



AREA STATEMENT- RERA APPLICATION

FIRM NAME :	S H ENTERPRISE (PROP. SAHIL HANIF PATEL
PROJECT NAME :	MEENA HEIGHTS (Tower-H)

LAND DETAILS :	Area or Plot: 19300.00 Sq.Mts. paiki 235.62 Sq. Mtr., R.S No.-483, 484, 485,486,487,448/1, 488/1 & 488/2, C.S. No.-468, 469, 471, 472, 473, 474 & 475, Tika No:-, TP No:-23, OP No. -, FP No.-64, 65, 66 Village Name: TANDALJA, Taluka- VADODARA, Dist.- VADODARA.
-----------------------	---

(A)Total Land Area under Layout plan:	11070.10 Sq. Mtr
(B) Land area under registration:	235.62 Sq. Mtr.
(C) Total Carpet area under layout plan:	2800.62
(D) Carpet Area under registration:	1050.48 Sq. Mtr.
(E) Total Covered area under layout :	4206.47 Sq. Mtr.
(F) Total Open Area under layout : (A-E)	6863.63 Sq. Mtr.
(G) Total Covered parking (Nos.) :	185.74 Sq. Mtr.
(H) Total Covered parking Area :	1 Nos.
(I) Total Open parking (Nos.)	0 Nos.
(J) Total Open parking Area :	0 Sq. Mtr.

S H ENTERPRISE


Proprietor



11/04/2023

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

Subject: Land area and Land Cost clarification for the Project registration- MEENA HEIGHTS (TOWER-H)

1. TP Inquiry; Land Area Clarification :

Particulars	Area in Sq. Mtr.
LAND AREA for Tower-D & H as per sale deed	782.52
Less : I I ENT- TOWER-D as per sale deed	532.00
Less : proportionate share in common Road For Tower-H {14.90*532.00/(782.52-14.90)}	10.33
LAND AREA FOR S H ENTERPRISE-MEENA HEIGHTS TOWER-H (235.62+4.57)= 240.19 Sq. Mtr.	240.19

2. Finance Inquiry; Land Cost Clarifications.

Land Cost for the MEENA HEIGHTS (TOWER-H) is taken proportionately on the basis of land area (sq.mtr) which is shown as under

R.S No.-483, 484, 485,486,487,448/1, 488/1 & 488/2, C.S. No.-468, 469, 471, 472, 473, 474 & 475, Tika No:-, TP No:-23, OP No. -, FP No.-64, 65, 66 Village Name: TANDALJA, VADODARA	Land area (Sq.mtr)
Total Land Area as per sale deed	782.52
Total Land area for MEENA HEIGHTS (TOWER-H) under RERA Reg.	240.19
Proportionate Land cost of MEENA HEIGHTS (TOWER-H) as per sale deed (Rs.58,68,900*240.19/782.52= 18,01,452)	18,01,452/- (As mentioned in form-3)
Proportionate Stamp duty + Registration fees Expense (Rs. 4,22,240*240.19/782.52= 1,29,606)	1,29,606/- (As mentioned in form3)
Total Land Cost for MEENA HEIGHTS (TOWER-H)	19,31,058/- (As mentioned in form3)

S H ENTERPRISE

Sahyog
Proprietor



3. Finance Inquiry; FSI Payment & Payment to Statutory Clarification.

Particulars	Amount (Rs.)
TOTAL RAJA CHITTHI PAYMENT AS PER RECEIPTS	3,174,470
Less : Proportionate Raja chitthi payment for Tower-D (Rs. 31,74,470*542.33 Sq. Mtr./782.52 Sq. Mtr.)	22,00,085
(A) BALANCE RAJA CHITTHI PAYMENT FOR MEENA HEIGHTS (TOWER-H)	9,74,385
FSI PAYMENT CALCULATION :	
TOTAL FSI PAYMENT (TOWER-D AND TOWER-H) AS PER RECEIPT	12,32,740
(B) PROPORTIONATE SHARE OF FSI FOR MEENA Heights (TOWER-H) (Rs. 12,32,740*240.19 Sq. Mtr/782.52 Sq. Mtr.)	3,78,388
BALANCE PAYMENT TO STATUTORY EXP. (A-B)	5,95,997
Add : Estimated Future payment	54,003
PAYMENT TO STATUTORY AS PER CA CERTIFICATE	6,50,000

I hope the above clarifications serve your purpose.

Thanking you.

S H ENTERPRISE

Proprietor

S H ENTERPRISE

A 3

Meena Bungalow,
Tandlaja Road,
Vadodara**PAYMENT TO STATUTORY EXP**
Ledger Account

1-Apr-10 to 28-Feb-23

Page 1

Date	Particulars	Vch Type	Vch No.	Debit	Credit
6-Jan-23	Cr II ENTERPRISE TOWER-D <i>BEING PAID BY II ENTERPRISE ON BEHALF OF</i>	Journal	1	2,77,840.00	
	Cr Hdfc Bank-8462 (Current) (F) <i>00009</i>	Payment	16	6,96,545.00	
				9,74,385.00	
	Dr Closing Balance				9,74,385.00
				9,74,385.00	9,74,385.00



TAX INVOICE CUM RECEIPT

Chalan No : 230104-TD03-0028

Chalan Date : 04-Jan-2023

Miscellaneous Receipt
VMC GST NO : 24AAALV0111B1ZU

Department/Ward : TD-TDO

Payment : CHQ/DD

Party Name: IMRAN ISMAIL PATEL, SAGEER SAHIL HANIF PATEL VATI - ISHMITRA & V.KARTA AYUB A PATEL & OTR-1

Party Address : FP-64,65,66 RSNO-483 TO 488/P TP-23 MOJE TANDALAJA

Chq.No./DD & Date: 000004

04-Jan-2023

Bank: HDFC BANK

[illegible]

Remark: W-10



<http://172.20.101.11/ifa/print.as>



વડોદરા મહાનગરપાલિકા

Chalan No : 230104-TD03-0029

Miscellaneous Receipt
VMC GST NO : 24AAALV0111B1ZU

Chalan Date : 04-Jan-2023

Payment : CHQ/DD

Party Name: IMRAN ISMAIL PATEL, SAGEER SAHIL HANIF PATEL VATI & ISHT MITRA & V.KARTA AYUB A PATEL & OTR-1

Party Address: FP-64,65,66 RSNO-483 TO 488/P TP-23 MOJE TANDALAJA

Chq.No./DD & Date: 000009

04-Jan-2023

Bank: HDFC BANK

[illegible]

Remark : W-10

OF WMC

๒๒๓