

VRAJ KARAN REAL ESTATE DEVELOPERS PRIVATE LIMITED



Vraj, 5TH Floor Office No. 1/4,
Near Bhumi Press Opp. President Hotel,
Limda Lane Jamnagar Gujarat-361001
CIN no.- U45309GJ2020PTC114532

Date:- 27/04/2022

To,
Rera Department,
Gandhinagar

Subject:- Reply and clarification cum declaration regarding query raised by
RERA department.

Dear Sir/Madam

The following inquiries for your project " ACACIA 40" have been raised by the Gujarat
RERA scrutiny team while processing your application for registration.

Finance Inquiry:

- 1 Form 2 (Revised with Quantity Surveyor):- Revised and scan copy is uploaded
- 2 FSI mismatch update in form 3:- Amount Rs. 3,12,44,202 (form 3 1(b) point) working sheet attached
- 3 Cost to members:- excel working is attached 1(f) (iii)
- 4 Reason for non applicability of Financial statement:- letter is attached

With Regards,

Director

Vraj Karan Real Estate Developers Private Limited

1 (f) iii Cost Towards Rent & Overhead Cost		
1	18 Member Rent (Year 1) (25000/ month)	5400000
2	18 Member Rent (Year 2) (27500/ month)	5940000
3	18 Member Rent (Year 3) (30200/ month)	6523200
4	Overhead Cost - Furniture Compansation	50000000
5	Overhead Cost - Maintance Deposit	2700000
		70563200



Director

Vraj Karan Real Estate Developers Private Limited

1 (b) FSI Payment		
Sr No	Discription	Amount
1	First Payment	6916250
2	Installment - 1	3190126
3	Installment - 2	3190126
4	Installment - 3	3190126
5	Installment - 4	3190126
6	Installment - 5	2891862
7	Installment - 6	2891862
8	Installment - 7	2891862
9	Installment - 8	2891862
		31244202


Director
Kraj Karan Real Estate Developers Private Limited

1 (d) Amounts payable to State Government or competent authority or any other statutory authority of the State or Central Government towards stamp duty, transfer charges, registration fees		
carpet area of one flat	143.14	sq yd
Total No of flat	18	number
Jantri Value per flat	12500	jantri
stamp duty-@ 5.9%	5.90%	
Total cost stamp duty for 18 flats	1900183.5	
Other expense, stamp duty, registration exp	2280615	
Total	4180798.5	



Director
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To
RERA OFFICER,
Gandhinagar,

date 27/04/2022

Subject: - non applicability of Financial documents

Dear Sir,

Our firm incorporated as on dated 11/07/2020 so we have uploaded F.Y. 20-21 financial statement, so previous year financial will not applicable to us. Current financial year F.Y. 21-22 is not yet completed.

Kindly acknowledge the same.

Thanks and regard

Director

Vraj Karan Real Estate Developers Private Limited