IIFL Home Loan
Ghar Aapka. Loan Hamaara.

Sanction Letter

Date: 29/09/2018

Prospect No: 860711

M/s. QUALCON ECOSTAR REALTY LLP
Mr.BHIMESH NARENDRA MEHTA
Mrs. KAVITA DEEPAK MEHTA
Mrs.POOJA MEHTA

Address: QUALCON ECOSTAR REALTY LLP,OFFICE NO.504,PLOT NO-34 AND 31A,SEC-17,NEAR INCOME TAX OFFICE PANVEL -410206

Mobile: 9819538134

Email: bhimesh@qualcon.co.in

Dear Customer,

We thank you for choosing IIFL Home Finance Limited (IIFL –HFC). We are pleased to inform you that we have in principle approved loan to you as per Terms & Conditions mentioned below:

Product	Project Finance
Loan Amount Sanctioned	Up to Rs. 10,00,00,000/- (up to Rupees Ten Crores only)
Interest Type	Adjustable Interest Rate (AIR)*
Base Rate (IH-LPLR)**	15.60%
Margin (+/-)	- 2.60%
Rate of Interest	13.00%
Loan Tenor	48 Months from date of 1st disbursal (Loan tenor includes 18 months Principal moratorium period)
Repayment Schedule	Only Interest payment from 1st – 18th month EMI of Rs. 39,22,155/- from 19th– 48th month The EMI mentioned is indicative and will depend on the loan outstanding at the time of commencement of EMI
EMI/PEMI cycle	5th of every month

Home Finance Ltd

IIFL Home Finance Limited | CIN: U65993MH2006PLC166475
(Formerly known as India Infoline Housing Finance Limited)
Corporate Office: Plot No.98, Udyog Vihar, Phase - IV, Gurgaon - 122 015 (Haryana) • Tel: (91-124) 475 4900
Registered Office: 12A-10, 13th Floor, Parinee Crescenzo, C-38 & 39, G-Block, Bandra Kurla Complex, Bandra (East), Mumbai - 400 051
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Processing Fee	Rs. 11,80,000 (inclusive of GST)
Collateral Evaluation Charges	Rs. 29,500/- (inclusive of GST)
CERSAI Fees	Rs 118/- (inclusive of GST)
Fees Paid	Rs. 11,800/-
Balance Fee Payable	Rs. 11,97,818/- (inclusive of GST)
Purpose	Project finance loan will be utilized towards construction & development of residential project "Qualcon Palms" being developed over land admeasuring 7,390 sq. mtrs. situated at Survey No. 21/A, Savroli Kharpada Road, Vilage Kharade Khurd, Rasayani, Taluka Panvel, Dist. Raigarh – 410207.
Disbursal Schedule	Loan to be fully drawdown in 18 months from the date of first disbursal else loan may be downsized at the sole discretion of IIFL Home Finance Limited. Disbursements and proceeds from the sales to be utilized towards the development of the project. Disbursal to be linked to project milestones as below:

Tranche	Disbursement tranches	Construction stage*	Booking / Sale %	End use
1st	Rs.3Cr.	5%	5%	Towards land cost, retirement of unsecured loans and construction of project
2nd	Rs.1.5Cr.	30%	15%	Construction
3rd	Rs.1.5Cr.	40%	25%	Construction
4th	Rs.1.5Cr	45%	30%	Construction
5th	Rs.1.5Cr	55%	35%	Construction
6th	Rs.1Cr	65%	45%	Construction

*Achievement of every construction milestone will be vetted by the "Technical team of IIFL Home Finance Limited".

Minimum Selling Price	Minimum sale price per sq. ft. to be Rs.3200/- In case of sale below min. sale price, IIFL will recovery money at min. sale price only. If sale price is higher, recovery to be done at min. price or actual sale price whichever is higher.
Security	Registered mortgage over – Project land admeasuring 7390 sq. mtrs. with construction both present and future there on of pertaining to Qualcon Palms project Situated at Survey No. 21/A, Savroli Kharpada Road, Vilage Kharade Khurd, Rasayani, Taluka Panvel, Dist. Raigarh – 410207.

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	Charge on all receivables / cash flows / insurance proceeds arising out of or in connection with the said Project "Qualcon Palms" situated at above land parcel. Any other security of similar / higher value acceptable to IIFL HOME FINANCE LIMITED.
Security Cover	Security cover of **2.00 times** the outstanding loan to be maintained throughout the tenor of the loan Developer should maintain a minimum sale rate of Rs. 3,200/ sq ft of the project "Qualcon Palms" to maintain the above security cover. Any reduction in sale rate to be immediately brought to IIFL HOME FINANCE LIMITED notice for review of security cover In case as per IIFL valuation and assessment if security value falls below 2 times during the loan term, customer to provide additional security as acceptable to IIFL Home Finance Limited. Failure of the Developer in maintaining the sanctioned Security Cover may result in change in risk profile of loan account which may lead to increase in loan pricing or treated as an Event of Default.
Guarantor (s)	NA
Debt Service Reserve Account (DSRA)	3 Months EMI to be maintained either in form of FD, Excess in customer loan account or in escrow account before first disbursement and to be maintained during currency of the loan.
Escrow Account	Developer shall open Escrow Account's (as per RERA) with IIFL Home Finance Limited at the designated Bank for the sole purpose of depositing all future receivables from both sold and unsold units in the Project "Qualcon Palms". Developer will inform flat/unit purchasers to draw all cheques in favor of "M/s. Qualcon Ecostar Realty LLP Escrow A/c" and ensure all receivables from the Project are deposited into the respective Escrow A/c's. 25% on total project receivables in the Escrow A/c's to be paid to IIFL-HFC towards principal repayment, the balance funds to be transferred to the designated Bank A/c of Developer to be utilized for the construction of the Project "Qualcon Palms". All project receivables to be routed through escrow account opened with designated bank account. Regular Interest (PEMI) / EMI servicing during the tenor of the loan is over and above the principal repayments received through the Escrow A/c. The Escrow percentage will be reviewed on quarterly basis or at the time of every disbursement whichever is earlier Escrow Account fees, if any, to be borne by Developer

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	Developer to ensure closure of already running Escrow / Current A/c's related to project under consideration with non designated bank and submit closure proof within 90 days of first disbursal. Failure of the Developer to route the Project cash flows / sales receivables through the designated Escrow accounts may result in change in risk profile of loan account which may lead to increase in loan pricing or treated as an Event of Default".
Security Release	Developer will obtain specific Lien Release Letter (LRL) for every unit of "Qualcon Palms" sold prior to executing any agreement, registered or unregistered, with its buyers, irrespective of whether the prospective buyer is proposing to avail any Home Loan or not. The Charge created by IIFL-HFC would not be released if the above letter is not obtained.
Retail Business Participation	Developer shall offer IIFL-HFC the first opportunity to finance the sale of units in the project, either on completion or during the course of construction.
Project MIS	The borrower to submit quarterly MIS (containing updated sales and cost data) of the project providing update on the project within 15 days from the end of every quarter Delay / Non Submission of Project MIS will attract additional penal interest @ 2% p.a from the date of default on the outstanding amount
Inspection of Records	IIFL Home Finance Limited will have the right to inspect the sales receivables, stock position, utilization of loan funds etc on quarterly/ half yearly basis directly or through designated panel agencies.
Project Monitoring	The borrower shall satisfy IIFL Home Finance Limited that the physical progress of the project as well as expenses incurred is as per the agreed implementation schedule. The borrower shall furnish quarterly reports giving details on physical progress of the project vis-à-vis project implementation schedule, expenditure so far incurred on the project means of financing and own contribution brought in, duly certified by a chartered accountant as well as compliance of other lending conditions IIFL Home Finance Limited may at its own discretion may appoint an external firm to monitor the progress of the project. The expenses in regard will have to be borne by the borrower. The borrower shall submit CA certificate on quarterly basis with respect to number of unit sold / booked and advances received against them. The sale agreement with buyer of plots / units in the project and any future demand from them should mention a clause to the effect that the payment for the project would be deposited in designated Escrow Account.

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	The cost of the project is financed by promoter contribution, term loan availed and customer advances. Any overrun in the cost of the project shall be met by infusion of fresh capital of the promoters. Such funds will remain subordinated to credit facility availed from IIFL Home Finance Limited.
General Disclosures	Developer shall in its all communication with the prospective buyers and/or any person by way of pamphlets/ brochures / hoarding / website /any advertisements etc specifically disclose that the property with respect to which the flats are being constructed stands mortgaged to IIFL Home Finance Limited as a security towards financial assistance availed by it for the construction/ development of the Project. Developer to inform its existing retail customers through registered post about the financial assistance taken from IIFL Home Finance Limited on the project and request them to route the future receivable though designated escrow account only Developer should not in future, entered into any scheme of arrangement (buyback, assured return, subvention, etc) in relation to the project which will impact the cash flows without prior consent of IIFL Home Finance Limited Non Compliance of the above will attract penal interest @ 2% p.a from the date of default on the outstanding amount
General Terms & Conditions	1. The borrower shall maintain adequate books and record which should correctly reflect their financial position and operations and they should submit to IIFL Home Finance Limited at regular interval such statements as may be prescribe 2. The borrower shall keep IIFL Home Finance Limited informed of the happening of any event which is likely to have an impact on their profit or business 3. The borrower will not without the written prior permission of IIFL Home Finance Limited make any changes in their management set-up, capital structure, withdraw money brought in by key promoters 4. The quasi capital should remain subordinated to IIFL Home Finance Limited till the currency of loan 5. The borrower's authorizes IIFL Home Finance Limited to check their CIBIL report at such intervals as may deem necessary
Special Conditions	1) Interest servicing during principal moratorium period. Repayment of interest from main current account of M/s. QUALCON ECOSTAR REALTY LLP. 2) CA certified Project data of "Qualcon Palms" to be provided by developer. The certificate should mention the total area of the Project, total units in the Project, sold and unsold unit, amount received and due from customer and cost incurred. 3) Letter from M/s. QUALCON ECOSTAR REALTY LLP on it letterhead

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	signed by authorized signatory, confirming the unsold units and the sold units with bifurcation of Agreements and bookings done. Unsold Inventory of Project "Qualcon Palms" to be provided on letter head of M/s. QUALCON ECOSTAR REALTY LLP duly signed by Authorized signatory. 4) Registration of Charge on the entire receivables of the project along with land parcel and construction thereon with Registrar of companies 5) EMI to start post principal moratorium period of 18 months irrespective of fact that customer has availed complete drawdown or not. In case customer has availed complete drawdown within moratorium period itself, EMI to start from date of final disbursement. 6) No prepayment charges if payment made through project receivables 7) Builder to inform buyers (existing or prospect) about IIFL Home Finance Limited charge on the project. 8) Borrower to put board at project site stating that it is mortgaged with IIFL Home Finance Limited. Further, borrower to incorporate in all marketing documents of this project fact that project is mortgaged to IIFL Home Finance Limited. 9) Borrower to submit Reg. CA/Engineer/Architect certificate of cost incurred before disbursement of each tranche. Disbursement discretion, state completion and booking etc. to be validated by IIFL through its penal / internal valuer / technical team etc. 10) Property/security/collateral to be valued by IIFL. The valuation of the property should be minimum 2 times of market value of unsold inventory to be maintained throughout the tenure of loan. In case of shortfall in security cover facility amount to be reduced proportionately or additional collateral to be obtained so that collateral margin / cover to be maintained. 11) All project permission, NOC, CC, plans etc to be documented. 12) SPDCs of all applicant and co-applicants to be collected. 13) Borrower to submit required data related to project, company, firm, group and assist IIFL Home Finance Limited in conducting audit as and when required. 14) Notarize power of attorney to be executed in favour of IIFL authorizing IIFL to recover and realize all present and future books debts receivables etc of developers unit to the extent of loan amount interest.(Including interest on default) due and any other dues. 15) Chartered accountant/ empaneled lawyers/ empaneled valuers certified hat the land has all the statutory approval of local authority or municipal body as required 16) Certificate from architects and engineers / structural engineers to the effects that the properties being mortgaged have been constructed as per national building code

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	17) The Borrower shall not create any further charge on their assets/properties funded by us/charged created by us without our written approval. 18) Undertaking that the proposed loan will be utilized only for balance construction for the project "Qualcon Palms" 19) Undertaking from borrower that he has all required permission in place to develop the project and he will develop project as per approvals and norms. And he will submit all permission documents incl. CC/OC/NOCs as and when obtained. 20) Closure letter of Home Loan of 30 lacs taken in 2012 to be documented 21) An affidavit shall be Submitted by the borrower/property owner with regard to the property that:- A) No proceedings under Income tax Act are pending or going on and B) No arrears of tax,Including the Interest in the respect of the property. C) The property is not attached by any Government/Tax Authorities. D) All the obligations/payments to Municipal Authorities etc.shall be made by them in time. E) The property is in the possession of the Borrower. F) No third party interest, including license/tenancy rights have been created or will be created without our prior written permission. G) The Property is free from any court/municipal proceedings, attachments etc. H) That the said property is free from all dispute, charges, taxes, litigation, attachment anywhere in India.
Validity of Sanction	30 days from date of this Letter (After the expiry of 30 days, developer need to submit the updated project data, bank statements for doing a re-credit of the proposal)

The Sanction of Loan Amount and its terms & conditions are subject to execution of Loan Agreement & other documents and writings with IIFL Home Finance Limited (hereinafter referred to as "IIFL-HFC"). The

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terms & conditions of Loan Agreement and/or other transaction documents will prevail upon this letter in case of any contradiction/ conflict/ difference/ inconsistency.

The sanction of the loan shall stand revoked and cancelled in any of the following circumstances:

1. If any statement in the application or in loan and any other document(s) given by the borrower or otherwise is found to be misleading or incorrect and/or
2. If there is any material change in the process on the basis of which the loan has, in principle, been offered and/or,
3. If any material fact concerning the Borrower's income, employment, or ability to repay or any other relevant aspect of the Borrower's proposal for the loan is suppressed or concealed and/or
4. If document(s) submitted by the Borrower and the information contained in the document(s) are not in confirmation with the information provided in the application form submitted by the Borrower and/or
5. If Borrower fails to submit the documents as required by IIFL Home Finance Limited within specified time.
6. Any other reason whatsoever, at the sole discretion of IIFL Home Finance Limited

The loan shall bear processing fees, prepayment charges and such other charges as specified in the Schedule of Charges and the Applicant/s/Borrower/s confirms that he/she/they has/have perused and understood the same. For Schedule of Charges and Most Important Terms & Conditions, please refer our Official web site:

http://www.iiflhomeloans.com/schedule-of-charges

http://www.iiflhomeloans.com/sites/default/files/most-important-terms-and-conditions.pdf

The Borrower/s agree to provide details to the IIFL Home Finance Limited, from time to time, to comply with the various laws including but not limited to the guidelines of Prevention of Money Laundering Act, 2002. The Borrower's confirm that he/she/they are the beneficial owner of the property mortgaged/securities pledged in favor of IIFL Home Finance Limited as a security.

As per statutory guidelines and regulatory circulars, the borrower company will not induct on its Board any person whose name appears in Wilful Defaulters list of any Financial Institution and that in case such a person is found to be on its Board, it would take expeditious and effective steps for removal of the person from its Board

*Adjustable Interest Rate shall mean and include variable / floating rate of interest with reference to the Base Rate of IIFL HFC together with Margin, as specified by IIFL Home Finance Limited on the date of disbursal and on the beginning of first month of next quarter, in which the Base Rate is changed.

** Base Rate shall mean and include the Prime Lending Rate of IIFL Home Finance Limited more particularly referred in this Sanction Letter as IH-LPLR.

Kindly sign a copy of this Sanction Letter and submit to IIFL Home Finance Limited within 7 working days along-with a Cheque/ Demand draft for the "Balance Payable Fees" favoring "IIFL Home Finance Limited" failing which the offer is liable to be withdrawn

Mr. Dhawal Mehta is your relationship manager at IIFL HFC who will address your queries. Please mark a mail to his email Id dhawal.mehta@iifl.com or you can reach him at +91- 9819123613.

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If you are unable to reach your relationship manager please write to reach@iifl.com

(Please mention your unique Prospect number in all your future correspondence)

Thanking you,

Accepted

IIFL Home Finance Limited

(Authorized Signatory)

Borrower(s)

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Units of the project "Qualcon palms project**" to be mortgaged**

Qualcon Palms Unsold Flat				
Sr no	Bldg no	Flat no	Type	Area (sqft)
1	01	003	1RK	206.098
2	01	106	1RK	206.798
3	01	305	1BHK	326.989
4	02	403	1RK	210.027
5	04	304	1RK	210.027
6	06	103	1RK	210.027
7	06	203	1RK	210.027
8	06	205	1RK	210.027
9	07	002	1RK	210.027
10	07	104	1RK	210.027
11	07	202	1RK	210.027
12	01	001	1BHK	293.416
13	01	002	1RK	210.027
14	01	101	1BHK	326.989
15	01	104	1BHK	326.989
16	01	105	1BHK	326.929
17	01	201	1BHK	295.364
18	01	301	1BHK	326.989
19	01	401	1BHK	295.364
20	01	403	1RK	210.027
21	01	405	1BHK	295.364

IIFL Home Finance Ltd.

22	01	406	1RK	206.798
23	02	001	1BHK	293.416
24	02	002	1RK	210.027
25	02	003	1BHK	295.364
26	02	004	1RK	206.798
27	02	101	1BHK	326.989
28	02	102	1BHK	325.041
29	02	201	1BHK	295.364
30	02	401	1BHK	295.364
31	02	402	1BHK	293.416
32	02	404	1BHK	295.364
33	03-A	001	1RK	210.027
34	03-A	002	1RK	210.027
35	03-A	003	1RK	210.027
36	03-A	004	1RK	210.027
37	03-A	005	1RK	210.027
38	03-A	101	1RK	210.027
39	03-A	102	1RK	210.027
40	03-A	103	1RK	210.027
41	03-A	104	1RK	210.027
42	03-A	105	1RK	210.027
43	03-A	106	1RK	210.027
44	03-A	201	1RK	210.027
45	03-A	202	1RK	210.027

46	03-A	203	1RK	210.027
47	03-A	204	1RK	210.027
48	03-A	205	1RK	210.027
49	03-A	206	1RK	210.027
50	03-A	301	1RK	210.027
51	03-A	302	1RK	210.027
52	03-A	303	1RK	210.027
53	03-A	304	1RK	210.027
54	03-A	305	1RK	210.027
55	03-A	306	1RK	210.027
56	03-A	401	1RK	210.027
57	03-A	402	1RK	210.027
58	03-A	403	1RK	210.027
59	03-A	404	1RK	210.027
60	03-A	405	1RK	210.027
61	03-A	406	1RK	210.027
62	03-B	001	1RK	210.027
63	03-B	002	1RK	210.027
64	03-B	003	1BHK	295.364
65	03-B	004	1BHK	295.364
66	03-B	005	1RK	210.027
67	03-B	101	1BHK	326.989
68	03-B	102	1RK	210.027
69	03-B	103	1RK	210.027

70	03-B	104	1RK	210.027
71	03-B	105	1RK	210.027
72	03-B	106	1BHK	326.989
73	03-B	107	1BHK	326.989
74	03-B	108	1RK	210.027
75	03-B	201	1BHK	295.364
76	03-B	202	1RK	210.027
77	03-B	203	1RK	210.027
78	03-B	204	1RK	210.027
79	03-B	205	1RK	210.027
80	03-B	206	1BHK	295.364
81	03-B	207	1BHK	295.364
82	03-B	208	1RK	210.027
83	03-B	301	1BHK	326.989
84	03-B	302	1RK	210.027
85	03-B	303	1RK	210.027
86	03-B	304	1RK	210.027
87	03-B	305	1RK	210.027
88	03-B	306	1BHK	326.989
89	03-B	307	1BHK	326.989
90	03-B	308	1RK	210.027
91	03-B	401	1BHK	295.364
92	03-B	402	1RK	210.027
93	03-B	403	1RK	210.027

94	03-B	404	1RK	210.027
95	03-B	405	1RK	210.027
96	03-B	406	1BHK	295.364
97	03-B	407	1BHK	295.364
98	03-B	408	1RK	210.027
99	03-C	001	1BHK	295.364
100	03-C	002	1RK	210.027
101	03-C	003	1RK	210.027
102	03-C	004	1RK	210.027
103	03-C	005	1BHK	295.364
104	03-C	101	1BHK	326.989
105	03-C	102	1BHK	326.989
106	03-C	103	1RK	210.027
107	03-C	104	1RK	210.027
108	03-C	105	1RK	210.027
109	03-C	106	1BHK	326.989
110	03-C	201	1BHK	295.364
111	03-C	202	1BHK	295.364
112	03-C	203	1RK	210.027
113	03-C	204	1RK	210.027
114	03-C	205	1RK	210.027
115	03-C	206	1BHK	295.364
116	03-C	301	1BHK	326.989
117	03-C	302	1BHK	326.989

118	03-C	303	1RK	210.027
119	03-C	304	1RK	210.027
120	03-C	305	1RK	210.027
121	03-C	306	1BHK	326.989
122	03-C	401	1BHK	295.364
123	03-C	402	1BHK	295.364
124	03-C	403	1RK	210.027
125	03-C	404	1RK	210.027
126	03-C	405	1RK	210.027
127	03-C	406	1BHK	295.364
128	04	001	1RK	210.027
129	04	002	1RK	210.027
130	04	003	1RK	210.027
131	04	004	1BHK	295.364
132	04	102	1BHK	325.041
133	04	103	1RK	210.027
134	04	202	1BHK	293.416
135	04	203	1RK	210.027
136	04	302	1BHK	325.041
137	04	303	1RK	210.027
138	04	402	1BHK	293.416
139	04	403	1RK	210.027
140	04	405	1RK	210.027
141	04	406	1BHK	295.364

142	05-A	001	1RK	210.027
143	05-A	002	1BHK	295.364
144	05-A	003	1BHK	295.364
145	05-A	004	1RK	210.027
146	05-A	101	1RK	210.027
147	05-A	102	1BHK	326.989
148	05-A	103	1BHK	326.989
149	05-A	104	1RK	210.027
150	05-A	105	1RK	210.027
151	05-A	106	1BHK	326.989
152	05-A	107	1BHK	326.989
153	05-A	108	1RK	210.027
154	05-A	201	1RK	210.027
155	05-A	202	1BHK	295.364
156	05-A	203	1BHK	295.364
157	05-A	204	1RK	210.027
158	05-A	205	1RK	210.027
159	05-A	206	1BHK	295.364
160	05-A	207	1BHK	295.364
161	05-A	208	1RK	210.027
162	05-A	302	1BHK	326.989
163	05-A	303	1BHK	326.989
164	05-A	304	1RK	210.027
165	05-A	305	1RK	210.027

166	05-A	306	1BHK	326.989
167	05-A	307	1BHK	326.989
168	05-A	308	1RK	210.027
169	05-A	401	1RK	210.027
170	05-A	402	1BHK	295.364
171	05-A	403	1BHK	295.364
172	05-A	404	1RK	210.027
173	05-A	405	1RK	210.027
174	05-A	406	1BHK	295.364
175	05-A	407	1BHK	295.364
176	05-A	408	1RK	210.027
177	05-B	003	1RK	210.027
178	05-B	004	1RK	206.798
179	05-B	005	1RK	206.798
180	05-B	101	1BHK	326.989
181	05-B	102	1BHK	326.989
182	05-B	103	1RK	210.027
183	05-B	104	1RK	206.798
184	05-B	105	1RK	206.798
185	05-B	106	1BHK	326.989
186	05-B	201	1BHK	295.364
187	05-B	203	1RK	210.027
188	05-B	204	1RK	206.798
189	05-B	205	1RK	206.798

190	05-B	206	1BHK	295.364
191	05-B	301	1BHK	326.989
192	05-B	302	1BHK	326.989
193	05-B	303	1RK	210.027
194	05-B	304	1RK	206.798
195	05-B	305	1RK	206.798
196	05-B	306	1BHK	326.989
197	05-B	401	1BHK	295.364
198	05-B	402	1BHK	295.364
199	05-B	403	1RK	210.027
200	05-B	404	1RK	206.798
201	05-B	405	1RK	206.798
202	05-B	406	1BHK	295.364
203	06	001	1RK	210.027
204	06	002	1RK	209.252
205	06	003	1RK	210.027
206	06	004	1RK	210.027
207	06	005	1RK	210.027
208	06	006	1BHK	295.364
209	06	101	1RK	210.027
210	06	102	1RK	209.252
211	06	104	1RK	210.027
212	06	105	1RK	210.027
213	06	107	1BHK	326.989

214	06	201	1RK	210.027
215	06	202	1RK	209.252
216	06	207	1BHK	295.364
217	06	301	1RK	210.027
218	06	302	1RK	209.252
219	06	303	1RK	210.027
220	06	304	1RK	210.027
221	06	305	1RK	210.027
222	06	307	1BHK	326.989
223	06	401	1RK	210.027
224	06	402	1RK	209.252
225	06	403	1RK	210.027
226	06	404	1RK	210.027
227	06	405	1RK	210.027
228	06	406	1BHK	295.364
229	06	407	1BHK	295.364
230	07	003	1RK	210.027
231	07	101	1RK	210.027
232	07	102	1RK	210.027
233	07	201	1RK	210.027
234	07	204	1RK	210.027
235	07	301	1RK	210.027
236	07	304	1RK	210.027
237	07	401	1RK	210.027
238	07	404	1RK	210.027

Qualcon Palms Sold Flats				
Sr no.	Bldg no	Flat no	Type	Area
1	01	102	1BHK	325.041
2	01	103	1RK	210.027
3	01	202	1BHK	293.416
4	01	203	1RK	210.027
5	01	204	1BHK	295.364
6	01	205	1BHK	295.364
7	01	206	1RK	206.798
8	01	302	1BHK	324.041
9	01	303	1RK	210.027
10	01	304	1BHK	326.989
11	01	306	1RK	206.798
12	01	402	1BHK	293.416
13	01	404	1BHK	295.364
14	02	103	1RK	210.027
15	02	104	1BHK	326.989
16	02	105	1BHK	326.989
17	02	106	1RK	206.798
18	02	202	1BHK	293.416
19	02	203	1RK	210.027
20	02	204	1BHK	295.364

21	02	205	1BHK	295.364
22	02	206	1RK	206.798
23	02	301	1BHK	326.989
24	02	302	1BHK	325.041
25	02	303	1RK	210.027
26	02	304	1BHK	326.989
27	02	305	1BHK	326.989
28	02	306	1RK	206.798
29	02	405	1BHK	295.364
30	02	406	1RK	206.798
31	04	101	1BHK	326.989
32	04	104	1RK	210.027
33	04	105	1RK	210.027
34	04	106	1BHK	326.989
35	04	201	1BHK	295.364
36	04	204	1RK	210.027
37	04	205	1RK	210.027
38	04	206	1BHK	295.364
39	04	301	1BHK	326.989
40	04	305	1RK	210.027
41	04	306	1BHK	326.989
42	04	401	1BHK	295.364
43	04	404	1RK	210.027

44	05-A	301	1RK	210.027
45	05-B	001	1BHK	295.364
46	05-B	002	1BHK	295.364
47	05-B	202	1BHK	295.364
48	06	106	1BHK	326.989
49	06	204	1RK	210.027
50	06	206	1BHK	295.364
51	06	306	1BHK	326.989
52	07	001	1RK	210.027
53	07	103	1RK	210.027
54	07	203	1RK	210.027
55	07	302	1RK	210.027
56	07	303	1RK	210.027
57	07	402	1RK	210.027
58	07	403	1RK	210.027