide MAINROAD Approved Internal Road	-	-	239.58	-	11.05	0.00	-	0.00	-	0.00	-
PLOT NO.70	9.00 mt wide MAINROAD Approved Internal Road	-	-	461.95	-	22.10	0.00	-	0.00	-	0.00	-
PLOT NO.31	18.00 mt wide MAINROAD	-	-	796.92	-	23.56	0.00	-	0.00	-	0.00	-
PLOT NO.71	12.00 mt wide MAINROAD Approved Internal Road	-	-	501.57	-	25.59	0.00	-	0.00	-	0.00	-
PLOT NO.07	12.00 mt wide MAINROAD Service Road	-	-	210.02	-	11.50	0.00	-	0.00	-	0.00	-
PLOT NO.08	12.00 mt wide MAINROAD Service Road	-	-	209.95	-	11.50	0.00	-	0.00	-	0.00	-
PLOT NO.35	12.00 mt wide MAINROAD Service Road	-	-	566.98	-	44.48	0.00	-	0.00	-	0.00	-
PLOT NO.16	9.00 mt wide MAINROAD Approved Internal road	-	-	461.59	-	4.50	0.00	-	0.00	-	0.00	-
PLOT NO.17	9.00 mt wide MAINROAD Approved Internal road	-	-	462.71	-	4.50	0.00	-	0.00	-	0.00	-
PLOT NO.01	18.00 mt wide MAINROAD	-	-	1609.44	-	39.80	0.00	-	0.00	-	0.00	-
PLOT NO.44	18.00 mt wide MAINROAD	-	-	1951.17	-	30.89	0.00	-	0.00	-	0.00	-
PLOT NO.49	18.00 mt wide MAINROAD	-	-	1660.24	-	32.32	0.00	-	0.00	-	0.00	-
OWNERS PLOT-01	18.00 mt wide MAINROAD	-	-	1657.71	-	24.71	0.00	-	0.00	-	0.00	-

GRANT OF THE PERMISSION IS SUBJECT TO THE FOLLOWING CONDITIONS:
1. The remaining payments are to be made 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 assessment rights of the Building/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 G.O.D.R., 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 C.O.D.R.
6. The permission has been granted relying on the submitted 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.

OWNER'S NAME AND SIGNATURE
UDAY RAMCHANDRA PURANDARE AND OTHERS
ARCHITECT'S NAME AND SIGNATURE
AMIT R SRIVASTAVA
AOR/23
STRUCTURE ENGINEER
Pankaj Kishorlal Lalghate
VUDA SE-178

