

## APF PROJECT – “OMKAR WORLI 1973 (TOWER A & B)”

<b>Ref No. AUG/AXIS/10144/SAN18</b>		<b>Date : 09/08/2018</b>	
Date :	09/08/2018		
CPC Name:	Axis Bank Sanpada		
Date of property visit:	08/08/2018		
Name of the Builder Group :	M/s. Omkar Realtors & Developers Pvt. Ltd.		
Name of the Builder Company :	Mr. Kailash : 99302 04501/ 022-6784 9000		
Name of the Project :	“Omkar Worli 1973 (Tower A & B)”		
Documents Provided :	Approved Plan, Sale Plan & C.C. Copy		
<b>Approved Layout:</b>			
Project Location Details :			
<b>Proposed Amalgamation &amp; sub-Division of Plot Bearing C.S. No. 286(pt), 793(pt), 913, 1/913, 1A/913, 914, 1/914, 2/914, 3/914, 4/914, 915, 1629(pt), 6/1629(pt) &amp; 7E/1629 of Lower Parel Division For Worli, Mumbai 400 025.</b>			Locality : <b>Worli, Mumbai</b>
Road - <b>Sudam Kalu Ahire Marg</b>	Dist – <b>Mumbai</b>		
City - <b>Mumbai</b>	Pin Code – <b>400 025</b>		
Nearby Land Mark – <b>Near Century Mills / Neelam Center</b>	Distance From City Centre : <b>1 to 2 Kms distance from Lower Parel</b>		
Accessibility to the Project from the City: (Proximity to civic amenities like school, hospital, market, etc.)	<b>Yes, Within 01 km radius</b>		
Does property have Electricity / Water / Drainage Connection:	<b>Yes</b>		
Class of Locality	<b>Higher Class</b>		
Level of land with topographical conditions	<b>Normal</b>		
Nature Of the Locality	<b>Developed area</b>		
Longitude & Latitude of Property :	Degree	Minutes	Second
	72	82	90.46
	18	98	72.02
Quality of Infrastructure in Vicinity	<b>Good</b>		
Boundaries	East	West	South North
As per deed - <b>Not Provided</b>			
At Site	Slum Area	Pandurang Budhkar Marg	Internal Road Slum Area
<b>Does the Boundaries at Site match, as mentioned in documentation : Yes</b>			
Type Of Structure	<b>RCC Frame Structure</b>		
<b>Approval Details :</b>			
Approved usage of Property (Restrictive covenants in regards to Land Use, if any) -	<b>Residential Not Applicable</b>		
Total Land Area of the Project	<b>Not Provided</b>		
Permissible FSI:	<b>Not Provided</b>		
Permissible TDR / Paid FSI:	<b>Not Provided</b>		
Total FSI available for the project:	<b>Not Provided</b>		
Total approved built-up area of the Project	<b>Not Provided</b>		
Total Number of Buildings :	<b>Three Towers i.e. A, B &amp; C</b>		

Ref No. AUG/AXIS/10144/SAN18		Date : 09/08/2018
<b>Approval Detail :</b>		
Layout Approval No.	: SRA/ENG/2162/GS/ML/AP Date : 07/03/2017	
Building plan approval No.	: SRA/ENG/2162/GS/ML/AP Date : 07/03/2017	
Tower No. A	: (Plan is App. for 1 <sup>st</sup> & 2 <sup>nd</sup> Basement + 3 <sup>rd</sup> Service Basement + Triple Heights Stilt + 1 <sup>st</sup> to 10 <sup>th</sup> floor Podium + 11 <sup>th</sup> Mechanical & Refuge Floor + 12 <sup>th</sup> Mezzanine Mechanical Floor + 13 <sup>th</sup> Floor Double Height Amenity floor + 14 <sup>th</sup> Amenity Floor + 15 <sup>th</sup> Fire Check Floor + 16 <sup>th</sup> to 33 <sup>rd</sup> Residential + 34 <sup>th</sup> Fire Check Floor + 35 <sup>th</sup> to 37 <sup>th</sup> Mechanical Floor + 38 <sup>th</sup> to 53 <sup>rd</sup> Residential + 54 <sup>th</sup> Fire Check Floor + 55 <sup>th</sup> to 69 <sup>th</sup> Residential floor+ 70 <sup>th</sup> & 71 <sup>st</sup> Mechanical Floor + 72 <sup>nd</sup> Fire Check Floor + 73 <sup>rd</sup> to 75 <sup>th</sup> Residential Upper Floor)	
Tower No. B	: (Plan is App. for 1 <sup>st</sup> & 2 <sup>nd</sup> Basement + 3 <sup>rd</sup> Service Basement + Triple Heights Stilt + 1 <sup>st</sup> to 10 <sup>th</sup> floor Podium + 11 <sup>th</sup> Mechanical & Refuge Floor + 12 <sup>th</sup> Mezzanine Mechanical Floor + 13 <sup>th</sup> Floor Double Height Amenity floor + 14 <sup>th</sup> Amenity Floor + 15 <sup>th</sup> Fire Check Floor + 16 <sup>th</sup> to 32 <sup>nd</sup> Residential + 33 <sup>rd</sup> Fire Check Floor + 34 <sup>th</sup> to 40 <sup>th</sup> Mechanical Floor + 41 <sup>th</sup> Mechanical Floor + 42 <sup>nd</sup> Mezzanine Mechanical Floor + 43 <sup>rd</sup> to 46 <sup>th</sup> Residential + 47 <sup>th</sup> Fire Check Floor + 48 <sup>th</sup> to 64 <sup>th</sup> Residential Floor+ 65 <sup>th</sup> Fire Check Floor + 66 <sup>th</sup> & 67 <sup>th</sup> Residential + 68 <sup>th</sup> Mechanical Floor + 69 <sup>th</sup> Mezzanine Mechanical Floor + 70 <sup>th</sup> + 75 <sup>th</sup> Residential + 76 <sup>th</sup> (pt) Terrace & 77 <sup>th</sup> Mechanical Floor + 78 <sup>th</sup> Mezzanine Mechanical + 79 <sup>th</sup> to 81 <sup>st</sup> Residential Upper Floor .	
C. Certificate No.	: SRA/ENG/2162/GS/ML/AP Date : 17/04/2017	
Tower No. A	: (C.C is granted up to 72 <sup>nd</sup> Upper floor)	
Tower No. B	: (C.C is granted up to 69 <sup>th</sup> Upper floor and for staircase & lift lobby core up to 74 <sup>th</sup> floor)	
O. Certificate No.	: Part O.C.C. No : SRA/ENG/2162/GS/ML/AP Date : 07/03/2017	
Tower No. A & B	: O.C is granted for part development work of sale 3 Basement + Ground + 10 parking Floors + 01 Mechanical Floor + 01 Mechmezz + 2 Amenities Floor + 1 Fire Check Floor + 16 <sup>th</sup> to 51 <sup>st</sup> Residential Floors	
Date of Commencement of Construction : Nov, 2011		Expected Completion : Complete
Approved Area of the Building : Not Provided		Approved No. of Units : Tower No. 1 - 239 flats, Tower No.2-161 flats,
Approved No. of floors : <b>Tower No. A</b> : Plan is App. for 1 <sup>st</sup> & 2 <sup>nd</sup> Basement + 3 <sup>rd</sup> Service Basement + Triple Heights Stilt + 1 <sup>st</sup> to 10 <sup>th</sup> floor Podium + 11 <sup>th</sup> Mechanical & Refuge Floor + 12 <sup>th</sup> Mezzanine Mechanical Floor + 13 <sup>th</sup> Floor Double Height Amenity floor + 14 <sup>th</sup> Amenity Floor + 15 <sup>th</sup> Fire Check Floor + 16 <sup>th</sup> to 33 <sup>rd</sup> Residential + 34 <sup>th</sup> Fire Check Floor + 35 <sup>th</sup> to 37 <sup>th</sup> Mechanical Floor + 38 <sup>th</sup> to 53 <sup>rd</sup> Residential + 54 <sup>th</sup> Fire Check Floor + 55 <sup>th</sup> to 69 <sup>th</sup> Residential floor+ 70 <sup>th</sup> & 71 <sup>st</sup> Mechanical Floor + 72 <sup>nd</sup> Fire Check Floor + 73 <sup>rd</sup> to 75 <sup>th</sup> Residential Upper Floor <b>Tower No. B</b> : Plan is App. for 1 <sup>st</sup> & 2 <sup>nd</sup> Basement + 3 <sup>rd</sup> Service Basement + Triple Heights Stilt + 1 <sup>st</sup> to 10 <sup>th</sup> floor Podium + 11 <sup>th</sup> Mechanical & Refuge Floor + 12 <sup>th</sup> Mezzanine Mechanical Floor + 13 <sup>th</sup> Floor Double Height Amenity floor + 14 <sup>th</sup> Amenity Floor + 15 <sup>th</sup> Fire Check Floor + 16 <sup>th</sup> to 32 <sup>nd</sup> Residential + 33 <sup>rd</sup> Fire Check Floor + 34 <sup>th</sup> to 40 <sup>th</sup> Mechanical Floor + 41 <sup>th</sup> Mechanical Floor + 42 <sup>nd</sup> Mezzanine Mechanical Floor + 43 <sup>rd</sup> to 46 <sup>th</sup> Residential + 47 <sup>th</sup> Fire Check Floor + 48 <sup>th</sup> to 64 <sup>th</sup> Residential Floor+ 65 <sup>th</sup> Fire Check Floor + 66 <sup>th</sup> & 67 <sup>th</sup> Residential + 68 <sup>th</sup> Mechanical Floor + 69 <sup>th</sup> Mezzanine Mechanical Floor + 70 <sup>th</sup> + 75 <sup>th</sup> Residential + 76 <sup>th</sup> (pt) Terrace & 77 <sup>th</sup> Mechanical Floor + 78 <sup>th</sup> Mezzanine Mechanical + 79 <sup>th</sup> to 81 <sup>st</sup> Residential Upper Floor		No. of floors at Site : <b>Tower No. A &amp; B</b> : 1 <sup>st</sup> & 2 <sup>nd</sup> Basement + 3 <sup>rd</sup> Service Basement + Triple Heights Stilt + 1 <sup>st</sup> to 10 <sup>th</sup> floor Podium + 11 <sup>th</sup> Mechanical & Refuge Floor + 12 <sup>th</sup> Mezzanine Mechanical Floor + 13 <sup>th</sup> Floor Double Height Amenity floor + 14 <sup>th</sup> Amenity Floor + 15 <sup>th</sup> Fire Check Floor + 16 <sup>th</sup> to 33 <sup>rd</sup> Residential + 34 <sup>th</sup> Fire Check Floor + 35 <sup>th</sup> to 37 <sup>th</sup> Mechanical Floor + 38 <sup>th</sup> to 53 <sup>rd</sup> Residential + 54 <sup>th</sup> Fire Check Floor + 55 <sup>th</sup> to 69 <sup>th</sup> Residential floor + 70 <sup>th</sup> & 71 <sup>st</sup> Mechanical Floor + 72 <sup>nd</sup> Fire Check Floor + 73 <sup>rd</sup> to 81 <sup>st</sup> Upper floor (Proposed)
Quality of construction : Good		Projected Life of the Structure : 60 Years
Material Laying at Site : N.A.		

Ref No. AUG/AXIS/10144/SAN18 Date : 09/08/2018

Stage of Construction : Tower A & B : Building is complete.

% Work completed : Tower A & B Progress : 100% Disbursement Recommended : 100%

Whether the construction is as per approved building plan: Yes

Violations Observed if any : No

- Proposed Amenities:**
1. Italian Marble flooring
  2. Black Granite Kitchen Platform with S.S. Sink
  3. Concealed electricity & plumbing is provided
  4. Powder coated aluminum sliding windows
  5. Acrylic paint on internal walls & Wooden flush door

**Recommended Rates of the Property :**

Recommended rate of the Unit	For Tower No. 1 : 34,500/- per sq. ft. For Tower No. 2 : 37,000/- per sq. ft.
Floor Rise Rate :	Rs. 225/- from 1 <sup>st</sup> floor
PLC charges	Not Provided
Recommended rate for Parking	Rs. 15 lacs (For each covered car park)
Club Charges	Not Provided
Any Other amenities	Not Provided
Valuation as per Government reckoner rates:	Not Provided
Distressed valuation of the Property :	Not Provided

**Building Wise Unit Details :**

**Details For Tower No.1:-**  
**Details For 1<sup>st</sup> & 2<sup>nd</sup> Basement + 3<sup>rd</sup> Service Basement + Triple Heights Stilt + 1<sup>st</sup> to 10<sup>th</sup> floor Podium + 11<sup>th</sup> Mechanical & Refuge Floor + 12<sup>th</sup> Mezzanine Mechanical Floor + 13<sup>th</sup> Floor Double Height Amenity floor + 14<sup>th</sup> Amenity Floor**  
**Details For 15<sup>th</sup>, 34<sup>th</sup>, 54<sup>th</sup> & 72<sup>nd</sup> are approved for Fire Check Floor**  
**Details For 16<sup>th</sup>, 20<sup>th</sup>, 24<sup>th</sup> & 28<sup>th</sup> Floor,**

Flat No.	Type	Carpet	F.B	Nitch Area	Ser. Slab/ Utility	S.B.U.A
01	4 BHK	1940 sq. ft.	510 sq. ft.	90 sq. ft.	48 sq. ft.	4140 sq. ft.
02	3 BHK	1420 sq. ft.	520 sq. ft.	52 sq. ft.	49 sq. ft.	3265 sq. ft.
03	3 BHK	1325 sq. ft.	365 sq. ft.	87 sq. ft.	45 sq. ft.	2915 sq. ft.
04	Refuge Area					
05	3 BHK	1420 sq. ft.	520 sq. ft.	52 sq. ft.	49 sq. ft.	3265 sq. ft.

**Details For 17<sup>th</sup> to 19<sup>th</sup>, 21<sup>st</sup> to 23<sup>rd</sup>, 25<sup>th</sup> to 27<sup>th</sup>, 29<sup>th</sup> to 30<sup>th</sup> Floors,**

Flat No.	Type	Carpet	F.B	Nitch Area	Ser. Slab/ Utility	S.B.U.A
01	4 BHK	1940 sq. ft.	510 sq. ft.	90 sq. ft.	48 sq. ft.	4140 sq. ft.
02	3 BHK	1420 sq. ft.	520 sq. ft.	52 sq. ft.	49 sq. ft.	3265 sq. ft.
03	3 BHK	1325 sq. ft.	365 sq. ft.	87 sq. ft.	45 sq. ft.	2915 sq. ft.
04	3 BHK	1420 sq. ft.	365 sq. ft.	--	45 sq. ft.	2930 sq. ft.
05	3 BHK	1420 sq. ft.	520 sq. ft.	52 sq. ft.	49 sq. ft.	3265 sq. ft.

**Details For 31<sup>st</sup> & 33<sup>rd</sup> Floors,**

Flat No.	Type	Carpet	F.B	Nitch Area	Ser. Slab/ Utility	S.B.U.A
01	4 BHK	1940 sq. ft.	510 sq. ft.	90 sq. ft.	48 sq. ft.	4140 sq. ft.
02	3 BHK	1420 sq. ft.	520 sq. ft.	52 sq. ft.	49 sq. ft.	3265 sq. ft.
03	3 BHK	1325 sq. ft.	520 sq. ft.	57 sq. ft.	45 sq. ft.	2915 sq. ft.
04	3 BHK	1420 sq. ft.	365 sq. ft.	--	45 sq. ft.	2930 sq. ft.
05	3 BHK	1420 sq. ft.	520 sq. ft.	52 sq. ft.	49 sq. ft.	3265 sq. ft.

**Details For 35<sup>th</sup> to 37<sup>th</sup>, 70<sup>th</sup> & 71 are approved for Mechanical Floor****Details For 38<sup>th</sup>, 40<sup>th</sup> to 45<sup>th</sup>, 47<sup>th</sup> to 52<sup>nd</sup>, 55<sup>th</sup> to 60<sup>th</sup>, 62<sup>nd</sup> to 67<sup>th</sup> & 69<sup>th</sup> Floors,**

Flat No.	Type	Carpet	F.B	Nitch Area	Ser. Slab/ Utility	S.B.U.A
01	4 BHK	1940 sq. ft.	510 sq. ft.	90 sq. ft.	48 sq. ft.	4140 sq. ft.
02	3 BHK	1420 sq. ft.	520 sq. ft.	52 sq. ft.	49 sq. ft.	3265 sq. ft.
03	3 BHK	1375 sq. ft.	365 sq. ft.	87 sq. ft.	45 sq. ft.	2995 sq. ft.
04	3 BHK	1420 sq. ft.	365 sq. ft.	--	45 sq. ft.	2930 sq. ft.
05	3 BHK	1420 sq. ft.	520 sq. ft.	52 sq. ft.	49 sq. ft.	3265 sq. ft.

**Details For 39<sup>th</sup>, 46<sup>th</sup>, 53<sup>rd</sup>, 61<sup>st</sup> & 68<sup>th</sup> Floors**

Flat No.	Type	Carpet	F.B	Nitch Area	Ser. Slab/ Utility	S.B.U.A
01	4 BHK	1940 sq. ft.	510 sq. ft.	90 sq. ft.	48 sq. ft.	4140 sq. ft.
02	3 BHK	1420 sq. ft.	520 sq. ft.	52 sq. ft.	49 sq. ft.	3265 sq. ft.
03	3 BHK	1375 sq. ft.	365 sq. ft.	87 sq. ft.	45 sq. ft.	2995 sq. ft.
04	Refuge Area					
05	3 BHK	1420 sq. ft.	520 sq. ft.	52 sq. ft.	49 sq. ft.	3265 sq. ft.

**Details For 73<sup>rd</sup> Floor,**

Flat No.	Type	Carpet	F.B	Nitch Area	Utility Area	S.B.U.A
01	4 BHK	5045 sq. ft.	2382 sq. ft.	--	1566 sq. ft.	14390 sq. ft.

**Details For 74<sup>th</sup> & 75<sup>th</sup> are approved for Penthouse Floor**

Flat No.	Type	Carpet	F.B	Terrace Area	Utility Area	S.B.U.A
01	7 BHK	8375 sq. ft.	6185 sq. ft.	1125 sq. ft.	3859 sq. ft.	29845 sq. ft.

**Details For Tower No.2:-**

**Details For 1<sup>st</sup> & 2<sup>nd</sup> Basement + 3<sup>rd</sup> Service Basement + Triple Heights Stilt + 1<sup>st</sup> to 10<sup>th</sup> floor Podium + 11<sup>th</sup> Mechanical & Refuge Floor + 12<sup>th</sup> Mezzanine Mechanical Floor + 13<sup>th</sup> Floor Double Height Amenity floor + 14<sup>th</sup> Amenity Floor**

**Details For 15<sup>th</sup>, 33<sup>rd</sup>, 47<sup>th</sup>, 65<sup>th</sup> are approved for Fire Check Floor**

**Details For 16<sup>th</sup>, 20<sup>th</sup>, 24<sup>th</sup>, 28<sup>th</sup> & 32<sup>nd</sup> Floors**

Flat No.	Type	Carpet	AHU/ Utility	F.B	Nitch Area	S.B.U.A
01	5 BHK	2358 sq. ft.	293 sq. ft.	1175 sq. ft.	153 sq. ft.	6370 sq. ft.
02	4 BHK	1920 sq. ft.	443 sq. ft.	990 sq. ft.	102 sq. ft.	5530 sq. ft.
03	Refuge Area					
04	3 BHK	1490 sq. ft.	418 sq. ft.	542 sq. ft.	66 sq. ft.	4025 sq. ft.

Ref No. AUG/AXIS/10144/SAN18

Date : 09/08/2018

**Details For 17<sup>th</sup> to 19<sup>th</sup>, 21<sup>st</sup> to 23<sup>rd</sup>, 25<sup>th</sup> to 27<sup>th</sup>, 29<sup>th</sup> to 31<sup>st</sup> Floors**

Flat No.	Type	Carpet	AHU/ Utility	F.B	Nitch Area	S.B.U.A
01	5 BHK	2358 sq. ft.	293 sq. ft.	1175 sq. ft.	153 sq. ft.	6370 sq. ft.
02	4 BHK	1920 sq. ft.	443 sq. ft.	990 sq. ft.	102 sq. ft.	5530 sq. ft.
03	4 BHK	1788 sq. ft.	263 sq. ft.	1217 sq. ft.	100 sq. ft.	5390 sq. ft.
04	3 BHK	1490 sq. ft.	418 sq. ft.	542 sq. ft.	66 sq. ft.	4025 sq. ft.

**Details For 34<sup>th</sup>, 35<sup>th</sup> & 37<sup>th</sup> to 39<sup>th</sup> Floor**

Flat No.	Type	Carpet	AHU/ Utility	F.B	Nitch Area	S.B.U.A
01	5 BHK	2358 sq. ft.	293 sq. ft.	1175 sq. ft.	153 sq. ft.	6370 sq. ft.
02	4 BHK	1925 sq. ft.	443 sq. ft.	990 sq. ft.	102 sq. ft.	5535 sq. ft.
03	4 BHK	1785 sq. ft.	263 sq. ft.	1217 sq. ft.	100 sq. ft.	5385 sq. ft.
04	4 BHK	1490 sq. ft.	418 sq. ft.	542 sq. ft.	66 sq. ft.	4025 sq. ft.

**Details For 36<sup>th</sup> & 40<sup>th</sup> Floor**

Flat No.	Type	Carpet	AHU/ Utility	F.B	Nitch Area	S.B.U.A
01	5 BHK	2358 sq. ft.	293 sq. ft.	1175 sq. ft.	153 sq. ft.	6370 sq. ft.
02	4 BHK	1920 sq. ft.	443 sq. ft.	990 sq. ft.	102 sq. ft.	5530 sq. ft.
03	Refuge Area					
04	3 BHK	1490 sq. ft.	418 sq. ft.	542 sq. ft.	66 sq. ft.	4025 sq. ft.

**Details For 41<sup>st</sup>, 42<sup>nd</sup>, 68<sup>th</sup> & 77<sup>th</sup> are approved for Mechanical Floor****Details For 69<sup>th</sup> & 78<sup>th</sup> are approved for Mezzanine Mechanical Floor****Details For 43<sup>rd</sup>, 45<sup>th</sup>, 46<sup>th</sup>, 48<sup>th</sup>, 50<sup>th</sup> to 52<sup>nd</sup>, 54<sup>th</sup> to 56<sup>th</sup>, 58<sup>th</sup> & 60<sup>th</sup> Floor**

Flat No.	Type	Carpet	AHU/ Utility	F.B	Nitch Area	S.B.U.A
01	5 BHK	3035 sq. ft.	555 sq. ft.	1368 sq. ft.	123 sq. ft.	8130 sq. ft.
02	5 BHK	2323 sq. ft.	320 sq. ft.	1325 sq. ft.	120 sq. ft.	6540 sq. ft.
03	5 BHK	2323 sq. ft.	320 sq. ft.	1325 sq. ft.	120 sq. ft.	6540 sq. ft.

**Details For 59<sup>th</sup> Floor (Consisting Single Flat with classification not known)**

Flat No.	Type	Carpet	AHU/ Utility	F.B	Nitch Area	S.B.U.A
01	--	7681 sq. ft.	1195 sq. ft.	4018 sq. ft.	363 sq. ft.	21215 sq. ft.

**Details For 44<sup>th</sup>, 49<sup>th</sup>, 53<sup>rd</sup>, 57<sup>th</sup> & 64<sup>th</sup> Floor**

Flat No.	Type	Carpet	AHU/ Utility	F.B	Nitch Area	S.B.U.A
01	5 BHK	3035 sq. ft.	555 sq. ft.	1368 sq. ft.	123 sq. ft.	8130 sq. ft.
02	5 BHK	2323 sq. ft.	320 sq. ft.	1325 sq. ft.	120 sq. ft.	6540 sq. ft.
03	Refuge Area					

Ref No. AUG/AXIS/10144/SAN18

Date : 09/08/2018

**Details For 61<sup>st</sup> to 63<sup>rd</sup>, 66<sup>th</sup> & 67<sup>th</sup> Floor**

Flat No.	Type	Carpet	AHU/ Utility	F.B	Nitch Area	S.B.U.A
01	5 BHK	3035 sq. ft.	555 sq. ft.	1368 sq. ft.	123 sq. ft.	8130 sq. ft.
02	5 BHK	2323 sq. ft.	320 sq. ft.	1325 sq. ft.	120 sq. ft.	6540 sq. ft.
03	5 BHK	2323 sq. ft.	320 sq. ft.	1325 sq. ft.	120 sq. ft.	6540 sq. ft.

**Details For 70<sup>th</sup> (Lower Triplex Floor)**

Flat No.	Type	Carpet	AHU/ Utility	F.B	Nitch Area	S.B.U.A
1Duplex	Kitchen & Lounge	3960 sq. ft.	513 sq. ft.	2064 sq. ft.	140 sq. ft.	10685 sq. ft.
2Triplex	3 BHK	4260 sq. ft.	286 sq. ft.	1655 sq. ft.	--	9925 sq. ft.

**Details For 71<sup>st</sup> (Middle Triplex Floor)**

Flat No.	Type	Carpet	AHU/ Utility	F.B	Nitch Area	S.B.U.A
1Duplex	5 BHK	4114 sq. ft.	475 sq. ft.	940 sq. ft.	56 sq. ft.	8940 sq. ft.
2Triplex	5 BHK	3515 sq. ft.	487 sq. ft.	708 sq. ft.	--	7540 sq. ft.

**Details For 72<sup>nd</sup> (Upper Triplex Floor)**

Flat No.	Type	Carpet	AHU/ Utility	Terrace + Pool	Nitch Area	S.B.U.A
2Triplex	—	6246 sq. ft.	103 sq. ft.	3840 sq. ft.	--	11440 sq. ft.

**Details For 73<sup>rd</sup>, 74<sup>th</sup> & 75<sup>th</sup> Triplex Floor (73<sup>rd</sup> & 75<sup>th</sup> are app. for Part Mechanical & 74<sup>th</sup> is app for Part Refuge Area)**

Flat No.	Type	Carpet	AHU/ Utility	F.B	Nitch Area	S.B.U.A
1Duplex	7 BHK	16153 sq. ft.	—	2715 sq. ft.	—	30190 sq. ft.

**Details For 76<sup>th</sup> (pt) approved for Terrace & Service floor****Details For 79<sup>th</sup>, 80<sup>th</sup> & 81<sup>st</sup> Triplex Floor is approved for Penthouse Floor**

Flat No.	Type	Carpet	AHU/ Utility	F.B	Terrace Area	S.B.U.A
1Triplex	7 BHK	16382 sq. ft.	1054 sq. ft.	4168 sq. ft.	575 sq. ft.	34760 sq. ft.

**Remarks :-**

- 1) Area considered for APF data is 60% loading on plan area.
- 2) 32<sup>nd</sup> Floor plan is not provided for verification.
- 3) In Tower 2, provided plan is app up to 75<sup>th</sup> floor whereas bldg will be proposed for 1<sup>st</sup> & 2<sup>nd</sup> Basement + 3<sup>rd</sup> Service Basement + Triple Heights Stilt + 1<sup>st</sup> to 10<sup>th</sup> floor Podium + 11<sup>th</sup> Mechanical & Refuge Floor + 12<sup>th</sup> Mezzanine Mechanical Floor + 13<sup>th</sup> Floor Double Height Amenity floor + 14<sup>th</sup> Amenity Floor + 15<sup>th</sup> Fire Check Floor + 16<sup>th</sup> to 33<sup>rd</sup> Residential + 34<sup>th</sup> Fire Check Floor + 35<sup>th</sup> to 37<sup>th</sup> Mechanical Floor + 38<sup>th</sup> to 53<sup>rd</sup> Residential + 54<sup>th</sup> Fire Check Floor + 55<sup>th</sup> to 69<sup>th</sup> Residential floor + 70<sup>th</sup> & 71<sup>st</sup> Mechanical Floor + 72<sup>nd</sup> Fire Check Floor + 73<sup>rd</sup> to 81<sup>st</sup> Upper Floor.
- 4) Int. inspection did not allow at site by sales person (Mr. Bhavin : 70453 92289).
- 5) As per app plan Tower 1,2 & 3 whereas as per site it is A,B & C resp.
- 6) In Tower 2, Int. item work like flooring, painting, plumbing and electricity not done to all flats and will be carried out by the respective customers as per their requirement.

**Undertaking :-**

- 1) We have personally visited the property & identified the same based on the documents provided
- 2) We have no direct or Indirect Interest in the property being valued
- 3) The information furnished above is true and correct to my/our knowledge

**Engineer – Mr. Ashok Tulsulkar****Mr. Deepak Kadam****Amol Bora & Co.**

EXTERNAL VIEW

