

30/12/2022

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- EMIRATES HILLS VILLAS

1. TP Inquiry; Land Area Clarification :

Particulars	Area in Sq. Mtr.
LAND AREA AS PER LAYOUT PLAN	5067.16
Less : Open Plot areas (PLOT -19 to 22) (122.12+122.15+123.97+123.97)	492.21
Less : proportionate share in common plot (506.70*492.21/5067.16)	49.22
Less : proportionate share in Road and open space (1834.02*492.21/5067.16)	178.15
LAND AREA FOR EMIRATES HILLS VILLAS	4347.58

2. Finance Inquiry; Land Cost Clarifications.

Land Cost for the EMIRATES HILLS VILLAS is taken proportionately on the basis of land area (sq.mtr) which is shown as under

RSN-108 & 110, CSN-1029 & 1030, FP-79, OP-70, TP-21, AKOTA-TANDALJA, VADODARA	Land area (Sq.mtr)
Total Land Area as per sale deed & layout plan	5067.16
Total Land area for EMIRATES HILLS VILLAS under RERA Reg.	4347.58
Proportionate Land cost of EMIRATES HILLS VILLAS as per sale deed (Rs. 13,18,08,000*4347.58/5067.16= 11,30,90,138)	11,30,90,138/- (As mentioned in form-3)
Proportionate Stamp duty + Registration fees Expense (Rs. 77,78,680*4347.58/5067.16= 66,74,041)	66,74,041/- (As mentioned in form3)
Total Land Cost for EMIRATES HILLS VILLAS	11,97,64,179/- (As mentioned in form3)

I hope the above clarifications serve your purpose.

Thanking you.

NOBLE ENTERPRISE

Imalika
Partners