

**Project Report For 'THE CREST' Project
(Under Construction)**

Address of Property:

**'THE CREST' Project(Under Constructio Project), Located
Opp. Bobby's Hotel, B/h. Shantusha Lawns, Gangapur Road,
On Plot No.09, Survey No. 30/2 of Anandwali Shiwar, Nashik.**

Name of Owners/

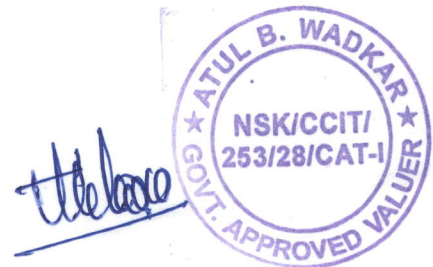
Mr. Narendra Hiranman Pawar.

Builders :



DATE OF VALUATION : 07/08/2021

Nashik



**Er. ATUL WADKAR.
APPROVED VALUER**

- [Chartered Engineer](#)
- [Consulting Engineer](#)
- [Govt. Approved Valuer](#)

ATUL B. WADKAR

B.E. (Civil), A.M.I.E., A.I.V., C.E.,
Office : 404, Ishwar Pratik Apartment,,
Near Spring Valley, Tapovan Road,
Nashik-422011 **Mob.:** 9422604011
Email id : atulwadkar1@rediffmail.com

Ref: SBI/Pro./20-21/49

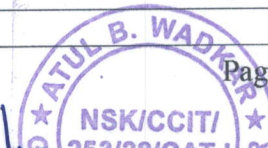
Date: - 07/08/2021

VALUATION REPORT OF IMMOVABLE PROPERTY

Name & Address of Branch : CM, BRT, SBI, SATPUR, Nashik.

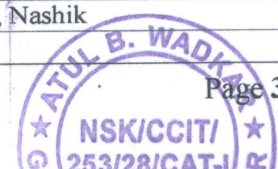
Name of Customer(s)/Borrowal unit : Mr. Narendra Hiranman Pawar.
(for which valuation report is sought)

1. Introduction	
a	Name of the Property owner (with address & phone nos.) Mr. Narendra Hiranman Pawar.
b	Purpose of Valuation For Project tie up /Approval Purpose
c	Date of Inspection of Property 07/08/2021
d	Date of Valuation Report 07/08/2021
2. Physical Characteristics of the Property	
a	Location of the Property. Located Opp. Bobby's Hotel, B/h. Shantusha Lawns, Gangapur Road,
i	Nearby Landmark Located Opp. Bobby's Hotel, B/h. Shantusha Lawns, Gangapur Road,
ii	Postal Address of the Property 'THE CREST' Project(Under Constructio Project), Located Opp. Bobby's Hotel, B/h. Shantusha Lawns, Gangapur Road, On Plot No.09, Survey No. 60/2 of Anandwali Shiwar, Nashik.
iii	Area of the plot/land (supported by a plan) 1500.00 Sq.Mt.
iv	Type of Land: Solid, Rocky, Marsh land, reclaimed land, Water-logged, Land locked. Solid, leveled,
v	Independent access/approach to the property etc Yes, Independent access
vi	Google Map Location of the Property with a neighborhood layout map Yes, Enclosed with the report.
vii	Details of roads abutting the property Road abutting on West side.
viii	Description of adjoining property Nearby area is developed Residential areas.
ix	Plot No. Survey No. Plot No.09, Survey No. 60/2 of Anandwali Shiwar, Nashik.
x	Ward/Village/Taluka Anandwali Shiwar
Xi	Sub-Registry/Block Nashik
Xii	District Nashik.
xiii	Any other aspect No
b	Plinth Area, Carpet Area, and saleable are to be mentioned separately & clarified Sheet Attached.
c Boundries of the Plot As per Copy of Building Plan Provided.	
	East Adj. Survey No.59.
	West 12.00Mtr. wide Road.
	South Adj. Plot No.-10
	Nouth Adj. Plot No.-08
d	Matching of Boundaries. Yes



3. Town Planning parameters		
A		
1	Master Plan provisions related to property in terms of land use	Residential Zone
2	FAR- Floor Area Rise/FSI- Floor Space Index permitted & consumed	As per Plan Approved by Nashik Municipal Corporation vide letter No.- <u>LND/BP/A1/BP/79, Dtd. 16/10/2020.</u> Permissible FSI : 2.25 Consumed FSI : 2.17
3	Ground Coverage	As per Approved Plan
4	Comment on whether OC- Occupancy Certificate has been issued or not	Since Project is under construction, Completion Certificate is not yet obtained.
5	Comment on unauthorized constructions if any	No
6	Transferability of developmental rights if any, Building by-laws provision as applicable to the property viz. setbacks, height restriction etc.	NA
7	Planning area/zone	Nashik Municipal Corporation, Nashik
8	Developmental controls	Nashik Municipal Corporation, Nashik
9	Zoning regulations	Nashik Municipal Corporation, Nashik
10	Comment on the surrounding land uses and adjoining properties in terms of uses	Nearby area is developed with Residential Properties
11	Comment on demolition proceedings if any	NA
12	Comment on compounding /regularization proceedings	----
13	Any other Aspect.	----

4. Document Details and Legal Aspects of Property		
a	Ownership Documents	
		1. Copy of Gift Deed Vide Registraion No.NSN1-1456-2006, Dtd.- 28/02/2006. 2. Copy of NA Order vide No. Maha/Kalsha-3/4/BSPK/531/2012.Dtd.09/01/2013 3. Plan Approved by NMC,Nashik vide letter No.- LND/BP/A1/BP/79, Dtd. 16/10/2020.. 4) Copy of Rera Registration.
b	Name of the Owner/s	Mr. Narendra Hiranman Pawar.
c	Ordinary status of freehold or leasehold including restrictions on transfer	Freehold Property.
d	Agreement of easement if any	N.A.
e	Notification of acquisition if any	N.A.
f	Notification of road widening if any	N.A.
g	Heritage restriction, if any	N.A.
h	Comment on transferability of the property ownership	As per TIR
i	Comment on existing mortgages/ charges/encumbrances on the property, if any	As per TIR
j	Comment on whether the owners of the property have issued any guarantee (personal or corporate) as the case may be	Details Not Known.
k	Building plan sanction:	Commencement certificate vide letter No.- <u>LND/BP/A1/BP/79, Dtd. 16/10/2020.</u>
	Authority approving the plan –	Nashik Municipal Corporation, Nashik
	Name of the office of the Authority -	Nashik Municipal Corporation, Nashik
	Any violation from the approved	No.

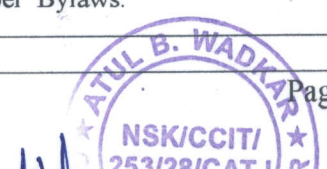


	Building Plan.	
l	Whether Property is Agricultural Land if yes, any conversion is contemplated	Not Applicable, Its NA Plot
m	Whether the property is SARFAESI compliant	Yes.
n	a. All legal documents, receipts related to electricity, Water tax, Municipal tax and other building taxes to be verified and copies as applicable to be enclosed with the report.	Details not available (Building is under construction)
	b. Observation on Dispute or Dues if any in payment of bills/taxes to be reported.	Building is under construction.
o	Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged.	Details Not Available.
p	Qualification in TIR/mitigation suggested if any.	No.
q	Any other aspect	N.A.

5. Economic Aspects of the Property		
1	Reasonable letting value	@ Rs. 10/- Rs.15/- per Sq.ft. Rent for Residential units Expected (Considering location of the Project)
2	If property is occupied by tenant - Number of tenants - Since how long (tenant- wise) - Status of tenancy right - Rent received per month with (tenant-wise) a comparison of existing market rent	No, Building is under construction. N.A.
3	Taxes and other outings	Details with Owner
4	Property Insurance	Not Known.
5	Monthly maintenance charges	Not Known.
6	Security charges	Not Known.
7	Any other aspect	N.A.

6. Socio-cultural Aspects of the Property		
a	Descriptive account of the location of the property in terms of social structure of the area, population, social stratification, regional origin, economic level, location of slums, squatter settlements nearby, etc.	The Property is located in Residential area with easy access to the Schools,Hospitals,Malls, Cinemas, State & National Highways,
b	Whether property belongs to social infrastructure like hospital, school, old age homes etc.	No.

7. Functional and Utilitarian Aspects of the Property		
a	Description of the functionality and utility of the property in terms of:	
	i. Space allocation	Parking is Provided on Basement & Ground Floor.
	ii. Storage Spaces	Provided
	iii. Utility spaces provided within the building	Provided
	iii. Car Parking facility	Parking on Basement & Ground floor is Provided.
	iv. Balconies, etc.	Provided as per Bylaws.
b	Any other aspect	N.A.



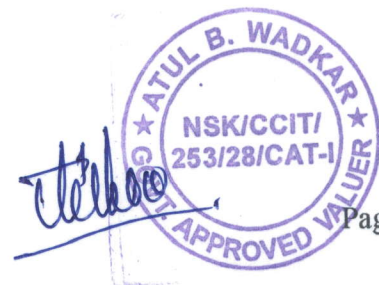
8. Infrastructure Availability		
a	Description of aqua infrastructure availability in terms of	
	1. Water supply	Municipal Water Supply
	2. Sewerage/sanitation System Underground or Open	Yes, UG Sewerage system is Provided.
	3. Storm water drainage.	Yes Provided.
b	Description of other physical infrastructure facilities viz.	
	1. Solid waste management	Yes, will be Provided
	2. Electricity	Yes, Provided
	3. Road and public transport connectivity.	Yes, City Bus & Auto Rikshaw are available.
	4. Availability of other public utilities nearby.	Available on walkable distance from the Property
c	Social infrastructure in terms of	
	i. School	Available in surrounding area
	ii. Medical facilities.	Available in surrounding area
	iii. Recreational facility in terms of parks and open space	Available in surrounding area

9. Marketability of the Property		
a	Marketability of the property in terms of	
	i. Locational attributes	Nearby area is developed with Residential Properties
	ii. Scarcity	Flats available in nearby area.
	iii. Demand and supply of the kind of subject property	Depends on requirements.
	iv. Comparable sale prices in the locality	Rs. 4,000/- to Rs. 5,000/- Sq.Ft. (Built up area Rates for Flat)
b	Any other aspect which has relevance on the value or marketability of the property	On size, shape, location and Road frontage of the Plot

10. Engineering and Technology Aspects of the Property		
A	Type of construction	RCC Framed Structure with RCC Slab Roofing. (Building under construction)
b	Material & technology used	RCC design.
c	Specifications,	The Building is Residential building with Parking on Basement & Ground Floors + Flats on above 10 Floors..
<p><u>As per Plan Approved vide letter No.- LND/BP/A1/BP/79, Dtd. 16/10/2020.</u></p> <p><u>The Building is in under construction with Basement Floor RCC columns are in Progress :</u></p> <p>1.As per copy of Approved Plan Provided, the Building is having Basement + Ground + 10 above Floors.</p>		
d	Maintenance issues	NA, Building under construction as on date
e	Age of the building	NA, Building under construction as on date
f	Total life of the building	Future life of Bldg.- 60 after Completion of Building. with regular maintenance.
g	Extent of deterioration,	NA, Building under construction as on date
h	Structural safety	Building under construction as on date
i	Protection against natural disaster viz. earthquakes,	Yes, structural design is as per norms
j	Visible damage in the building	Not Seen at the time of visit.

k	System of air-conditioning	Not Provided.
l	Provision of firefighting	Not Provided
m	Copies of the plan and elevation of the building to be included	Please obtain from the owner.
11. Environmental Factors		
a	Use of environment friendly building materials, Green Building techniques if any	Not Known.
b	Provision of rain water harvesting	to be Provided.
c	Use of solar heating and lightening systems, etc.,	to be Provided.
d	Presence of environmental pollution in the vicinity of the property in terms of industry, heavy traffic etc.	No.
12. Architectural and aesthetic quality of the Property		
a	Descriptive account on whether the building is modern, old fashioned, plain looking or decorative, heritage value, presence of landscape elements etc.	Decorative Front Elevation.

13. Valuation		
a	Methodology of valuation – Procedures adopted for arriving at the valuation. Valuers may consider various approaches and state explicitly the reason for adopting particular approach and assumptions made, basis adopted with supporting data, comparable sales, and reconciliation of various factors on which final value judgment is arrived at.	As it's Apartment Buildings, Built up area Rate per Sq.Ft. is adopted for determining Valuation.
b	Prevailing Market Rate/Price trend of the Property in the locality/city from property search sites viz magickbricks.com, 99acres.com, makaan.com etc. if available	Rs. 4,500/- per Sq.Ft. Considering construction quality, location, amenities provided in the Project.
c	Guideline Rate obtained from Registrar's office/State Govt. Gazette/ Income Tax Notification	Rs. 38,500/- Sq.mt. (Govt. Built up Rate) (As per Current year Ready Reckoner)
d	Summary of Valuation	
01	Guideline Value	Built up area of Flats : 3504.00 Sq.Mt. X 1.1 X Rs. 38,500/- per Sq.mt. = Rs.14,83,94,400/-
02	Market Value	Built up area of Flats : 50,899.00 Sq.Ft. X Rs. 4,500/- per Sq.Ft. = Rs.22,90,45,968/- (Please refer Annaexur-I attached.)
01	Guideline Value(Land)	1500.00 Sq.Mt. X Rs. 17,800/- per Sq.Mt. = Rs.2,67,00,000/-
02	Market Value(Land)	1500.00 Sq.Mt. X Rs. 30,000/- per Sq.Mt. = Rs.4,50,00,000/-



14. Declaration

I hereby declare that:

- i. The information provided is true and correct to the best of my knowledge and belief.
- ii. The analysis and conclusions are limited by the reported assumptions and conditions.
- iii. I have read the Handbook on Policy, Standard and Procedures for Real Estate Valuation by Banks and HFIs in India, 2011, issued by IBA and NHB, fully understood the provisions of the same and followed the provisions of the same to the best of my ability and this report is in conformity to the Standards of Reporting enshrined in the above Handbook.
- iv. I have no direct or indirect interest in the above property valued.
- v. I/ my authorized representative by the name of **Er. Atul B. Wadkar** who is also a 'valuer', has inspected the subject property on **07/08/2021**.
- vi. I am a registered Valuer under Section 34AB of Wealth Tax Act, 1957, Category - I for valuing property up to
- vii. I am/am not an approved Valuer under SARFAESI ACT-2002 and am approved by the Bank.
- viii. I have not been depanelled or removed from any Bank/Financial Institution/Government Organization at any point of time in the past.
- ix. I have submitted the Valuation Report (s) directly to the Bank.

Name and address of the Valuer**Er. ATUL B. WADKAR.**404, Ishwar Pratik Apartment,
Near Spring Valley, Tapovan Road,
Nashik - 422 011.
Mobile No. 9422604011.**Wealth Tax Regi.No.-****NSK/CCIT/34AB/253/28/Cat-I**

Name of Valuer association of which I am a bonafide member in good standing.

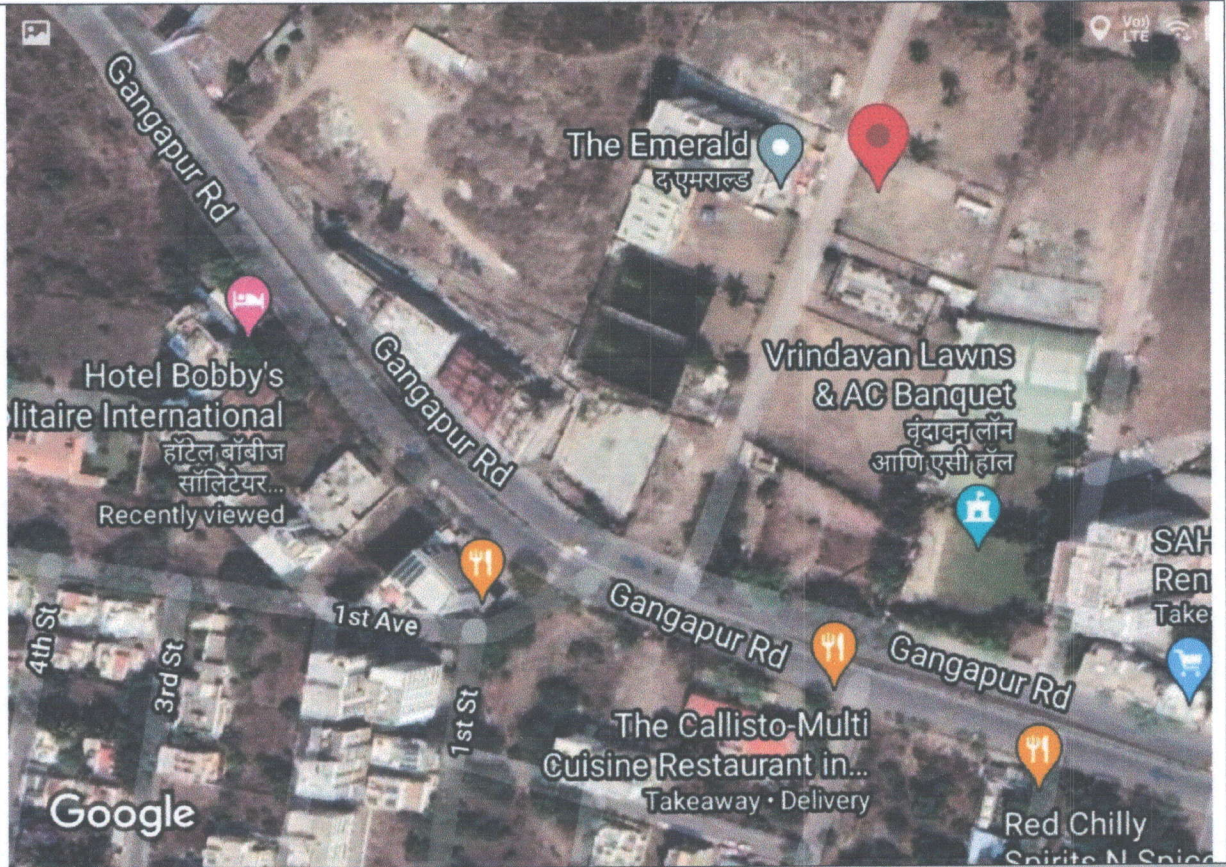
Member of Indian Institute Of Valuers, Delhi.
Membership No. A- 11832**Member of Practicing Valuers Association of India**
Membership No. - LM-3100.Date of Valuation : **07/08/2021**Date of Issue : **07/08/2021**

PLACE: NASHIK

**SIGNATURE OF THE VALUER****15. Enclosure**

1	Layout plan sketch of the area in which the property is located with latitude and longitude	Yes Enclosed.
2	Building Plan	Yes Enclosed.
3	Floor Plan	---
4	Photograph of the property (including geo-stamping with date) and owner (in case of housing loans, if borrower is available) including a "Selfie" of the Valuer at the site	Yes, Attached herewith.
5	Certified copy of the approved / sanctioned plan wherever applicable from the concerned office.	Yes, Enclosed Herewith.
6	Google Map location of the property	Yes enclosed.
7	Price trend of the Property in the locality/city from property search sites viz Magickbricks.com, 99Acres.com, Makan.com etc	Local Survey & Guideline Rates.
8	Any other relevant documents/ extracts <u>Documents Verified:</u>	1. Copy of Development Agreements. 2. Copy of Commencement Certificate. 3. Copy of NA Order 4. Copy of 7/12 Extract of Property.





GOVT. READY RECKNOR RATES

Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
बाजारमूल्य दर पत्रक

Home Valuation Rules User Manual Close Feedback

Year: 2021-2022 Language: English

Selected District: नाशिक
Select Taluka: नाशिक
Select Village: मौजे आनंदवल्ली

Search By: Survey No Location
Enter Survey No: 60 Search

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
5.13-गंगापूर रस्त्यास-मुख सन 2016 मध्ये मंजूर झालेल्या सुधारित विकास योजनेतील रहिवास विभाग	22000	40000	48000	55000	0	चौ. मीटर	सर्व्हे नंबर
5.15-18 मी. रुंद रस्त्याच्या दक्षिणेकडील व 24 मी. रुंद रस्त्याच्या उत्तर-पश्चिम बाजूच्या सन 2016 मध्ये मंजूर झालेल्या सुधारित विकास योजनेनुसार रहिवास विभागातील मिळकती	17800	38500	39000	45800	0	चौ. मीटर	सर्व्हे नंबर

ATUL B. WADKAR
NSK/CCIT/
253/28/CAT-I
GOVT. APPROVED VALUER

PHOTOGRAPHS OF PROPERTY VISITED.



B. WADKAR
NSK/CCIT/
253/28/CAT
VALUER

[Handwritten signature]



NASHIK MUNICIPAL CORPORATION

NO:LND/BP/ A1/BP/79

DATE :- 16/10/2020

**SANCTION OF BUILDING PERMISSION
AND
COMMENCEMENT CERTIFICATE**

TO, **Shri. Narendra Hiranman Pawar.**

C/o. Ar.Umesh Bagul & Stru.Engg. Shailesh dhumane Nashik

Sub -: Sanction of Building Permission & Commencement Certificate on Plot No. 09 of S.No.60/2 of Anadwalli Shiwar.

Ref -: 1) Your Application & for Building permission/ Revised Building permission/ Extension of Structure Plan Dated: 17/08/2020 Inward No. A1/BP/40
2) Final Layout/Tentative layout No.B1/2 Dt:05/05/2015

section 45 & 69 of the Maharashtra Regional and Town Planning Act 1966 (Mah. of 1966) to carry out development work/and building permission under section 253 of The Maharashtra Municipal Corporation Act (Act No.LIX of 1949) to erect building for **Residential Purpose** as per plan duly amended in — subject to the following conditions.

CONDITIONS (1 to 46)

1. The land vacated in consequence of enforcement of the set-back rule shall form part of Public Street.
2. No new building of part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission under sec. 263 of the Maharashtra Municipal Corporation Act is duly granted
3. The commencement certificate / Building permission shall remain valid for a period of one year commencing from date of its issue & thereafter it shall become invalid automatically unless otherwise renewed in stipulated period Construction work commenced after expiry of period for which commencement certificate is granted will be treated as unauthorized development & action as per provisions laid down in Maharashtra Regional & Town Planning Act 1966 & under Maharashtra Municipal Corporation Act. 1949 will be taken against such defaulter which should please be clearly noted.
4. This permission does not entitle you to develop the land which does not vest in you.
5. The date of commencement of the construction work should be intimated to this office **WITHIN SEVEN DAYS**
6. Permission required under the provision of any other Act, for the time being in force shall be obtained from the concerned authorities before commencement of work [viz under Provision of Urban Land Ceiling & Regulation Act & under appropriate sections of Maharashtra Land Revenue Code 1966.]
7. After completion of plinth, certificate of planning authority to the effect that the plinth is constructed as per sanctioned plan should be taken before commencement of superstructure.
8. Building permission is granted on the strength of affidavit & indemnity bond with reference to the provisions of Urban Land [Ceiling & Regulation] Act, 1976. In case a statement made in affidavit & indemnity bond found incorrect or false the permission shall stand cancelled.
9. The balconies, ottas & verandas should not be enclosed and merged into adjoining room or rooms unless they are counted into built up area of FSI calculation as given on the building plan. If the balconies, ottas & verandas are covered or merged into adjoining room the construction shall be treated as unauthorized and action shall be taken.
10. At least FIVE trees should be planted around the building in the open space of the plot. Completion certificate shall not be granted if trees are not planted in the plot as provided under section 19 of the reservation of Tree Act, 1975.

Rohan Pawar - 9823652555



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :
P51600028617

Project: **The Crest**, Plot Bearing / CTS / Survey / Final Plot No.: **Plot No. 9, S.No. 60/2 at Aanandwali, Nashik, Nashik, 422013;**

1. Mr./Ms. **Narendra Hiran Pawar** son/daughter of Mr./Ms. **Hiran Pandurang Pawar** Tehsil: **Nashik**. District: **Nashik**, Pin: **422013**, situated in State of Maharashtra.

2. This registration is granted subject to the following conditions, namely:-

- o The promoter shall enter into an agreement for sale with the allottees;
- o The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
- o The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

- o The Registration shall be valid for a period commencing from **25/03/2021** and ending with **31/12/2025** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- o The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- o That the promoter shall take all the pending approvals from the competent authorities

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid
Digitally Signed by
Dr. Vasant Premchand Prabhu
(Secretary, MahaRERA)
Date: 25-03-2021 13:35:16

Dated: 25/03/2021

Place: Mumbai

P. G. PAWAR ESTATE

Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority

Annexure-1

Name Of The Project:		THE CREST.													
Survey No.-		62/2. of Anandwali Shiwar, Nashik.													
Plot No.-		9													
Sr.No.	Floor	Flat No.	Flat Type	Carpet Area in Sq.Mt.	Terrace Area Sq.Mt.	Balcony Area Sq.Mt.	Total Carpet Area	Built-up Area Sq.Mt.	Saleable Area in Sq.Ft.	Rate per Sq.Ft.(Rs.)	Approx Market Value.(Rs.)	Reliazable Value (Rs.)	Distress Value (Rs.)	Cost of Constructor (Rs.)	Insurable Value (Rs.)
1	1st	101	3BHK	78.10	0.00	14.33	92.43	124.78	1343	4500.00	6041872	5739778	4833497	2148221	2040810
2	1st	102	3BHK	73.99	0.00	8.78	82.77	111.74	1202	4500.00	5410427	5139905	4328341	1923707	1827522
3	1st	103	3BHK	73.99	0.00	8.78	82.77	111.74	1202	4500.00	5410427	5139905	4328341	1923707	1827522
4	1st	104	3BHK	78.10	0.00	14.33	92.43	124.78	1343	4500.00	6041872	5739778	4833497	2148221	2040810
5	2nd	201	3BHK	78.10	0.00	14.33	92.43	124.78	1343	4500.00	6041872	5739778	4833497	2148221	2040810
6	2nd	202	3BHK	73.99	0.00	8.78	82.77	111.74	1202	4500.00	5410427	5139905	4328341	1923707	1827522
7	2nd	203	3BHK	73.99	0.00	8.78	82.77	111.74	1202	4500.00	5410427	5139905	4328341	1923707	1827522
8	2nd	204	3BHK	78.10	0.00	14.33	92.43	124.78	1343	4500.00	6041872	5739778	4833497	2148221	2040810
9	3rd	301	3BHK	78.10	0.00	14.33	92.43	124.78	1343	4500.00	6041872	5739778	4833497	2148221	2040810
10	3rd	302	3BHK	73.99	0.00	8.78	82.77	111.74	1202	4500.00	5410427	5139905	4328341	1923707	1827522
11	3rd	303	3BHK	73.99	0.00	8.78	82.77	111.74	1202	4500.00	5410427	5139905	4328341	1923707	1827522
12	3rd	304	3BHK	78.10	0.00	14.33	92.43	124.78	1343	4500.00	6041872	5739778	4833497	2148221	2040810
13	4th	401	3BHK	78.10	0.00	14.33	92.43	124.78	1343	4500.00	6041872	5739778	4833497	2148221	2040810
14	4th	402	3BHK	73.99	0.00	8.78	82.77	111.74	1202	4500.00	5410427	5139905	4328341	1923707	1827522
15	4th	403	3BHK	73.99	0.00	8.78	82.77	111.74	1202	4500.00	5410427	5139905	4328341	1923707	1827522
16	4th	404	3BHK	78.10	0.00	14.33	92.43	124.78	1343	4500.00	6041872	5739778	4833497	2148221	2040810
17	5th	501	3BHK	78.10	0.00	14.33	92.43	124.78	1343	4500.00	6041872	5739778	4833497	2148221	2040810
18	5th	502	3BHK	73.99	0.00	8.78	82.77	111.74	1202	4500.00	5410427	5139905	4328341	1923707	1827522
19	5th	503	3BHK	73.99	0.00	8.78	82.77	111.74	1202	4500.00	5410427	5139905	4328341	1923707	1827522
20	5th	504	3BHK	78.10	0.00	14.33	92.43	124.78	1343	4500.00	6041872	5739778	4833497	2148221	2040810
21	6th	601	3BHK	78.10	0.00	14.33	92.43	124.78	1343	4500.00	6041872	5739778	4833497	2148221	2040810
22	6th	602	3BHK	73.99	0.00	8.78	82.77	111.74	1202	4500.00	5410427	5139905	4328341	1923707	1827522
23	6th	603	3BHK	73.99	0.00	8.78	82.77	111.74	1202	4500.00	5410427	5139905	4328341	1923707	1827522
24	6th	604	3BHK	78.10	0.00	14.33	92.43	124.78	1343	4500.00	6041872	5739778	4833497	2148221	2040810
25	7th	701	3BHK	78.10	0.00	14.33	92.43	124.78	1343	4500.00	6041872	5739778	4833497	2148221	2040810
26	7th	702	3BHK	73.99	0.00	8.78	82.77	111.74	1202	4500.00	5410427	5139905	4328341	1923707	1827522
27	7th	703	3BHK	73.99	0.00	8.78	82.77	111.74	1202	4500.00	5410427	5139905	4328341	1923707	1827522
28	7th	704	3BHK	78.10	0.00	14.33	92.43	124.78	1343	4500.00	6041872	5739778	4833497	2148221	2040810



29	8th	801	3BHK	78.10	0.00	14.33	92.43	124.78	1343	4500.00	6041872	5739778	4833497	2148221	2040810
30	8th	802	3BHK	73.99	0.00	8.78	82.77	111.74	1202	4500.00	5410427	5139905	4328341	1923707	1827522
31	8th	803	3BHK	73.99	0.00	8.78	82.77	111.74	1202	4500.00	5410427	5139905	4328341	1923707	1827522
32	8th	804	3BHK	78.10	0.00	14.33	92.43	124.78	1343	4500.00	6041872	5739778	4833497	2148221	2040810
33	9th	904	3BHK	78.10	0.00	14.33	92.43	124.78	1343	4500.00	6041872	5739778	4833497	2148221	2040810
34	9th	902	3BHK	73.99	0.00	8.78	82.77	111.74	1202	4500.00	5410427	5139905	4328341	1923707	1827522
35	9th	903	3BHK	73.99	0.00	8.78	82.77	111.74	1202	4500.00	5410427	5139905	4328341	1923707	1827522
36	9th	904	3BHK	78.10	0.00	14.33	92.43	124.78	1343	4500.00	6041872	5739778	4833497	2148221	2040810
37	10th	1001	3BHK	78.10	0.00	14.33	92.43	124.78	1343	4500.00	6041872	5739778	4833497	2148221	2040810
38	10th	1002	3BHK	73.99	0.00	8.78	82.77	111.74	1202	4500.00	5410427	5139905	4328341	1923707	1827522
39	10th	1003	3BHK	73.99	0.00	8.78	82.77	111.74	1202	4500.00	5410427	5139905	4328341	1923707	1827522
40	10th	1004	3BHK	78.10	0.00	14.33	92.43	124.78	1343	4500.00	6041872	5739778	4833497	2148221	2040810
	Total			3041.80		462.2	3504.00	4730.40	50899		229045968	217593670	183236774	81438566	77366638



Atul B. Wadkar