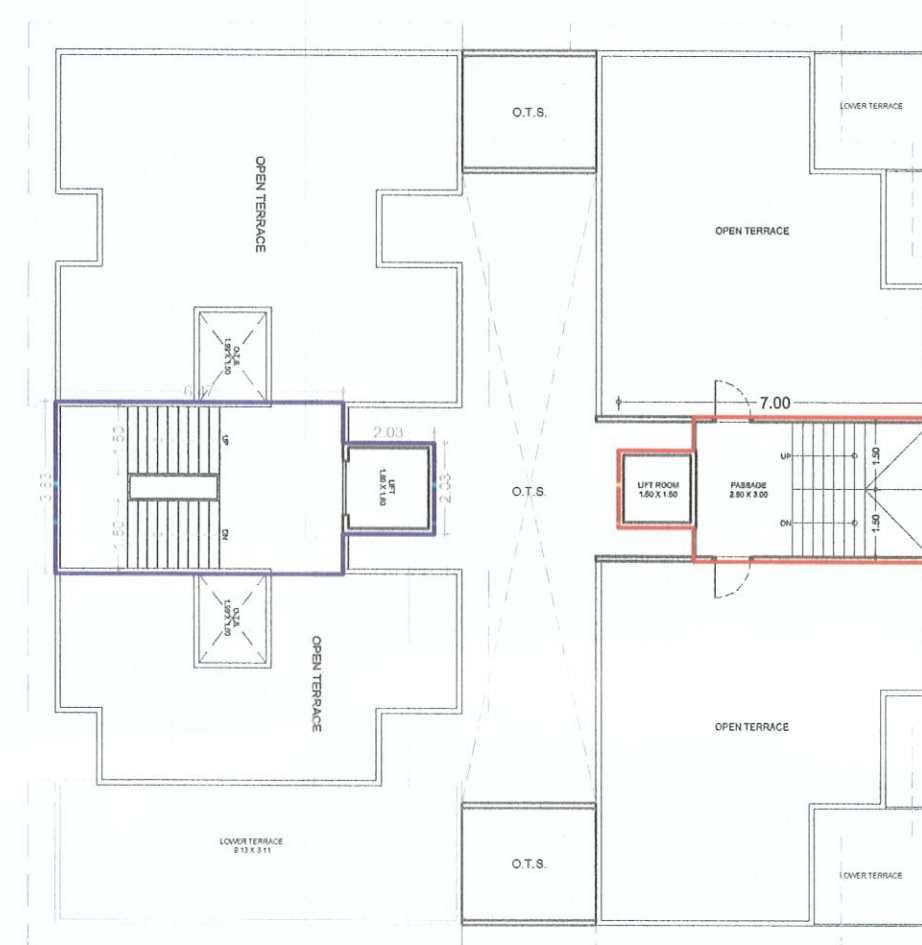




PROP. EXTN. 6TH FLOOR PLAN
BUILT UP AREA : 123.78 SQ.MT
F.S.I. AREA : 104.90 SQ.MT.



PROP. EXTN. 7TH FLOOR PLAN
BUILT UP AREA : 123.78 SQ.MT
F.S.I. AREA : 104.90 SQ.MT.



TERRACE FLOOR PLAN
BUILT UP AREA : 20.10 SQ.MT



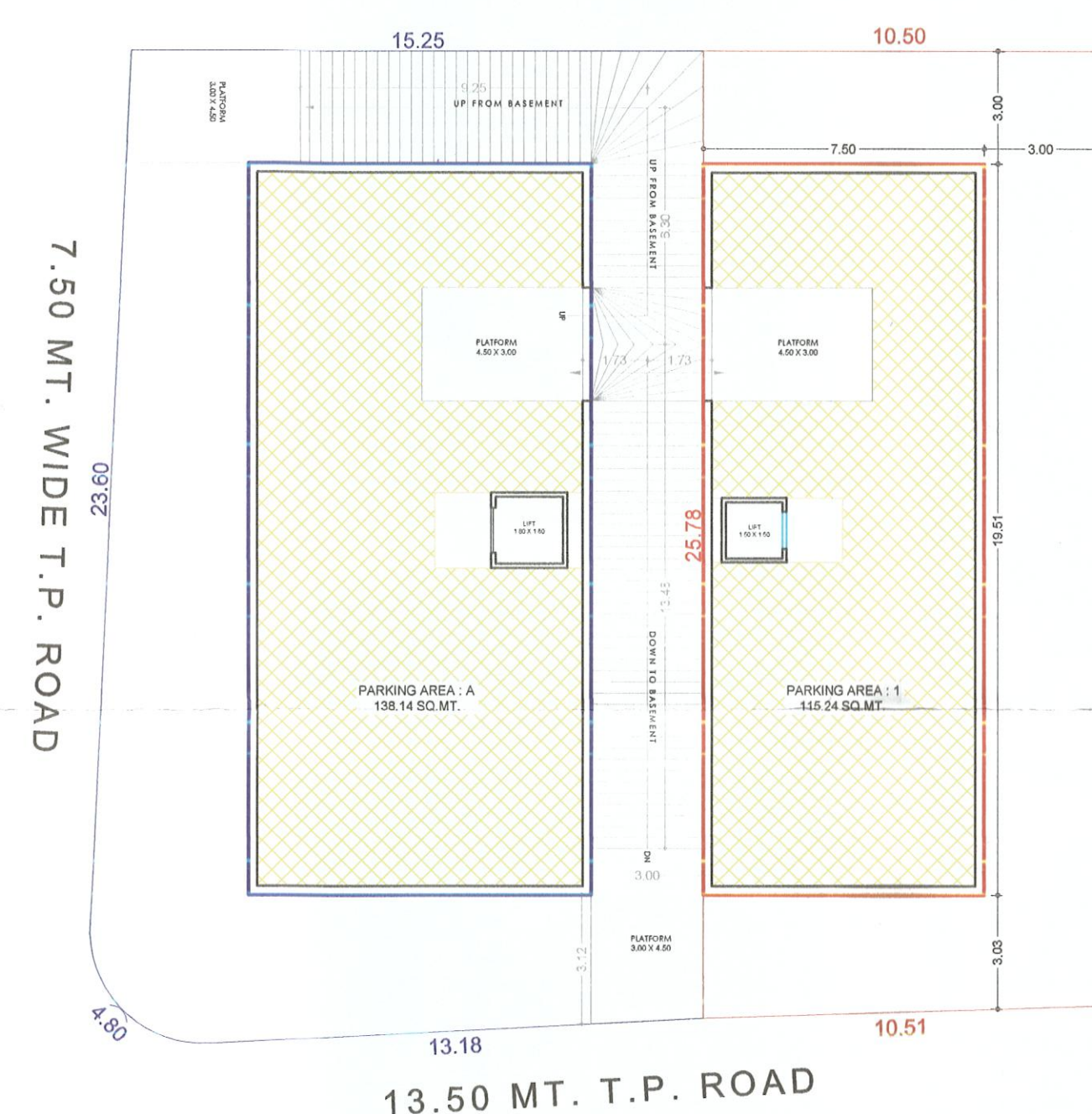
PROP. EXTN. 1ST & 2TH FLOOR PLAN
BUILT UP AREA : 154.09 SQ.MT
F.S.I. AREA : 135.20 SQ.MT.



PROP. EXTN. 3RD TO 4TH FLOOR PLAN
BUILT UP AREA : 137.72 SQ.MT
F.S.I. AREA : 116.84 SQ.MT.



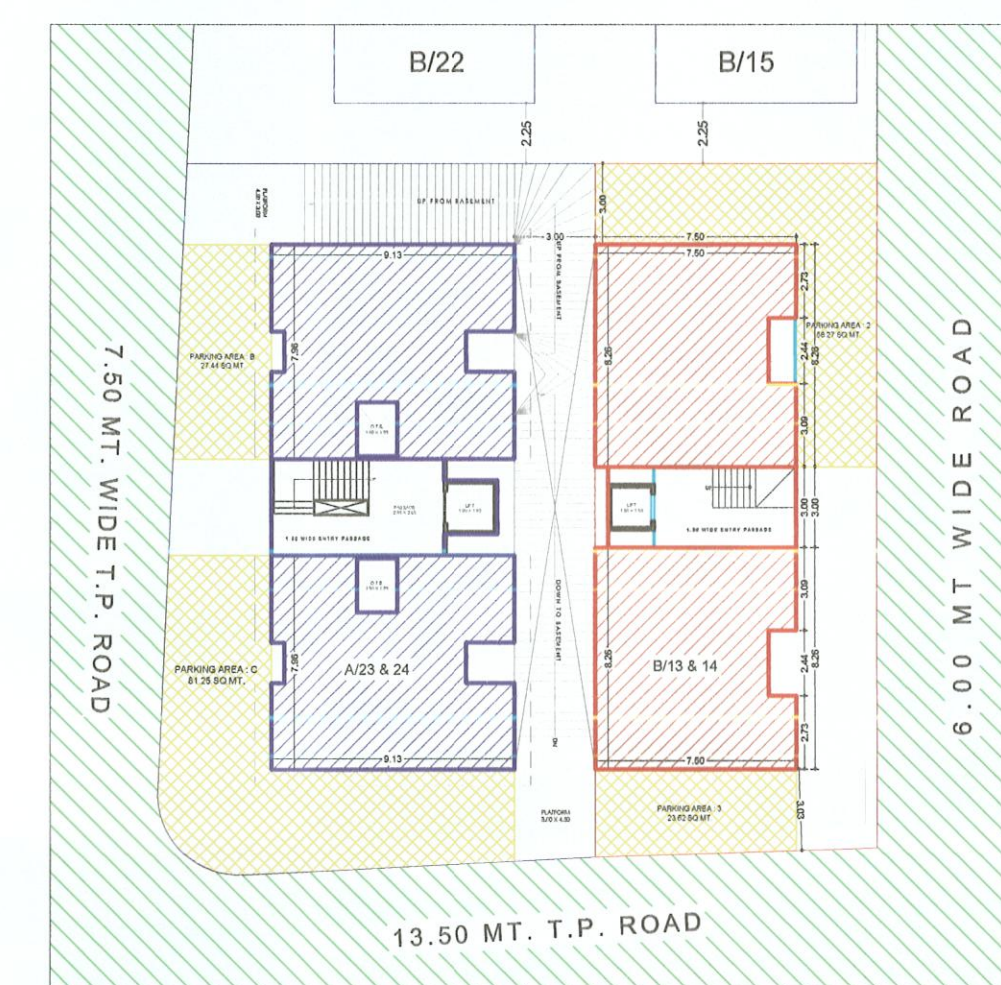
PROP. EXTN. 5TH FLOOR PLAN
BUILT UP AREA : 137.72 SQ.MT
F.S.I. AREA : 116.84 SQ.MT.



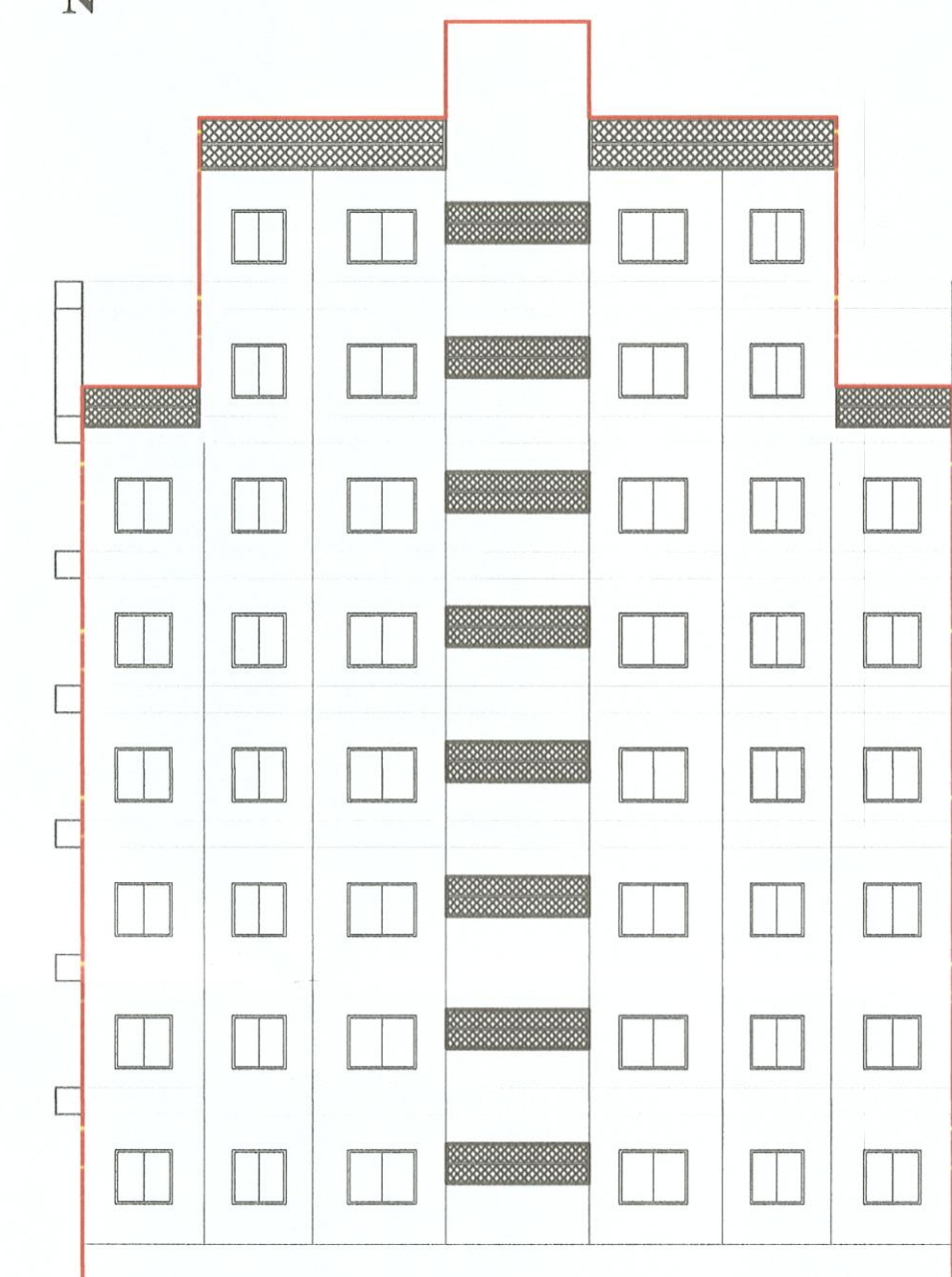
BASEMENT FLOOR PLAN
BUILT UP AREA : 146.36 SQ.MT.
PARKING AREA : 115.24 SQ.MT.



GROUND FLOOR PLAN
BUILT UP AREA : 137.72 SQ.MT.
F.S.I. AREA : 116.84 SQ.MT.
PARKING AREA : 113.62 SQ.MT.



LAY - OUT PLAN
SCALE: 1cm. = 4.0mt.



FRONT SIDE ELEVATION



SECTION

PARKING STATEMENT	
PARKING AREA (1) :	115.24 SQ.MT
PARKING AREA (2) :	056.27 SQ.MT
PARKING AREA (3) :	023.62 SQ.MT
TOTAL PARKING AREA :	195.13 SQ.MT

PROPOSED P.V. CALCULATION	
PERMI. F.S.I. = P * X 1.80 X LAND	
142.50 * 4420.50 X 1.80 X 4287.00	
	639.13 SQ.MT
PERMI. F.S.I. = P * X 2.70 X LAND	
142.50 * 4420.50 X 2.70 X 4287.00	
	958.69 SQ.MT

PRIMUM FSI CALCULATION	
PERMI FSI :	639.13 SQ.MT
PREMI FSI :	958.69 SQ.MT
CONS. PRIMUM FSI :	319.56 SQ.MT

UNIT NO	CARPET AREA
1	55.61
2	55.61
101	63.1
102	63.1
201	63.1
202	63.1
301	55.61
302	55.61
401	55.61
402	55.61
501	55.61
502	55.61

FORM No: 3 (See Regulation No: 3.2(ix))

A. AREA STATEMENT	SQ. MTS.	I. LIST OF DRAWING ATTACHED	
1. Area of land Plot/Property as per record	4287.00	Sr. No.	Description
or as per sight condition	4287.00		Copies
2. Deduction for:	-		
(a) Proposed road Excess land -----	-		
(b) any reservation (NALIYA SET BACK)	-		
3. Net area of Plot	4287.00		
4. Common Plot	-		
5. Balance area of Plot (OWNERS PLOT)	-		
6. Permi. B. Area (owners plot) (40%)	-		
7. PERMI. F.S.I. 1.60	-		

II. REFERENCE	III. DESCRIPTION OF PROPERTY & PROPOSED DEVELOPMENT WORK
8. Existing Built up Area	
(i) Ground Floor (B-13&14)	142.50
Ground Floor	-
First Floor	-
TOTAL EXISTING BUILT UP AREA	1720.50

9. Proposed Built up Area	10. GRAND TOTAL OF B.A. ON G.F.
(i) Ground Floor (Main structure)	142.50
(ii) Out house / Garage	-
11. Proposed floor space Area	
Basement Floor	146.36
Ground Floor	137.72
First Floor	154.09
Second Floor	154.09
Third Floor	137.72
Fourth Floor	137.72
Fifth Floor	137.72
Six Floor	123.78
Seven Floor	123.78
S.C	20.10
TOTAL	1273.08

13. GRAND TOTAL OF FLOOR SPACE AREA	14. Total F.S.I. Consumed	IV. North Line	Scale	Date
955.56	2.70-2.69			
B. PARKING STATEMENT	Sq. Mts.			
Total Maximum Possible Floor space area	191.11			
Residential (20%)	191.11			
Commercial (30%)	-			
Industrial (10%)	-			
Total Provided Parking space	79.89			
Residential	115.24			
Commercial	-			
Industrial	-			

V. CERTIFICATE	VI. SIGNATURE
Existing structure and adjoining property is seen by me and necessary precautions will be taken for smooth working without any defect to existing work. Manhole connection is possible and is verified by me.	
ii) Certified that the plot under reference was served by me on, and the dimensions of sides etc. of plot stated on are as measured on site and are so worked out tallies with the area stated in the documents of ownership / T. P. record / property card or 7.12 record	
Owner / Builder / Organiser / Developer or Authorised Agent of Owner	

PROPOSED WORK	
EXIST. WORK	
ROAD	
PARKING	
PLOT BOUNDARY	
COMMON PLOT	

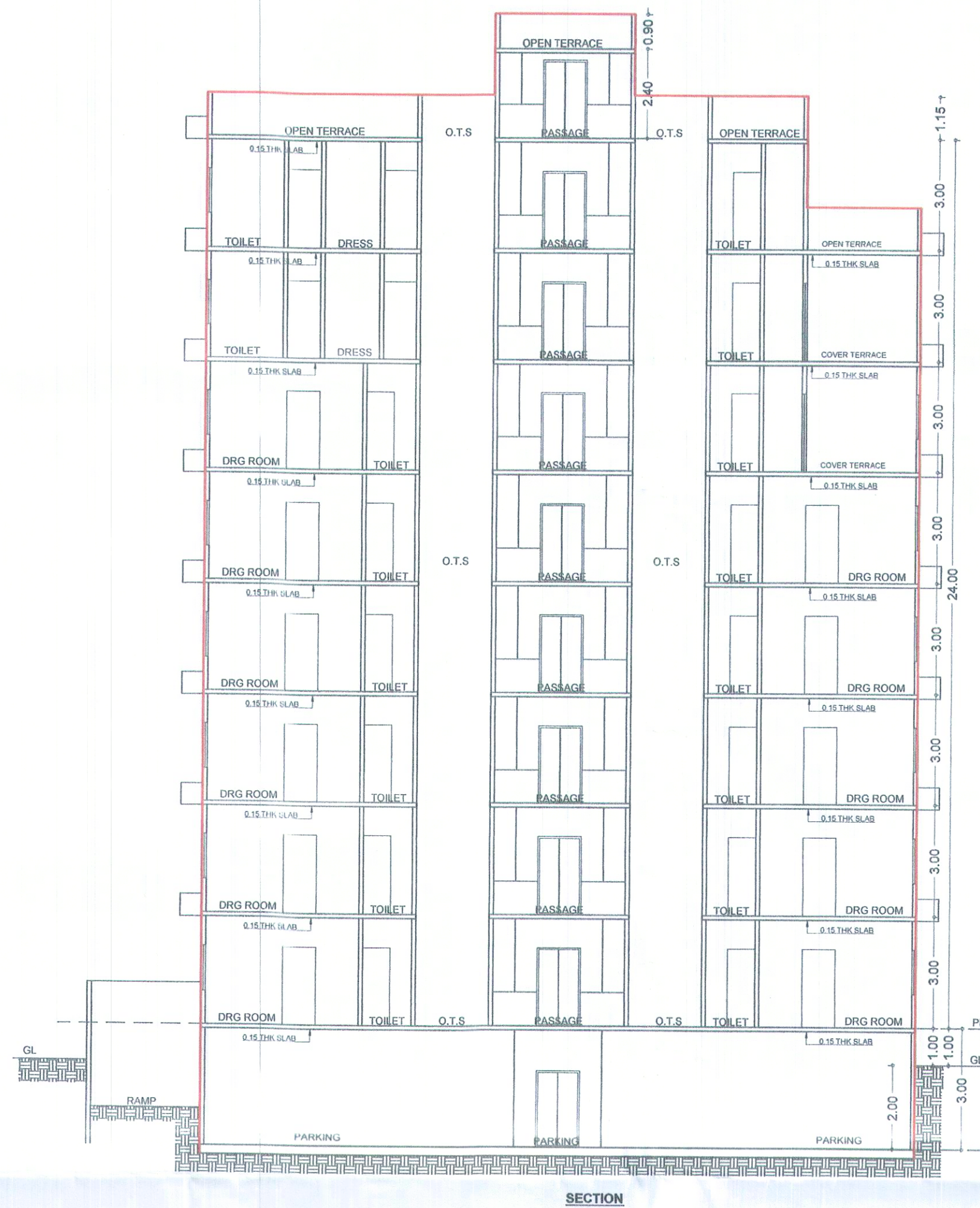
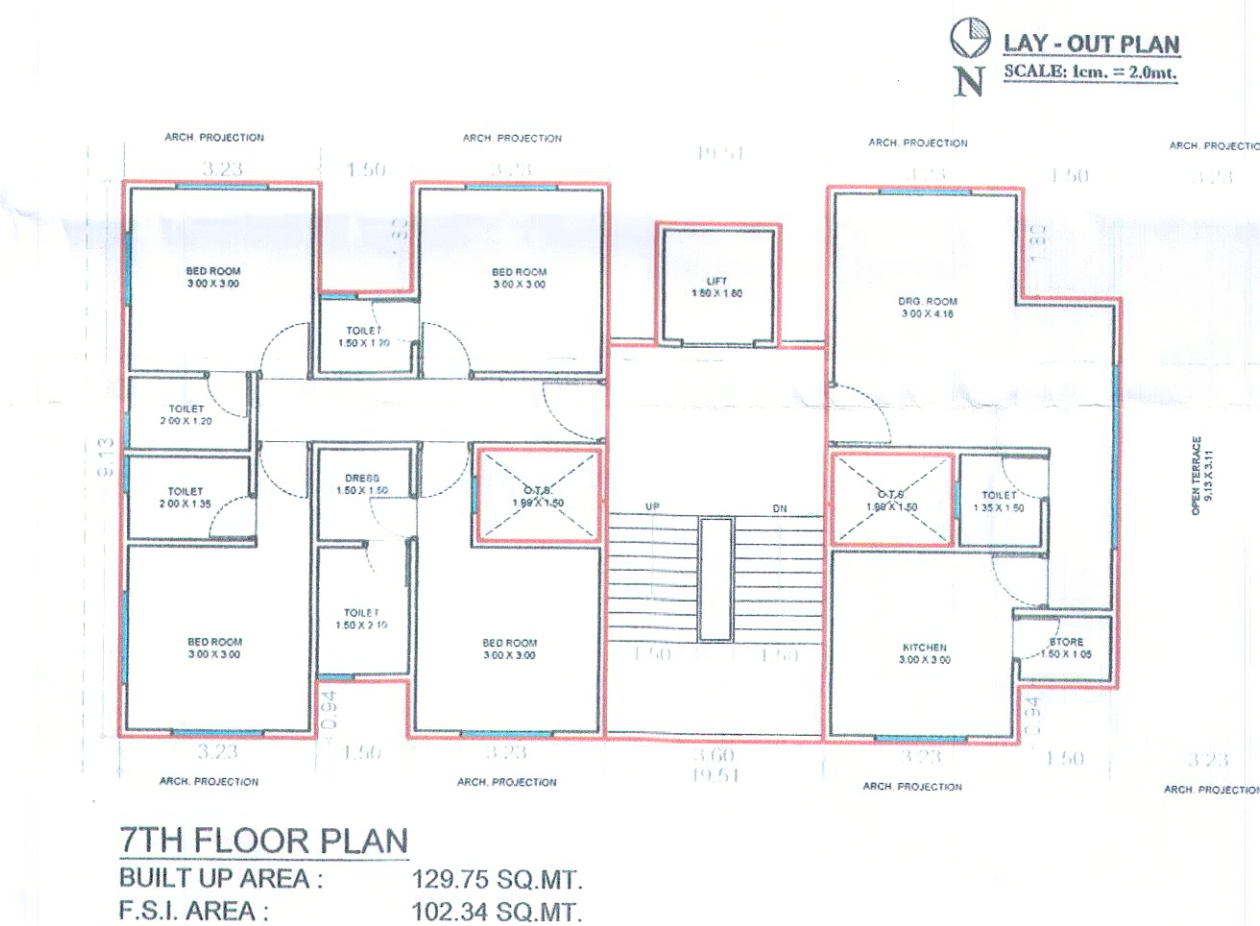
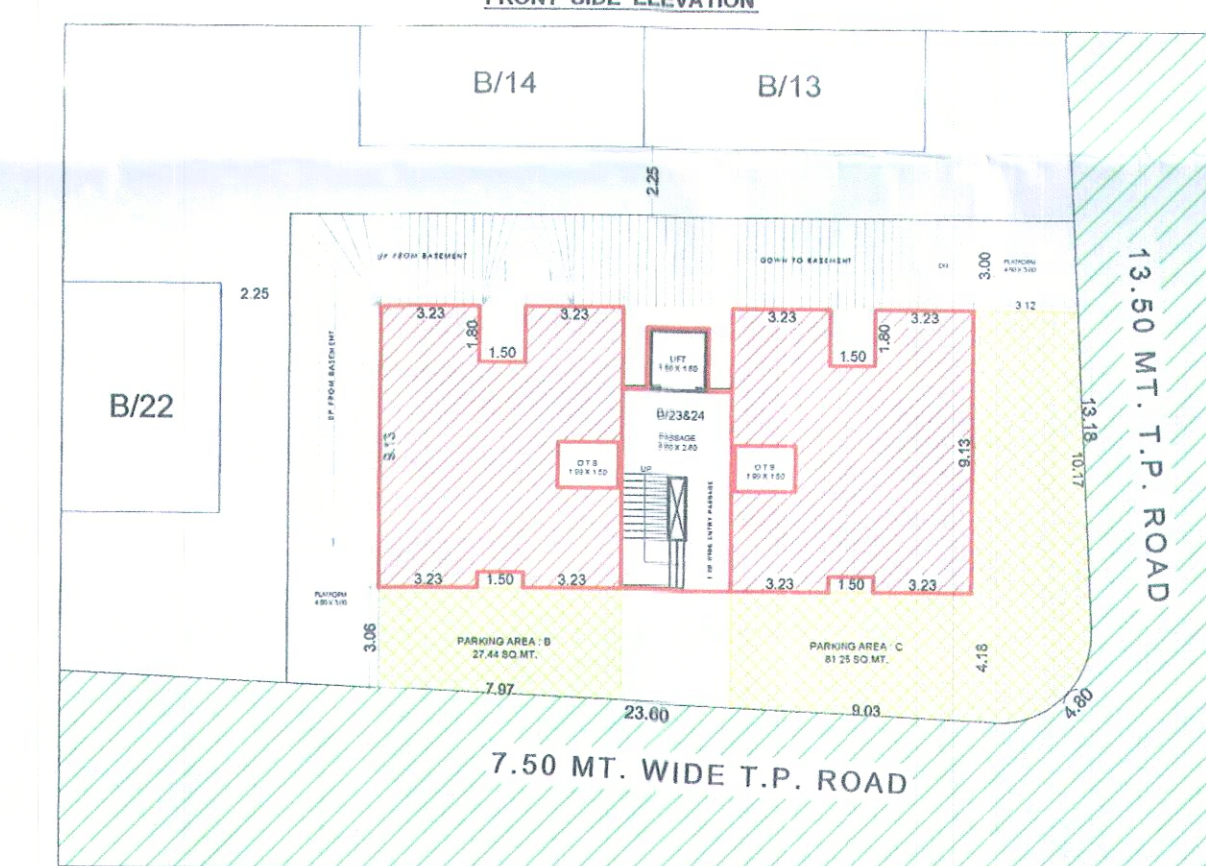
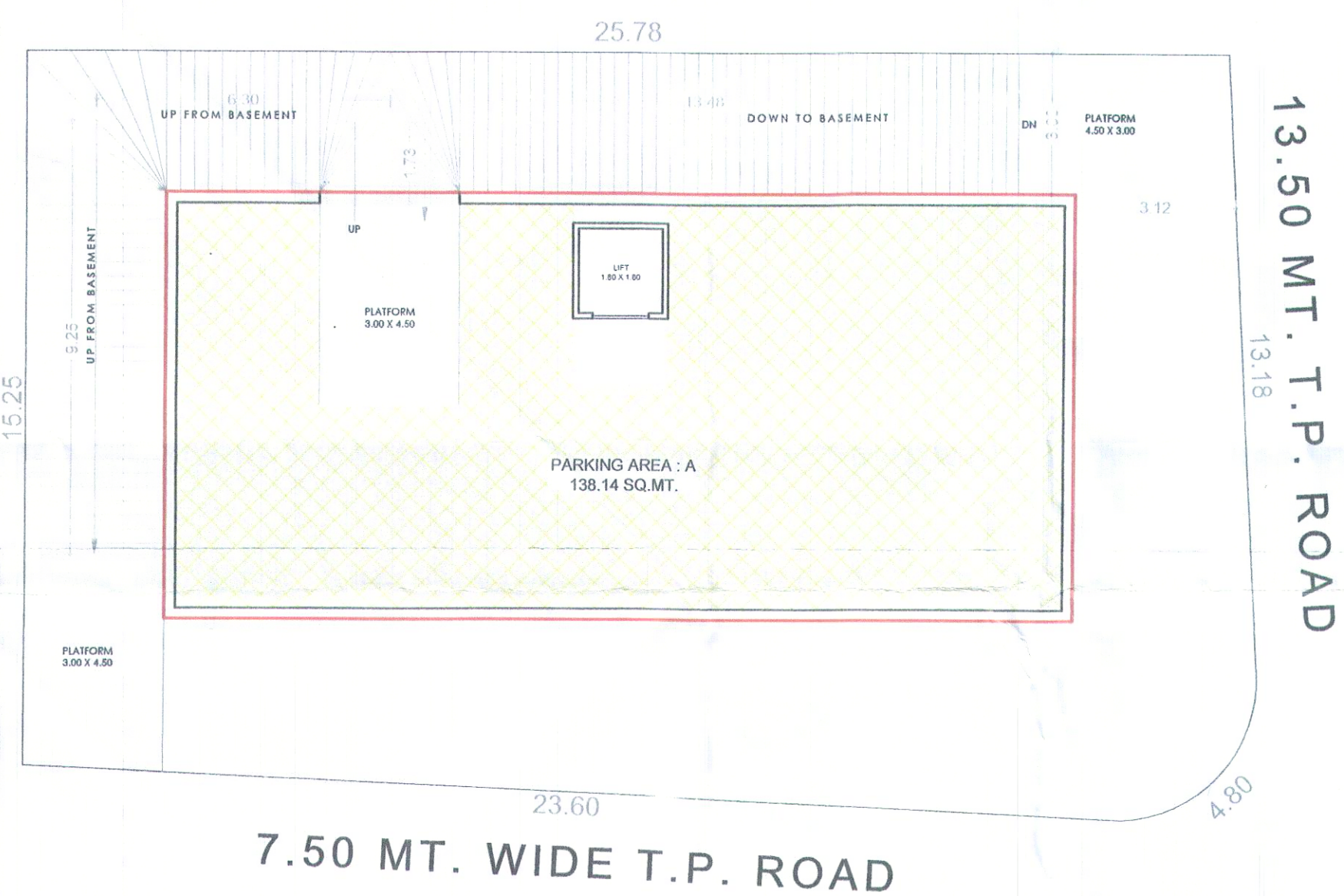
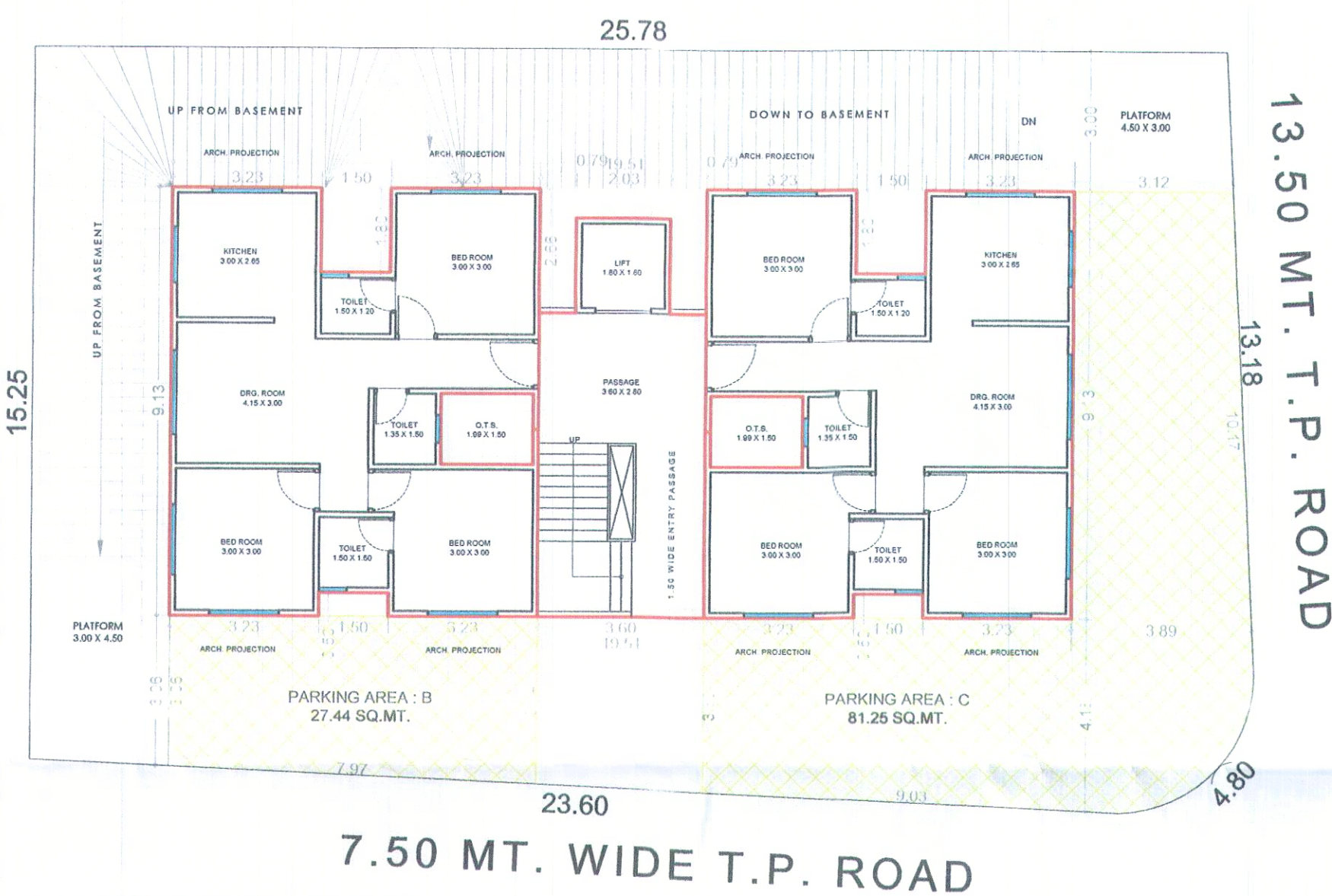
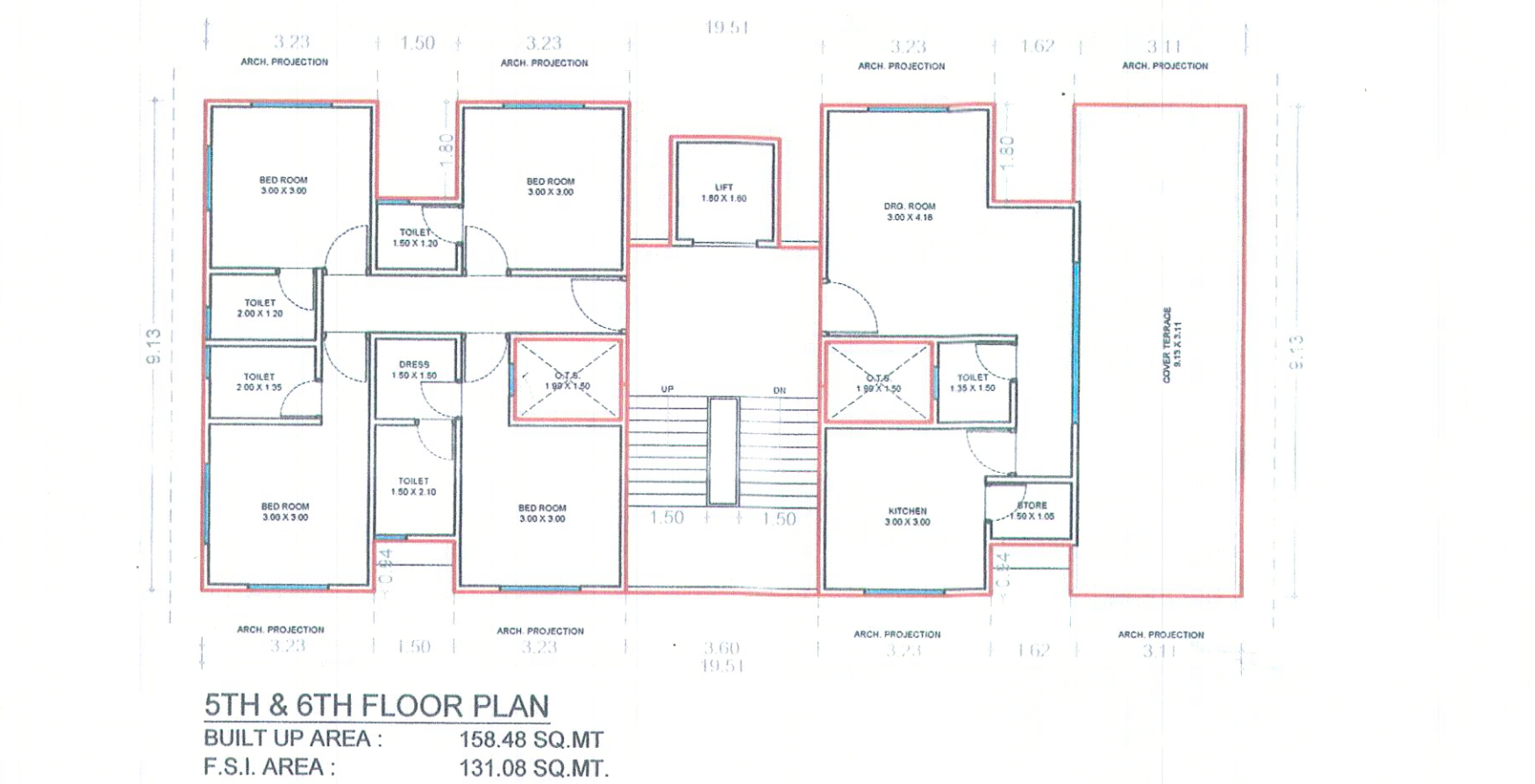
SIGNATURE	

Owner / Builder / Organiser / Developer or Authorised Agent of Owner	
--	--

PROPOSED EXTN. LAYOUT AND BUILDING PLAN IN BLOCK NO : A/23, A/24, B/13 & B/14, VINOD VATIKA SOCIETY R.S.NO : 34, 35/1 & 35/2, F.P. NO : 177, T.P. NO : 18, AT VILLAGE : MANJALPUR, VADODARA

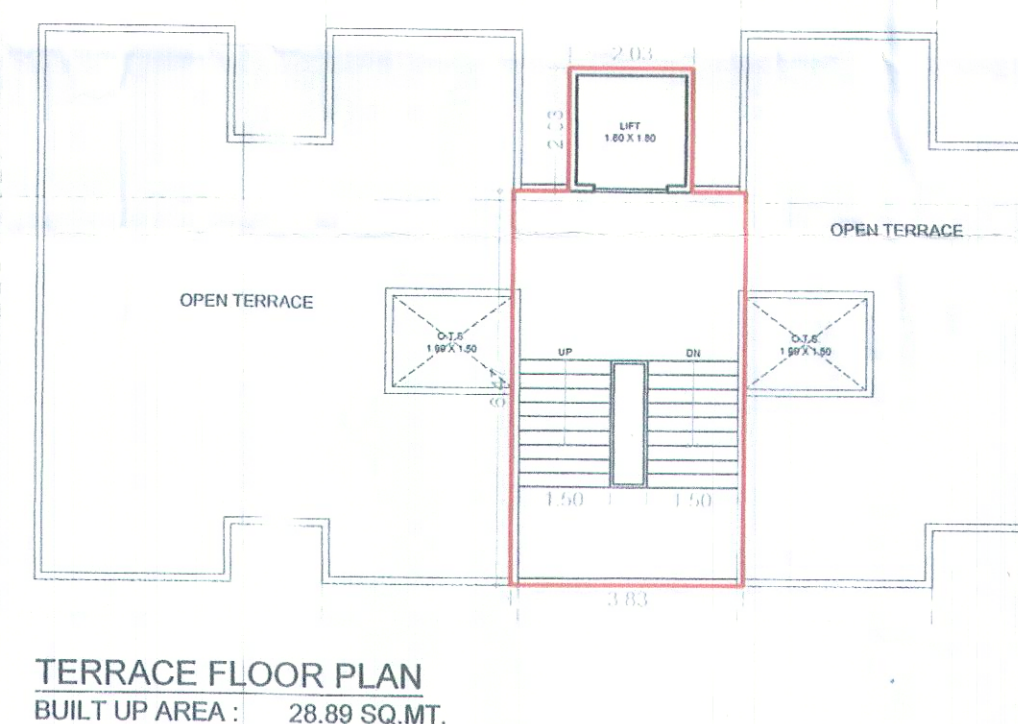
SCALE: 1:100
DATE: 25-02-21
DRN. BY: NIL
Ph. No : 2390760

KHUSHBOO REALTY
PROPRIETOR



PROPOSED PLY CALCULATION
PERMI. F.S.I. = $P \times \text{X} \times \text{X}$ LAND
 $153.00 \times 1.80 \times 1.80 \times 4287.00$
686.22 SQ.MT
PERMI. F.S.I. = $P \times \text{X} \times \text{X}$ LAND
 $153.00 \times 2.70 \times 2.70 \times 4287.00$
1029.33 SQ.MT

PRIMUM FSI CALCULATION
PERMI FSI : 686.22 SQ.MT
PREMI FSI : 1026.40 SQ.MT
CONS. PRIMUM FSI : 340.18 SQ.MT
PARKING STATEMENT
PARKING AREA (A) : 138.14 SQ.MT
PARKING AREA (B) : 107.44 SQ.MT
PARKING AREA (C) : 081.25 SQ.MT
TOTAL PARKING AREA : 246.83 SQ.MT



Approved Subject to Condition laid
Down in Building Permission.
Ward No. : 34
Order No. : SHB-34/20-22
Date : 20.11.22
Dy. Town Development
Vadodera Mahanagar palika

FORM No: 3
(See Regulation No: 3.2(ix))

A. AREA STATEMENT			SQ. MTS.	L. LIST OF DRAWING ATTACHED		
1. Area of land Plot/Property as per record		4287.00	Sr. No.	Description	Copies	
or as per sight condition		4287.00				
2. Deduction for:		-				
(a) Proposed road Excess land -----		-				
(b) any reservation (NALIYA SET BACK)		-				
3. Net area of Plot		4287.00				
4. Common Plot		-				
5. Balance area of Plot (OWNERS PLOT)		-				
6. Permi. B. Area (owners plot) (40%)		-				
7. PERMI. F.S.I. 1.60		-				
			II. REFERENCE			
8. Existing Built up Area			III. DESCRIPTION OF PROPERTY & PROPOSED DEVELOPMENT WORK			
(i) Ground Floor (A-23&24)		153.00				
Ground Floor		-				
First Floor		-				
TOTAL EXISTING BUILT UP AREA						
9. Proposed Built up Area						
(i) Ground Floor (Main structure)		153.00				
(ii) Out house / Garage		-				
10. GRAND TOTAL OF B. AREA ON G.F.			445.54			
11. Proposed floor space Area		B.A.	F.S.I			
Basement Floor		178.79	PARKL.			
Ground Floor		159.80	132.38			
First Floor		159.80	132.38			
Second Floor		159.80	132.38			
Third Floor		159.80	132.38			
Fourth Floor		159.80	132.38			
Fifth Floor		158.48	131.08			
Six Floor		158.48	131.08			
Seven Floor		129.75	102.34			
S.C		28.89	0.00			
TOTAL		1453.39	1026.40			
			STAMPS & SIGNATURE OF APPROVAL			
13. GRAND TOTAL OF FLOOR SPACE AREA			1026.40			
14. Total F.S.I. Consumed			2.70-2.69			
B. PARKING STATEMENT			Sq. Mts.			
Total Maximum Possible Floor space area		Total Require Parking space	Reserved for Car 50%			
Residential 1026.40		(20%) 205.28	-			
Commercial -		(30%) -	-			
		(10%) -	-			
			IV. North Line			
			Scale			
			Date			
			AS PER DETAIL			
			V. CERTIFICATE			
Total Provided Parking space		Provided on Ground Level	Provided on Other Level	Total Sq. Mts.		
Residential		108.69	138.14	246.83		
Commercial		-	-	-		
Industrial		-	-	-		

☐ PROPOSED WORK
☐ EXIST. WORK
☐ ROAD ☐ PLOT BOUNDARY
☐ PARKING ☐ COMMON PLOT

i) Existing structure and adjoining property is seen by me and necessary precautions will be taken for smooth working without any defect to existing work. Manhole connection is possible and is verified by me.
ii) Certified that the plot under reference was served by me on _____ and the dimensions of sides etc. of plot stated on are as measured on site and are so worked out tallies with the area stated in the documents of ownership / T. P. record / property card or 7.12 record

VI. SIGNATURE

SIGNATURE

[Signature]

Owner / Builder / Organiser / Developer
or Authorised Agent of Owner

PROPOSED LAYOUT AND BUILDING PLAN IN BLOCK NO : A/23&24, VINOD VATIKA SOCIETY
R.S.NO : 34, 35/1 & 35/2, F.P. NO : 177, T.P. NO : 18, AT VILLAGE : MANJALPUR, VADODARA

SCALE : 1:100
DATE : 16-01-21
DRN. BY :
VIKAS

[Signature]
RANJIT H. SOJITRA
V.M.S.S. Reg. No. EOR 150/19-24
L-1/11, 2nd Floor, National Flats,
Above Jalaram Lassi, Ellora park,
Vadodara - 390 007
Ph. No : 2390780

PATEL ASSOCIATES
L1/11 NATION FLATS,
ABOVE JALARAM LASSI
SUBHANPURA ROAD,
VADODARA
(M) 76 93 93 225 9 9
patelarc.asso@gmail.com / patelarc_asso@yahoo.co.in



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

Certificate No. : IN-GJ41739826714429T
Certificate Issued Date : 10-Apr-2021 12:45 PM
Account Reference : IMPACC (SV)/ gj13141104/ BARODA/ GJ-BA
Unique Doc. Reference : SUBIN-GJGJ1314110419450309870199T
Purchased by : KAILASHBHAI
Description of Document : Article 18 Certificate or Other Document
Description : AFFIDAVIT
Consideration Price (Rs.) : 0
(Zero)
First Party : KHUSHBOO REALTY
Second Party : Not Applicable
Stamp Duty Paid By : KHUSHBOO REALTY
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)

Regd. No.: 320

Date: 23-04-2021



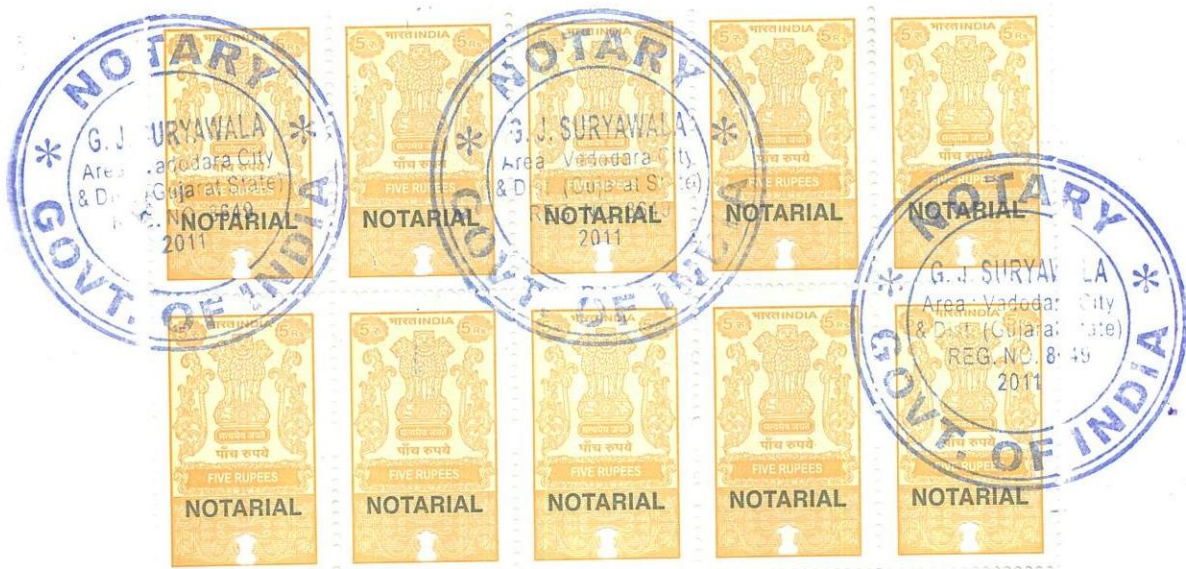
LB 0020971662



Statutory Alert:

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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.

5400



Warning

"The contents of this certificate can be verified and authenticated world-wide by any members of the public at www.shcilestamp.com or at any Authorised collection center address displayed at www.shcilestamp.com free of cost."

"Any alteration to this certificate renders it invalid. Use of an altered certificate without all the security features could constitute a criminal offence."

"This document contains security features like coloured background with Lacey Geometric Flexible patterns and Subtle Logo images, Complex ornamental design borders, Anti - copy text, the appearance of micro printing, artificial watermarks and other Overt and Covert features."

AFFIDAVIT

Affidavit cum declaration of **Mr DEEP BHARAT MAJMUNDAR** authorized signatory of Khushboo Realty for project Hiya Homes situated at Plot no 13/B, 14/B, 23/A, 24/A, Vinod Vatika Society, Near Jain Temple, Manjalpur, Vadodara -390011.

I **Mr DEEP BHARAT MAJMUNDAR** promoter of the proposed project **HIYA HOMES** duly authorized by the promoter of **Khushboo Realty Project Hiya Homes** do hereby solemnly declare, undertake and state as under:

In the submitted Plans (approved by competent authority) are not Showing RERA Carpet area. But the form - 3 submitted by me as prepared by chartered accountant Mr Viren Gandhi is showing RERA Carpet area, which is true & correct according to my best knowledge.

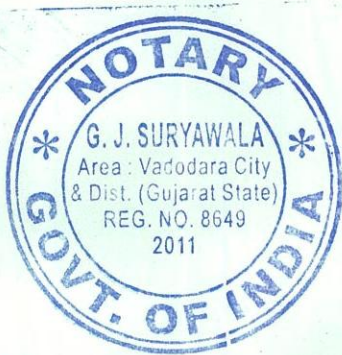
I am aware that from 31/08/2019 it is mandatory to pay RERA registration fees as per carpet area vide notificationno - GH/V/116 of 2019/RAR-102018-1005-L dated 31/08/2019. If any shortfall remains in fees as per form - 3 carpet area calculation, I/We are bound to pay the same.

Promoter

KHUSHBOO REALTY

PROPRIETOR

Mr DEEP BHARAT MAJMUNDAR
Proprietor Khushboo Realty
Project Hiya Homes



Solemnly Affirmed/Declared
Sworn Before me by DEEP MAJMUNDAR

G. J. SURYAWALA
NOTARY (Govt. of India)

23-04-2021

Document is notaries under
The Notaries Act 1952 and
Notary is not responsible for
the contents of this document

MY COMMISSION EXPIRES ON Dt. 02/10/2021
G. J. SURYAWALA
NOTARY (Govt. of India)
Dist. VADODARA (INDIA)

**KHUSHBOO REALTY PROJECT HIYA HOMES
CARPET AREA OF PROJECT - HIYA HOMES**

Sr. No.	BLOCK TYPE	FLAT NO.	USAGE	CARPET AREA	AREA OF EXCLUSIVE BALCONY
1	FLAT	101	Residential	64.77	0
2	FLAT	102	Residential	64.77	0
3	FLAT	103	Residential	55.61	0
4	FLAT	104	Residential	55.61	0
5	FLAT	201	Residential	64.77	0
6	FLAT	202	Residential	64.77	0
7	FLAT	203	Residential	63.1	0
8	FLAT	204	Residential	63.1	0
9	FLAT	301	Residential	64.77	0
10	FLAT	302	Residential	64.77	0
11	FLAT	303	Residential	55.61	0
12	FLAT	304	Residential	55.61	0
13	FLAT	401	Residential	64.77	0
14	FLAT	402	Residential	64.77	0
15	FLAT	403	Residential	55.61	0
16	FLAT	404	Residential	55.61	0
17	FLAT	501	Residential	64.77	0
18	FLAT	502	Residential	64.77	0
19	FLAT	503	Residential	55.61	0
20	FLAT	504	Residential	55.61	0
21	FLAT	601	Residential	64.77	0
22	FLAT	602	Residential	64.77	0
23	FLAT	603	Residential	55.61	0
24	FLAT	604	Residential	55.61	0
25	FLAT	701	Residential	100.64	28.72
26	FLAT	702	Residential	100.64	10.58
27	FLAT	703	Residential	100.64	10.58
28	FLAT	801	Residential	100.64	28.72
TOTAL				1862.1	78.6

R. H. SOJITRA

M.S. LIC NO. ER-150

E-1/11, 2nd Floor, National Flats,

Adove Jalaram Lachi, Ellora Park,

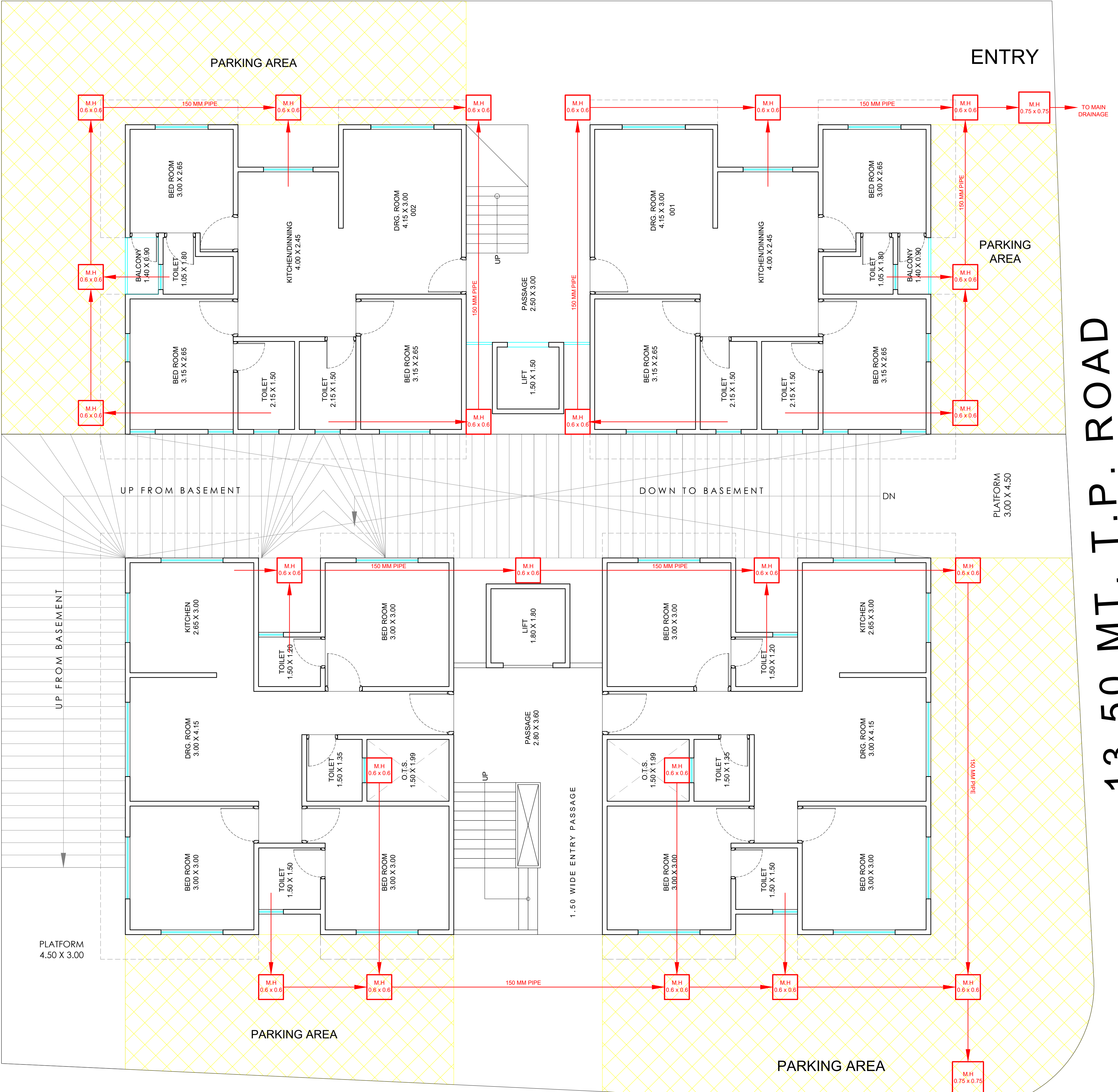
Yadodara- 390 007

Mo. 2390760.

KHUSHBOO REALTY

PROPRIETOR

6.00 MT WIDE ROAD



7.50 MT. WIDE T.P. ROAD

13.50 MT. T.P. ROAD

PROPOSED DRAINAGE LAYOUT FOR HIYA HOMES



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Gujarat

Certificate of Stamp Duty

Regd. No.: 319

Date: 23-04-2021

Certificate No. : IN-GJ41736711326153T

Certificate Issued Date : 10-Apr-2021 12:35 PM

Account Reference : IMPACC (SV)/ gj13141104/ BARODA/ GJ-BA

Unique Doc. Reference : SUBIN-GJGJ1314110419443976375943T

Purchased by : KALPESHBHAI

Description of Document : Article 18 Certificate or Other Document

Description : AFFIDAVIT

Consideration Price (Rs.) : 0
(Zero)

First Party : KHUSHBOO REALTY

Second Party : Not Applicable

Stamp Duty Paid By : KHUSHBOO REALTY

Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



LB 0020971658

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Statutory Alert:

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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.

Drainage
314



Affidavit cum Declaration

Affidavit cum declaration of **MR DEEP BHARAT MAJMUNDAR** authorized signatory of Khushboo Realty for project Hiya Homes situated at Plot no 13/B, 14/B, 23/A, 24/A, Vinod Vatika Society, Near Jain Temple, Manjalpur, Vadodara -390011.

I **MR DEEP BHARAT MAJMUNDAR** promoter of the proposed project **HIYA HOMES** duly authorized by the promoter of **Khushboo Realty - Project Hiya Homes** do hereby solemnly declare, undertake and state as under:

I/We submitted and got approval of our plan/layout in which drainage layout and sewerage disposal system is shown as per GDCR/NBC. I/We hereby undertake that till the drainage connectivity is not provided by the concern authority, septic tank and soak well would be provided in accordance with (IS-2470). The provision of disposal of drainage would be as per rule 23.10.1 of new GDCR-2017.

* I/We further undertake that I/We will take building use permission from planning authority after providing construction/executing drainage and sewerage disposal system as per GDCR/NBC. A copy of same will be submitted to Gujarat RERA thereafter, for their record.

We also undertake to maintain the same in good working order till the maintenance is handed over to the service society of the allottees.

I/We understand that the entire responsibility for the same will be that of promoter/Architect/Engineer/Site Supervisor/Land Owner.

KHUSHBOO REALTY


PROPRIETOR

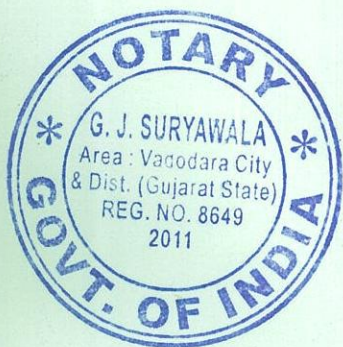
MR DEEP BHARAT MAJMUNDAR

Proprietor

Khushboo Realty Project Hiya Homes



MY COMMISSION EXPIRES ON Dt. 02/10/2021
G. J. SURYAWALA
NOTARY (Govt. of India)
Dist. VADODARA (INDIA)



Solemnly Affirmed/Declared
Sworn Before me by **DEEP P. MAJMUNDAR**


G. J. SURYAWALA
NOTARY (Govt. of India)

23-04-2021

Document is notaries
The Notaries Act 19
Notary is not respo
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F.S.I CALCULATIONS FOR HIYA HOMES

TOTAL PLOT AREA OF VINOD VATIKA SOCIETY (LAND)	=				4287.00	SQ. METERS
APPROVED GF COVERAGE AS PER SOCIETY APPROVAL (Y)	40%				1720.50	SQ. METERS
PLOT NUMBER	23/A	24/A	13/B	14/B	TOTAL	
AREA UNDER DEVELOPMENT AS PER REG. SALE DEED	431.00		147.02	127.00	705.02	SQ. METERS
APPROVED PLINTH AREA AS PER SOCIETY PLAN (P)	76.50	76.50	71.25	71.25	295.5	SQ. METERS
F.S.I FORMULA	(P / Y) x F.S.I x LAND					
	P	Y	F.S.I	LAND	TOTAL	
BASIC PERMISSIBLE F.S.I	295.50	1720.50	1.80	4287.50	1325.50	SQ. METERS
PREMIUM F.S.I	295.50	1720.50	0.90	4287.50	662.67	SQ. METERS
TOTAL AVAILABLE F.S.I	295.50	1720.50	2.70	4287.50	1988.02	SQ. METERS
APPROVALS	ORIGINAL RAJA CHITTHI DATED 20/01/2021		EXTENSION RAJA CHITTHI DATED 15/03/2021		TOTAL	
BASIC PERMISSIBLE FSI	686.22		639.13		1325.35	SQ. METERS
PREMIUM FSI	343.11		319.56		662.67	SQ. METERS
TOTAL AVAILABLE FSI	1029.33		958.69		1988.02	SQ. METERS
FSI CONSUMED	1026.40		955.56		1981.96	SQ. METERS
COVERED AREA	159.80		137.72		297.52	SQ. METERS
OPEN AREA	271.20		136.30		407.50	SQ. METERS
TOTAL PARKING	252.84		195.13		447.97	SQ. METERS
COVERED PARKING	144.15		115.24		259.39	SQ. METERS
OPEN PARKING	108.69		79.89		188.58	SQ. METERS