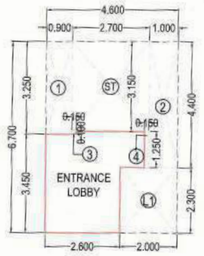
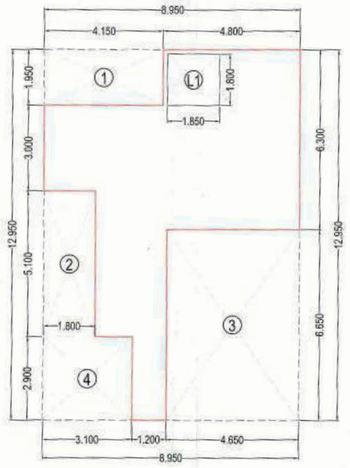


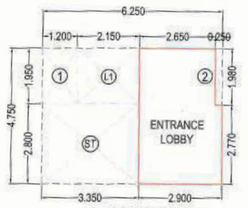
AREA DIAGRAM PLAN
GROUND FLOOR
(ENTRANCE LOBBY A WING)
SCALE :- 1:100

BUILT UP AREA STATEMENT GROUND FLOOR (ENTARANCE LOBBY A WING)	
AREA OF BLOCK (ABCD) = 4.600 X 6.700 = 30.820 SQ.M.	
1) 0.900 X 3.250 X 1	= 2.925 SQ.M.
2) 1.000 X 4.400 X 1	= 4.400 SQ.M.
3) 0.150 X 0.100 X 1	= 0.150 SQ.M.
4) 0.150 X 1.250 X 1	= 0.1875 SQ.M.
TOTAL DEDUCTION (A)	= 7.662 SQ.M.
LIFT DEDUCTION (B)	
1) 2.000 X 2.300 X 1	= 4.600 SQ.M.
TOTAL DEDUCTION (B)	= 4.600 SQ.M.
STAIRCASE DEDUCTION (C)	
ST) 2.700 X 3.150 X 1	= 8.505 SQ.M.
TOTAL DEDUCTION (C)	= 8.505 SQ.M.
TOTAL DEDUCTION (A + B + C)	
(7.662 + 4.600 + 8.505)	= 20.767 SQ.M.
GROSS AREA - TOTAL DEDUCTION	
(30.820 - 20.767)	= 10.053 SQ.M.
NET AREA	= 10.053 SQ.M.
GROUND FLOOR (ENTRANCE LOBBY A WING) NET AREA = 10.053 SQ.M	



AREA DIAGRAM PLAN
GROUND FL.(B WING)
FITNESS CENTER / SOCIETY OFFICE
DRIVERS ROOM & SANIYTARY BLOCK
SCALE :- 1:100

BUILT UP AREA STATEMENT GROUND FL.(B WING) FITNESS CENTER / SOCIETY OFFICE DRIVERS ROOM & SANIYTARY BLOCK	
AREA OF BLOCK (ABCD) = 8.950 X 12.950 = 115.902 SQ.M.	
STANDARD DEDUCTION (A)	
1) 4.150 X 1.950 X 1	= 8.092 SQ.M.
2) 1.800 X 5.100 X 1	= 9.180 SQ.M.
3) 4.650 X 6.650 X 1	= 30.922 SQ.M.
4) 3.100 X 2.900 X 1	= 8.990 SQ.M.
TOTAL DEDUCTION (A)	= 57.184 SQ.M.
LIFT DEDUCTION (B)	
1) 1.850 X 1.800 X 1	= 3.330 SQ.M.
TOTAL DEDUCTION (B)	= 3.330 SQ.M.
TOTAL DEDUCTION (A +B)	
(57.184 + 3.330)	= 60.514 SQ.M.
GROSS AREA - TOTAL DEDUCTION	
(115.902 - 60.514)	= 55.388 SQ.M.
NET AREA	= 55.388 SQ.M.
GROUND FL.(B WING) FITNESS CENTER / SOCIETY OFFICE DRIVERS ROOM & SANIYTARY BLOCK NET AREA = 55.388 SQ.M.	



AREA DIAGRAM PLAN
GROUND FLOOR
(ENTRANCE LOBBY B WING)
SCALE :- 1:100

BUILT UP AREA STATEMENT GROUND FLOOR (ENTARANCE LOBBY B WING)	
AREA OF BLOCK (ABCD) = 4.600 X 6.700= 30.820 SQ.M.	
1) 1.200 X 1.950 X 1	= 2.340 SQ.M.
2) 0.250 X 1.980 X 1	= 0.495 SQ.M.
TOTAL DEDUCTION (A)	= 2.835 SQ.M.
LIFT DEDUCTION (B)	
1) 2.150 X 1.950 X 1	= 4.192 SQ.M.
TOTAL DEDUCTION (B)	= 4.192 SQ.M.
STAIRCASE DEDUCTION (C)	
ST) 3.350 X 2.800 X 1	= 9.380 SQ.M.
TOTAL DEDUCTION (C)	= 9.380 SQ.M.
TOTAL DEDUCTION (A + B+ C)	
(2.835 + 3.900 + 9.380)	= 16.115 SQ.M.
GROSS AREA - TOTAL DEDUCTION	
(29.687 - 16.115)	= 13.572 SQ.M.
NET AREA	= 13.572 SQ.M.
GROUND FLOOR (ENTRANCE LOBBY B WING) NET AREA = 13.572 SQ.M	

AREA DIAGRAM PLAN
GROUND FL (COMMERCIAL)
SCALE :- 1:100

BUILT UP AREA STATEMENT GROUND FLOOR (COMMERCIAL)	
AREA OF BLOCK (ABCD) = 19.100 X 5.650 = 107.915 SQ.M.	
STANDARD DEDUCTION (A)	
1) 5.800 X 0.800 X 1	= 4.640 SQ.M.
TOTAL DEDUCTION (A)	= 4.640 SQ.M.
GROSS AREA - TOTAL DEDUCTION	
(107.915 - 4.640)	= 103.275 SQ.M.
NET AREA	= 103.275 SQ.M.
GROUND FLOOR (COMMERCIAL) NET AREA = 103.275 SQ.M.	

CARPET AREA STATEMENT

OCCUPANCY	FLOOR TYPE	SHOP NO & FLAT NO	CARPET AREA	BUILT UP AREA	AREA OF ENCL. BALCONY	AREA OF OPEN BALCONY	AREA OF C.B ATTACHED TO FLAT
COMMERCIAL	GROUND FL.	01	16.500 sq.m.	18.080 sq.m.	0.000	0.000	0.000
		02	16.500 sq.m.	17.610 sq.m.			
		03	13.630 sq.m.	14.535 sq.m.			
		04	13.630 sq.m.	14.550 sq.m.			
		05	17.875 sq.m.	19.007 sq.m.			
		06	17.875 sq.m.	19.492 sq.m.			
		WING-A					
	TYPICAL 1ST FLOOR TO 3TH FLOOR	101,201,301	27.860 sq.m.	33.532 sq.m.	2.900 sq.m.	2.375 sq.m.	——
		102,202,302	28.647 sq.m.	34.135 sq.m.	2.750 sq.m.	2.375 sq.m.	——
		103,203,303	49.437 sq.m.	53.000 sq.m.	——	4.425 sq.m.	——
		104,204,304	47.800 sq.m.	51.335 sq.m.	——	3.075 sq.m.	——
		WING-A					
	4TH FLOOR	401	27.860 sq.m.	33.532 sq.m.	2.900 sq.m.	2.375 sq.m.	——
		403	49.437 sq.m.	53.000 sq.m.	——	4.425 sq.m.	——
		404	47.800 sq.m.	51.335 sq.m.	——	3.075 sq.m.	——
		WING-B					
RESIDENTIAL BUILDING	1ST FLOOR TO 3RD FLOOR	101,201,301	29.880 sq.m.	35.564 sq.m.	2.750 sq.m.	6.425 sq.m.	——
		102,202,302	35.227 sq.m.	38.568 sq.m.	——	5.100 sq.m.	——
		103,203,303	29.775 sq.m.	35.127 sq.m.	——	2.400 sq.m.	1.920 sq.m.
		104,204,304	28.702 sq.m.	33.802 sq.m.	3.150 sq.m.	2.025 sq.m.	——
		105,205,305	46.195 sq.m.	50.270 sq.m.	——	5.600 sq.m.	——
		106,206,306	28.500 sq.m.	33.670 sq.m.	2.750 sq.m.	2.375 sq.m.	——
		107,207,307	28.500 sq.m.	33.670 sq.m.	2.750 sq.m.	2.375 sq.m.	——
		108,208,308	28.400 sq.m.	35.617 sq.m.	2.900 sq.m.	2.350 sq.m.	1.830 sq.m.

SR.NO.	REQUIRED PARKING RATE	NO OF TENEMENTS	PARKING SPACE REQ. NON CONGESTED AREA		PARKING SPACE REQ. NON CONGESTED AREA		PARKING SPACE PROP.	
			CAR	SCOOTER	CAR	SCOOTER	CAR	SCOOTER
1	FOR EVERY TENEMENT HAVING CARPET AREA OF 150. SQ.M & ABOVE	00	2	3	00	00	00	00
2	FOR EVERY TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 89 SQ.M. BUT LESS THAN 150 SQ.M.	00	1	3	00	00	00	00
3	FOR EVERY TWO TENEMENT WITH EACH TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQ.M.BUT LESS THAN 80 SQ.M.	11	1	5	5.5	27.5	00	00
4	FOR EVERY TWO TENEMENT WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 40 SQ.M. BUT MORE THAN 30 SQ.M.	03	1	2	1.5	03	00	00
5	FOR EVERY TWO TENEMENT WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 30 SQ.M.	25	0	4	00	50	00	00
6	FOR EVERY 100.0 SQ.M CARPET AREA OF FRACTION THEREOF (96.915/100=0.960 SQ.MT)	06	2	6	1.920	5.760	00	00
TOTAL (A)					8.920	86.260	——	——
IN ADDITION 5% VISITORS PARKING (B)					0.350	4.313	——	——
TOTAL REQUIRED PARKING (C) = (A+ B)					9.270	90.573	——	——
MULTIFICATION FACTOR 0.8 AS PER TABLE NO 8C POINT NO .3					7.416	72.458	——	——
TOTAL PARKING REQUIRED					7	72	07	72
COMPOSITE PARKING, 1 CAR FOR EVERY 6 SCOOTER							10	3 x 6 = 18
STILT PARKING							9	25
OPEN PARKING							1	58
TOTAL PARKING REQUIRED							10	54
TOTAL PROPOSED REQUIRED							10	83

NO OF TREE REQUIRMENT

REQUIRMENT OF TREE.	PLOT AREA	REQUIRMENT NO OF TREE.	PROVIDED NO OF TREE
ONE TREE REQUIRMENT FOR TOTAL PLOT AREA DIVIDED IN 100 SQ.M.	1399.89 SQ.M.	13.999	14

Performa-1

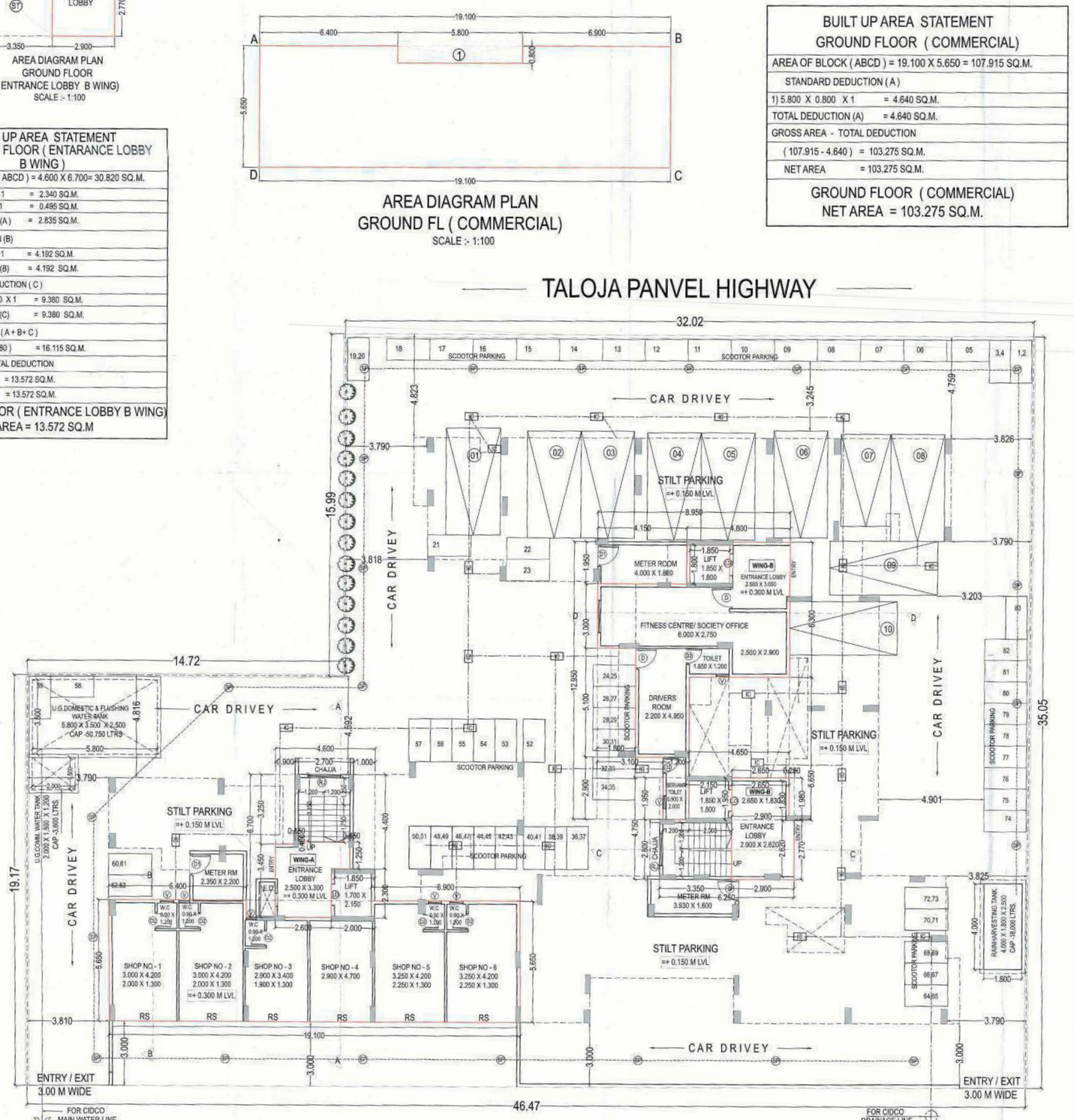
Sr.No		Particular	Area (sq.m.)
01		**Area of Plot (mimimum area of a,b.c to be considered))**	
	a	as per ownership document (7/12) CTS extract)	1399.89 SQ.M.
	b	as per mesaurment sheet	1399.89 SQ.M.
	c	as per site	1399.89 SQ.M.
02		**Deductions for**	
	a	Proposed D.P./ D.P. Road widening Area / Service road/ (Highway widening)	0.000
	b	Any D.P. Reservation Area	0.000
		(Total a+ b)	0.000
03		**Balance area of plot (1-2)**	1399.89 SQ.M.
04		Amenity Space (if applicable)	0.000
	a	Required -	0.000
	b	Adjustment of 2(b), if any	0.000
	c	Balance Proposed	0.000
05		**Net Plot Area (3-4) (c)**	1399.89 SQ.M.
06		**Recreational Open space (if applicable)**	0.000
	a	Required -	0.000
	b	Proposed -	0.000
07		Internal Road area	0.000
08		**Plotable area(if applicable)**	0.000
09		Built up area with reference to Basic F.S.I as per front road width (Sr. No. 5x basic FSI)1.5 as per agreementb to lease	2099.835 SQ.MT
10		**Additional FSI on payment of premium**	
	a	Maximum permissible premium FSI -based on road width/TOD zone (plot area * 0.3 premium FSI) **plus additional FSI as perNote 3 of 10.10.1 (plot area *0.1)**	0.000
	b	proposed FSI on payment	0.000
11		**In situ FSI/ TDR loading**	
	a	In situ area against D.P. Road (2.0 X Sr.no.2(a)), if any	0.000
	b	In situ area against Amenity space if handed over (2.00 or 1.85 x Sr.no.4 (b) and/or (c))	0.000
	c	TDR Area	0.000
	d	Total in situ/ TDR loading proposed (11 (a)+(b)+(c))	0.000
12		**Additional FSI area under Chapter no 7**	0.000
13		**Total entitlement of FSI in the proposal**	
	a	(9+10(b) + 11(d) or 12 whichever is applicable	2099.835 SQ.MT.
	b	permissible Ancillary area FSI upto 60%or 80%or 80%on balance **potential** with payment of charges	0.000
	c	**Proposed Ancillary area FSI**	0.000
	d	Total entitlement (a+b)	0.000
14		Maximum utilization limits of FSI (building potential) Permissible as per Road width (as per regulation no 6.1 or 6.2 or 6.3 or 6.4 as applicable) x1.6 or 1.8 **read with Note 3 of 10.10.1**	1.5
15		Total Built up Area in proposal (excluding area at Sr.No.17 b)	
	a	Existing Built up Area	0.000
	b	Proposed Built-up Area (as per 'P-line')	2098.847 SQ.MT.
	c	Total (a+ b)	2098.847 SQ.MT.
16		F.S.I Consumed (15/13) should not be more than serial No 14 above)	0.999
17		Area for Inclusive housing , if any	
	a	Required (20% of Sr. No.5)	0.000
	b	Proposed	0.000

18	(i) Ground Floor	Commercial = 103.275 sq.m. Entarance lobby 10.053 sq.m + 13.572 sq.m.. = 23.625 sq.m.	182.288 SQ.MT.
	Additional Fitness center+Society Drivers Rm & Sanitary block	= 55.388 sq.m.	
	(ii) 1st Floor		583.084 SQ.MT.
	(iii) 2nd Floor		583.084 SQ.MT
	(iv) 3rd Floor		583.084 SQ.MT
	(v) 4th Floor		167.307 SQ.MT
	(b) Proposed Built up Area		2098.847 SQ.MT.
19	Total net Area		2098.847 SQ.MT.
20	Balance Area (13- 17)		0.988 SQ.MT.
21	Building height (For Terrace level.)		15.250 M

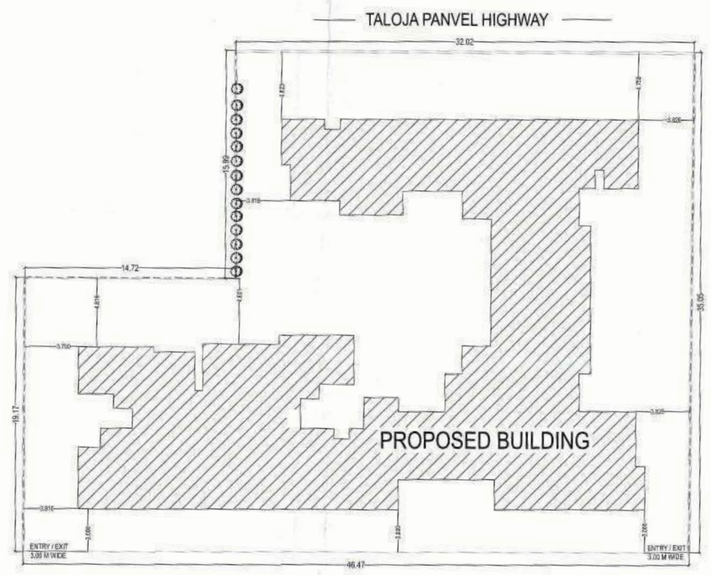
(Performa I: Area Statement) (SHEET NO (01 / 04)
DEVELOPMENT PERMISSION FOR RESIDENTIAL BUILDING ON PLOT NO 14, SECTOR 8E, ROADPALI- KALAMBOLI.

Stamps of Approval of Plans

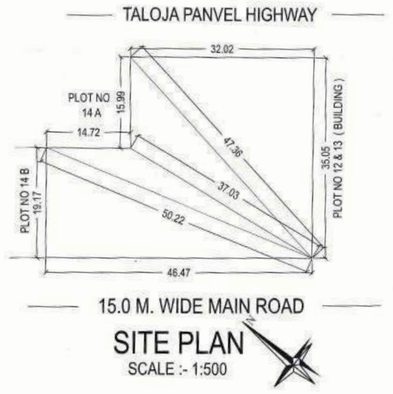
पनवेल महानगरपालिका
मौजे- ... सेक्टर- ...
पनवेल महानगरपालिका
मा. आयुक्त यांनी मंजूरी जुधार
स्थानिकच्या उपायुक्त, नगररचना
पनवेल महानगरपालिका
PANVEL MUNICIPAL CORPORATION PANVEL-RAIGAD



GROUND FLOOR PLAN
SCALE :- 1:100



BLOCK PLAN
SCALE :- 1:200



SITE PLAN
SCALE :- 1:500

Architect Name : - Amit N Patil. (CA/2003/30739)

DATE	Dwg No		Drawn by	Cheked by	Reg. No of Architect
31.05.2022	01	1:100	KAILAS ANGRE		CA/2003/30739

owner's Declaration –
I/We undersigned hereby confirm that I/We would abide by plans approved by Authority / Collector. I/We would execute the structure as per approved plans. Also I/We would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site.

For Sai Amrut Builders & Developers LLP
Partner
MR.MARUTI PADAJI PATIL. (PARTNER)
MRS.NIRMALA PADAJI PATIL. (PARTNER)
M/S. SAI AMRUT BUILDERS & DEVELOPERS LLP
Owner (s) name and signature

Certificate of Area
certified that the plot under reference was surveyed by me on..... and the dimensions of sides etc. of plot started on plan are as measured on site and The area so worked out tallies with the area stated in documents of ownership/ T.P.Scheme Records/ / Land Records Departments / City Survey records.

AMIT N. PATIL
REG. NO. CA/2003/30739
Signature
AMIT N. PATIL (REG. NO.:CA/2003/30739)

AMIT N. PATIL ARCHITECTS
ARCHITECTS AND PLANNERS
127&128, 1ST FLOOR, SHIV CENTRE,SECTOR-17, VASHI,NAVI MUMBAI.

(Performa I: Area Statement) | (SHEET NO (02 / 04)

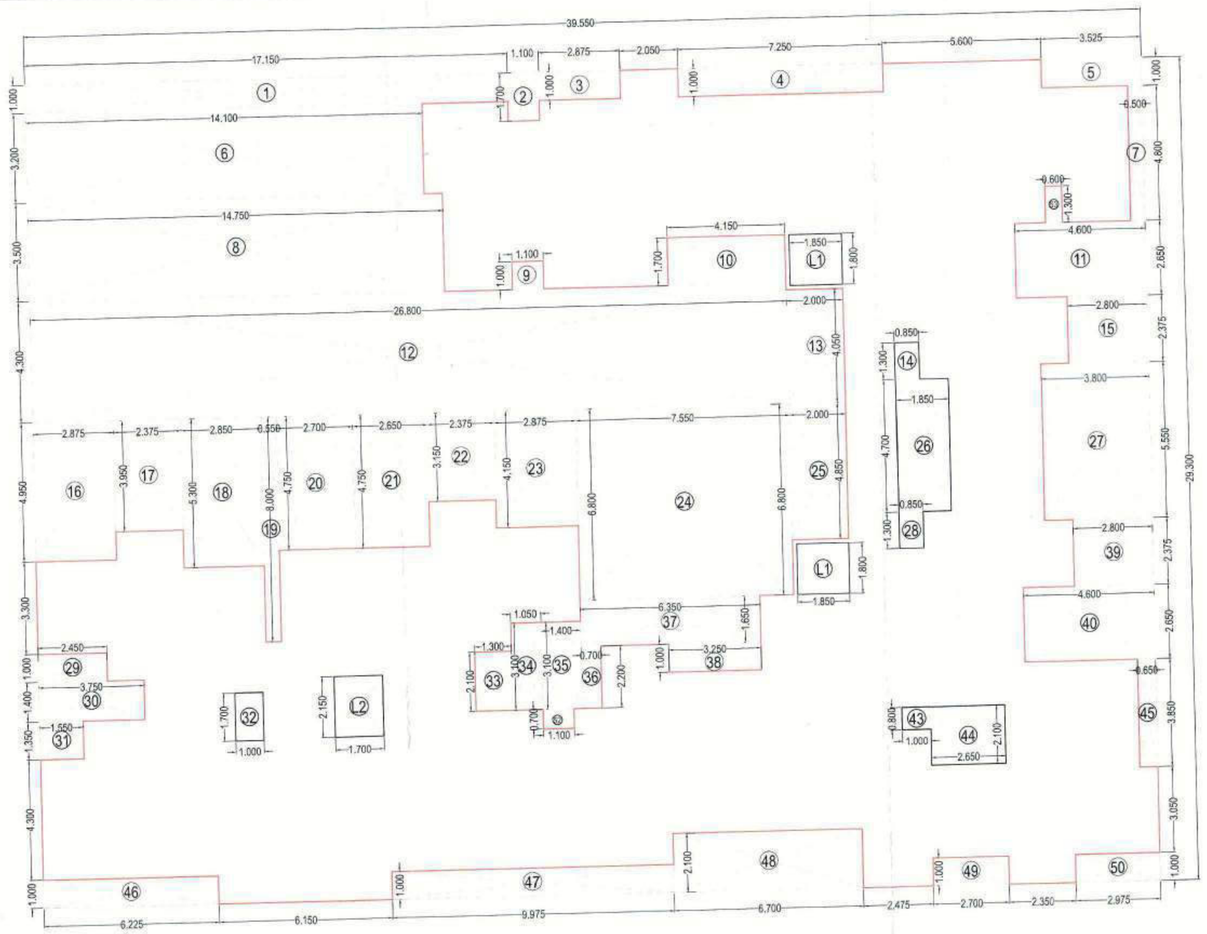
DEVELOPMENT PERMISSION FOR RESIDENTIAL BUILDING
ON PLOT NO 14, SECTOR 8E, ROADPALI- KALAMBOLI.

Stamps of Approval of Plans

पनवेल महानगरपालिका
मौजे- [illegible] सर्वेक्षण क्रमांक - 25
सर्वेक्षण अंतिम भू.क्र./नं.भू.क्र./पार्ट भू.क्र./फा.प्र.क्र./
भू.क्र./ 58 मध्ये निवासि/बिगरनिवासि/
विकासकाच्या कागदपत्रांवरील बांधकामाचे नकाशांस या
कार्यालयाचे जा.क्र./एनए/दररोज/ 9623/21 - 22
9623 / 2022 दिनांक 21/06/2022
नवीन अटी, शर्तीस अधिन राहून नकाशांस सात दिवसांचे
मुदतपर्यंत वैधतापत्रक मंजूर.

मा. आयुक्त यांचे मंजूरी नुसार
स्थापत्य संघटक, नगररचना
पनवेल महानगरपालिका

PANVEL MUNICIPAL CORPORATION PANVEL - RAIGAD



AREA DIAGRAM PLAN
TYPICAL 1ST TO 3RD FLOOR
SCALE :- 1:100

TALOJA PANVEL HIGHWAY

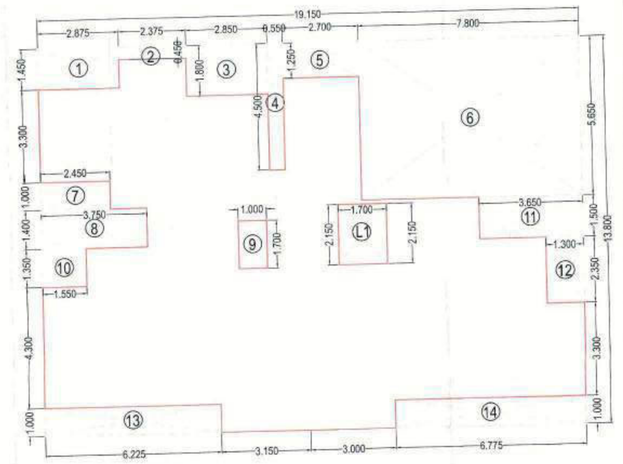
TYPICAL 1ST TO 3RD FLOOR
AREA OF BLOCK (ABCD) = 39.550 X 29.300 = 1158.815 SQ.M.

STANDARD DEDUCTION (A)					
1)	17.150	X	1.000	=	17.150
2)	1.100	X	1.700	=	1.870
3)	2.875	X	1.000	=	2.875
4)	7.250	X	1.000	=	7.250
5)	3.525	X	1.000	=	3.525
6)	14.100	X	3.200	=	45.120
7)	0.500	X	4.800	=	2.400
8)	14.750	X	3.500	=	51.625
9)	1.100	X	1.000	=	1.100
10)	4.150	X	1.700	=	7.055
11)	4.600	X	2.650	=	12.190
12)	26.800	X	4.300	=	115.240
13)	2.000	X	4.050	=	8.100
14)	0.850	X	1.300	=	1.105
15)	2.800	X	2.375	=	6.650
16)	2.875	X	4.950	=	14.231
17)	2.375	X	3.950	=	9.381
18)	2.850	X	5.300	=	15.105
19)	0.550	X	8.000	=	4.400
20)	2.700	X	4.750	=	12.825
21)	2.650	X	4.750	=	12.588
22)	2.375	X	3.150	=	7.481
23)	2.875	X	4.150	=	11.931
24)	7.550	X	6.800	=	51.340
25)	2.000	X	4.850	=	9.700
26)	1.850	X	4.700	=	8.695
27)	3.800	X	5.550	=	21.090
28)	0.850	X	1.300	=	1.105
29)	2.450	X	1.000	=	2.450
30)	3.750	X	1.400	=	5.250
31)	1.550	X	1.350	=	2.093
32)	1.000	X	1.700	=	1.700
33)	1.300	X	2.100	=	2.730
34)	1.050	X	3.100	=	3.255
35)	1.400	X	3.100	=	4.340
36)	0.700	X	2.200	=	1.540
37)	6.350	X	1.650	=	10.478
38)	3.250	X	1.000	=	3.250
39)	2.800	X	2.375	=	6.650
40)	4.600	X	2.650	=	12.190
43)	1.000	X	0.800	=	0.800
44)	2.650	X	2.100	=	5.565
45)	0.650	X	3.850	=	2.503
46)	6.225	X	1.000	=	6.225
47)	9.975	X	1.000	=	9.975
48)	6.700	X	2.100	=	14.070
49)	2.700	X	1.000	=	2.700
50)	2.975	X	1.000	=	2.975
52)	1.100	X	0.700	=	0.770
53)	0.600	X	1.300	=	0.780
TOTAL DEDUCTION				=	565.416 SQ.M
LIFT DEDUCTION (B)					
L1)	1.850	X	1.800 X 2	=	6.660
L2)	1.700	X	2.150	=	3.655
TOTAL DEDUCTION				=	10.315 SQ.M
TOTAL DEDUCTION				=	575.731 SQ.M

GROSS AREA -TOTAL DEDUCTION
1158.815 - 575.731 = 583.084 SQ.M
NET AREA = 583.084 SQ.M
TYPICAL 1ST TO 3RD FLOOR
NET AREA= 583.084 SQ.M X 3 = 1749.252 SQ.M

SCHEDULE OF DOORS & WINDOWS

TYPE	SIZE IN MM	AREA IN SQ.M.	DESCRIPTION
D	1.000 X 2.200	2.200 SQ.M.	T.W PANNELLED DOOR
D1	0.900 X 2.200	1.980 SQ.M.	T.W PANNELLED DOOR
D2	0.750 X 2.200	1.650 SQ.M.	SYNTEX DOOR
WINDOW			
W1	2.100 X 2.100	4.410 SQ.M.	ALUMINIUM SLIDING GLAZED WINDOW
W1	1.800 X 2.100	3.780 SQ.M.	ALUMINIUM SLIDING GLAZED WINDOW
W2	1.200 X 2.100	2.520 SQ.M.	ALUMINIUM SLIDING GLAZED WINDOW
W3	1.350 X 2.100	2.835 SQ.M.	ALUMINIUM SLIDING GLAZED WINDOW
W4	0.800 X 1.550	1.240 SQ.M.	ALUMINIUM SLIDING GLAZED WINDOW
W5	2.100 X 1.550	3.255 SQ.M.	ALUMINIUM SLIDING GLAZED WINDOW
W6	1.800 X 1.550	2.790 SQ.M.	ALUMINIUM SLIDING GLAZED WINDOW
V	0.600 X 0.900	0.540 SQ.M.	LOUVERED WINDOWS

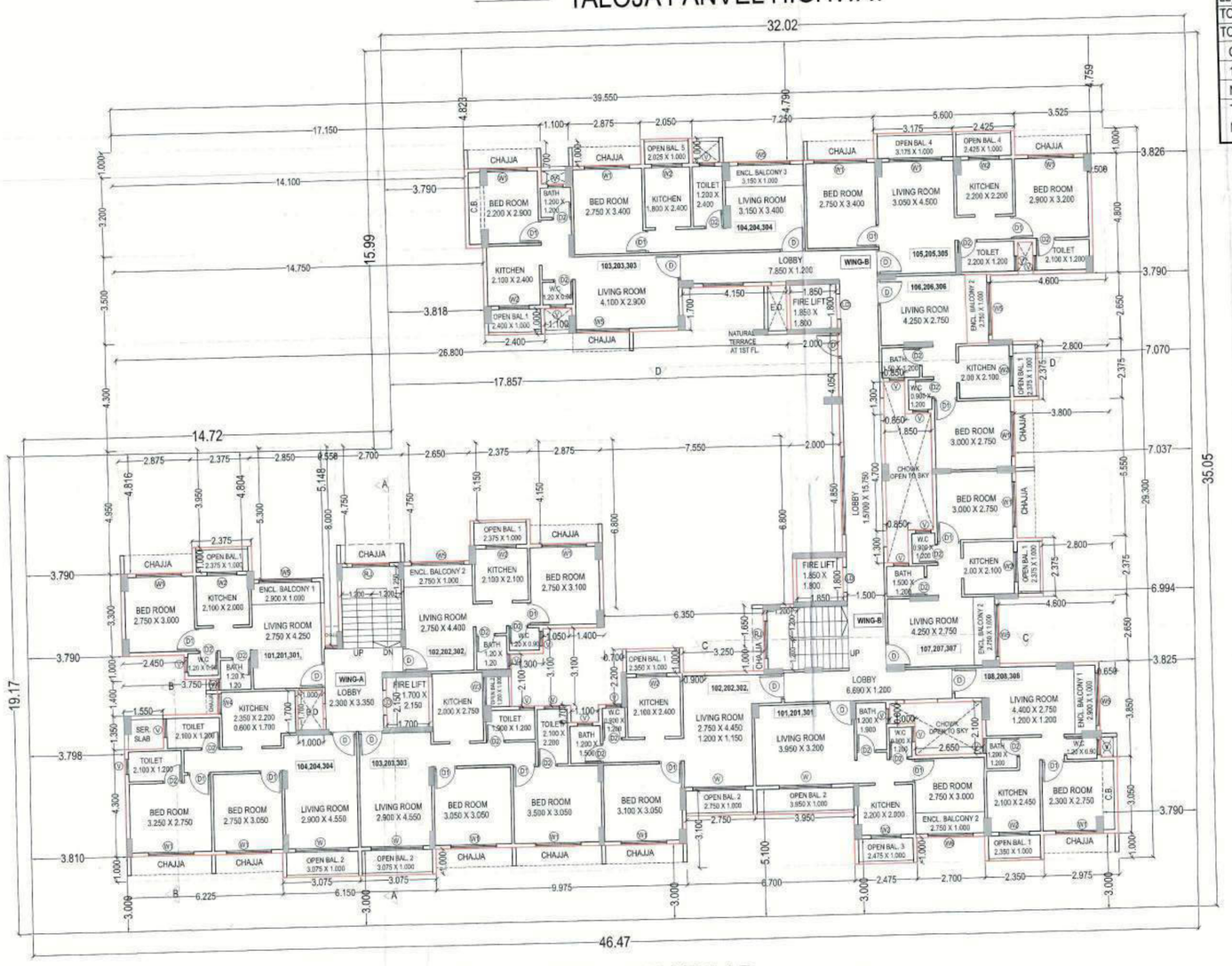


AREA DIAGRAM PLAN
4TH FLOOR
SCALE :- 1:100

BUILT UP AREA STATEMENT
4TH FLOOR
AREA OF BLOCK (ABCD) = 19.150 X13.800 = 264.270 SQ.M.

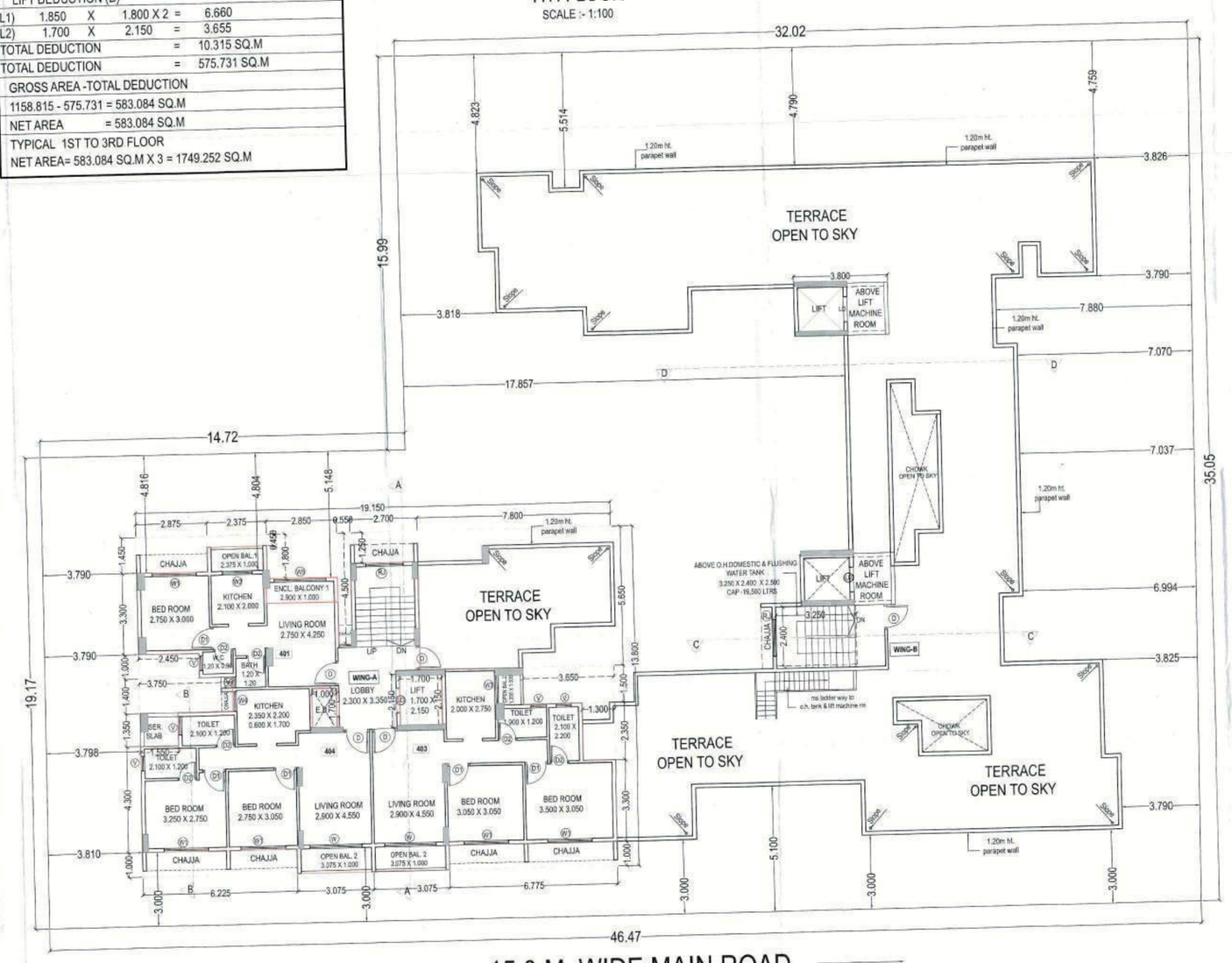
STANDARD DEDUCTION (A)					
1)	2.875	X	1.450	=	4.168
2)	2.375	X	0.450	=	1.068
3)	2.850	X	1.800	=	5.130
4)	4.500	X	0.550	=	2.475
5)	2.700	X	1.250	=	3.375
6)	7.800	X	5.650	=	44.070
7)	2.450	X	1.000	=	2.450
8)	3.750	X	1.400	=	5.250
9)	1.000	X	1.700	=	1.700
10)	1.550	X	1.350	=	2.092
11)	3.650	X	1.500	=	5.475
12)	1.300	X	2.350	=	3.055
13)	6.225	X	1.000	=	6.225
14)	6.775	X	1.000	=	6.775
TOTAL DEDUCTION				=	93.308 SQ.M
LIFT DEDUCTION					
L2)	1.700	X	2.150	=	3.655
TOTAL DEDUCTION				=	96.963 SQ.M

GROSS AREA -TOTAL DEDUCTION
264.270 - 96.963 = 167.307 SQ.M
NET AREA = 167.307 SQ.M
TYPICAL 4TH FLOOR
NET AREA= 167.307 SQ.M



15.0 M. WIDE MAIN ROAD

TYPICAL 1ST TO 3RD FLOOR
SCALE :- 1:100



15.0 M. WIDE MAIN ROAD

4TH FLOOR
SCALE :- 1:100

Architect Name : - Amit N Patil. (CA/2003/30739)

Date	Dwg No	Scale	Drawn by	Cheked by	Reg. No of Architect
31.05.2022	01	1:100	KAILAS ANGRE		CA/2003/30739

owner's Declaration –
I/We undersigned hereby confirm that I/We would abide by plans approved by Authority / Collector. I/We would execute the structure as per approved plans. Also I/We would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site.

For Sai Amrut Builders & Developers LLP
Partner

MR.MARUTI PADAJI PATIL. (PARTNER)
MRS.NIRMALA PADAJI PATIL. (PARTNER)
M/S. SAI AMRUT BUILDERS & DEVELOPERS LLP
Owner (s) name and signature

Certificate of Area
certified that the plot under reference was surveyed by me on..... and the dimensions of sides etc. of plot started on plan are as measured on site and the area so worked out tallies with the area stated in document of ownership/ T.P. Scheme Records/ / Land Records Departments / CIDCO survey records.

AMIT N. PATIL
REG. NO. CA/2003/30739
Signature
AMIT N. PATIL (REG. NO.:CA/2003/30739)

AMIT N. PATIL ARCHITECTS
ARCHITECTS AND PLANNERS
127&128, 1ST FLOOR, SHIV CENTRE,SECTOR-17, VASHI,NAVI MUMBAI.