

Note:-	Premiums and Percentages in this feasibility report may increase or decrease in the future according to Municipal circulars.
	We have considered presently premiums which are currently considered in MCGM

DRAFT D1 "PFR" dtd 21/02/24 DCR 33(7), PLOT AREA AS PER SOCIETY MAIL 12675 SMT, (40%, 4000) (100%R)

NO.	AREA STATEMENT	DETAIL	AREA SQ.MT	AREA SQ.FTS.	
1A	AREA OF THE PLOT AS PER AS PER SOCIETY MAIL		12675.00	136433.70	
1B	AREA OF PLOT AS PER PLOT SURVEY BY SOCIETY		9304.72	100156.01	
1C	AREA OF PLOT AS PER PR CARDS FOR H2 PLOT		10364.72	111565.85	
2	DEDUCTION OF AREA AS PER TP/DP REMARKS 2034(SCALE)		0.00	0.00	
3	PLOT AREA CONSIDERED FOR THIS REPORT 1A		12675.00	136433.70	
4	R.G.PROVISION ( NOT DEDUCTABLE )	N.A.	0.00	0.00	
5	I.H DCPR 15 ( NOT DEDUCTABLE )	N.A	0.00	0.00	
6	AMENITY OPEN SPACE CLAUSE 14(A) for plot less than 10000 sq mtrs	LESS 5% AREA	500.00	5382.00	
7	AMENITY OPEN SPACE CLAUSE 14(A)	LESS 10% ABOVE 10000 M² PLOT	267.50	2879.37	
7A	NET PLOT AREA AFTER DEDUCTIONS		11907.50	128172.33	
8	PERMISSIBLE BUA AS PER ZONAL BASIC F.S.I (1)	BASE FSI (1)	11907.50	128172.33	
	PERMISSIBLE BUA AS PER ZONAL BASIC F.S.I (0.33)	BASE FSI (0.33)	3929.48		
9	0.84 % ADDITIONAL FSI ON PREMIUM FROM GOVT	(0.84 GOVT FSI)	10002.30	107664.76	
10	0.83 T.D.R	( OPEN + SLUM - INCENTIVE )	7163.23	77104.95	
11	INCENTIVE USED AS TDR U/R 33(7)B	272 MEMBERS	2720.00	29278.08	
12	ADD AREA OF PROPOSED SET BACK SQ MTRS (IF ANY)		0.00	0.00	
13	TOTAL PERMISSIBLE AREA		35722.50	384516.99	3.00
14	FUNGIBLE FSI	35%	12502.88	134580.95	
15	TOTAL BUILT UP AREA		48225.38	519097.94	4.05
16	TOTAL RERA CARPET AREA	Less wall thickness(10.71% MINUS)	43065.26	463554.46	
17	TOTAL CONSTRUCTION BUA WITH COMMON AMENITIES	EXIS.RESI + RESI. SALE 40% ADD	67515.53	726737.11	

AREA OF THE EXISTING MEMBERS / TENANTS

1	EXISTING MEMBERS OF CS NO.1D/2	TOTAL MEMBERS	272	
2	EXISTING CARPET AREA OF FLATS WITH MAIN.+BALCONIES (AS PER SOCTY RECORDS) WITHOUT GARAGES	AS PER RECORDS SUBMITTED BY SOCIETY	14878.92	160156.71
3	BUILT UP AREA AS PER PLAN N/A	AS PER RECORDS SUBMITTED BY SOCIETY		
4	EXISTING FSI CONSUMED AS PER PLOT AREA		-	NA
5	PERMISSIBLE FUNGIBLE AREA 35% ON "BUA" DERIVED FROM CARPET AREA	WITHOUT CHARGING PREMIUMS	6249.15	67265.82
6	TOTAL PERMISSIBLE WITH FUNGIBLE "BUA"FOR MEMBERS AS PER APPROVED PLANS	FOR EXISTING MEMBERS WITH FUNGI.	0.00	0.00
7	TOTAL CARPET AREA FOR EXISTING MEMBERS proposed @ 1.4 OVER AND ABOVE AREAS WITH BALCONIES.		20830.49	224219.39

BALANCE AREA FOR SALE

1	RERA CARPET AREA FOR SALE	FOR SALE	22234.77	239335.06
2	RERA CARPET AREA PROPOSED	FOR COMMERCIAL SALE (0% )	0.00	0.00
3	RERA CARPET AREA PROPOSED	FOR RESIDENTIAL SALE (100%)	22234.77	239335.06

EXPENSES

NO.	AREA STATEMENT	DETAIL	AREA SQ.MT	AREA SQ.FTS.	AMOUNT	PART 1 INVESTMENTS
1	READY RECKNOR RATE (SUB ZONE 13/95)	AS PER R.R. 2023-24 APPROX	₹ 2,10,680.00			
1a	ASR CONSTRUCTION RATE		30250.00			
1b	COST OF CONSTRUCTION CONSIDERED WITHOUT GST FOR THIS PROJECT	4000	43056.00	3000.00		
2	TOTAL CONSTRUCTION COST BUILDING WITH GST (4000+GST)	4720	67515.53	726737.11	₹ 3,43,01,99,164.39	
2a	Construction cost of parking Area WITH GST(2000+GST)	2360	16878.88	181684.28	₹ 42,87,74,895.55	
3	T.D.R. REQUIRED (0.83 OF NET PLOT)		7163.23	77104.95		
3a	SLUM TDR (0.2 OF TDR IN 3)	20%	1432.65	15420.99	₹ 22,63,72,236.45	₹ 95,07,63,393.09
3b	GENERAL TDR (0.8 OF TDR IN 3 )	80%	5730.58	61683.96	₹ 72,43,91,156.64	
4	MUNICIPAL LEGAL CHARGES & PREMIUMS	increased or decreased depending upon RR rate and as per changes effected under govt policy				
4a	ADDI. FSI (0.84 %) PREMIUM GOVT FSI	50% RR RATE	10002.30	107664.76	₹ 1,05,36,42,282.00	₹ 1,05,36,42,282.00
4b	FUNGIBLE PREMIUMS	60% RR RATE	6253.73	67315.13	₹ 65,87,67,708.58	₹ 65,87,67,708.58
4c	SCRUTINY FEES	Rs. 95.00 RESIDENTIAL FEES	67515.53	726737.11	₹ 64,13,974.88	₹ 64,13,974.88
4c1	LAYOUT SCRUTINY FEES	Rs. 5.00 ON PLOT AREA	12675.00	136433.70	₹ 63,375.00	₹ 63,375.00
4d	IOD DEPOSIT	Rs. 1.00 PER SQ.FT ON TOTAL BUA	48225.38	519097.94	₹ 5,19,097.94	₹ 5,19,097.94
4e	DEBRIS DEPOSIT	Rs. 2.00 MAXIMUM 45,000/-	48225.38	519097.94	₹ 45,000.00	₹ 45,000.00
4f	DEVELOPMENT CHARGES 2% RR RATE	LAND COMPONENT	12675.00	136433.70	₹ 5,34,07,380.00	₹ 5,34,07,380.00
4f1	DEVELOPMENT CHARGES 4% RR RATE	COMM LAND COMPONENTS				
4f2	DEVELOPMENT CHARGES 4% RR RATE	CONSTRUCTION COMPONENTS	48225.38	519097.94	₹ 40,64,04,880.20	₹ 40,64,04,880.20
4f3	DEVELOPMENT CHARGES 8% RR RATE	COMM CONSTRUCTION LAND COMPONENTS				
4g	DEVELOPMENT CESS	4% OF RR RATE	12675.00	136433.70	₹ 10,68,14,760.00	₹ 10,68,14,760.00
4h	INFRASTRUCTURE CHARGES ON ASR CONSTRUCTION	ON TDR COMPONENTS 5%	7163.23	77104.95	₹ 1,08,34,377.81	₹ 1,08,34,377.81
4i	STAIRCASE LIFT LOBBY PREMIUMS ON RR RATES (25% OF BUA)	25%	12056.34	129774.48	₹ 63,50,07,625.31	₹ 63,50,07,625.31
4j	LABOUR WELFARE CESS	1% OF COST OF CONSTRUCTION	48225.38	519097.94	₹ 2,07,63,917.46	₹ 2,07,63,917.46
4k	OPEN SPACE DEFICIENCY		0.00	0.00		
4k1	O.S.D. ON ADDI. FSI & BUA COMPONENTS	THIS IS PURELY BASED ON PLANNING AND SINCE PLANNING IS NOT DONE , "OSD" IS ONLY AS ESTIMATED	0.00	0.00	₹ 0.00	₹ 0.00
4k2	O.S.D. ON FUNGIBLE COMPONENTS		0.00	0.00	₹ 0.00	₹ 0.00
4k3	O.S.D. ON SLUM TDR COMPONENTS		0.00	0.00	₹ 0.00	₹ 0.00
4k4	TELESCOPIC PREMIUMS				₹ 15,00,00,000.00	₹ 10,00,00,000.00
4l	LAND UNDER CONSTRUCTION CHARGES LUC ON RR RATES	5%	48225.38	519097.94	₹ 50,80,06,100.25	₹ 50,80,06,100.25
4m	EXTRA WATER SEWERAGE CHARGES	Rs. 285/- APPROX	67515.53	726737.11	₹ 1,92,41,924.63	₹ 1,92,41,924.63
4n	CHIEF FIRE NOC. & OTHER NOC SCRUTINY FEES APPROX ON TOTAL CONSTRUCTON BUA	CHANGE AS PER RATES now Rs. 200/PER SQ.MTRS APPROX	67515.53	726737.11	₹ 1,35,03,105.00	₹ 1,35,03,105.00
5	MUNICIPAL EXPENSES TOWARDS APPROVALS	Rs. 200/- APPROX	48225.38	519097.94	₹ 10,38,19,587.30	₹ 10,38,19,587.30
6	APPROVALS EXPENSES OF VARIOUS NOC	Rs. 50/- APPROX	48225.38	519097.94	₹ 2,59,54,896.83	₹ 2,59,54,896.83
7	PROFESSIONAL FEES	6 % on constn. Cost			₹ 20,58,11,949.86	₹ 10,29,05,974.93
8	CORPUS FUND	Rs.4000 PER SQ.FTS	14878.92	160156.71	₹ 64,06,26,840.00	
9	RENT 36 MONTHS + INCREASED EVERY YEAR AVG Rs.200 PER MONTH	272 MEMBERS	14878.92	160156.71	₹ 1,15,31,28,312.00	₹ 1,92,24,89,178.00
10	RENT BROKERAGE@200 PER YEAR AVG	272 MEMBERS	14878.92	160156.71	₹ 9,60,94,026.00	
11	SHIFTING CHARGES(60+60) TO & FRO	272 MEMBERS Rs. 1,20,000/-			₹ 3,26,40,000.00	
12	LEGAL & CONSULTANTS	272 MEMBERS Rs. 40,000/-			₹ 1,08,80,000.00	
13	STAMPDUTY ON FREE AREA OF EXIST. MEMBERS	6% OF RR RATE	5951.57	64062.68	₹ 7,52,32,587.88	₹ 7,52,32,587.88
14	MARKETING & ESTABLISHMENT				₹ 2,00,00,000.00	
15	BROKERAGE ON SALE 3%				₹ 54,97,53,892.41	
16	3% CONTINGENCY / ESCALATION CHARGES & ADMIN COSTS				₹ 34,10,13,451.63	
17	TOTAL INVESTMENT				₹ 11,70,81,28,505.99	
17A	OTHER MISC COSTS				₹ 5,00,00,000.00	
18	1.5 YRS INSTALLMENT INTREST @ 12% ON PROJECT FINANCE	₹ 4,42,01,33,141.60			₹ 79,56,23,965.49	
	Total Project cost Approx				₹ 12,55,37,52,471.48	₹ 6,78,54,81,127.07

APPROX INCOME (RATE 75000/- RESIDENTIAL )AS PER RECENT MARKET TREND					
1	Proceeds from comm sale rera carpet (0%)		0.00	0.00	₹ 0.00
2	Proceeds from resi. sale rera carpet (100%)		22234.77	239335.06	₹ 17,95,01,29,747.09
4	Sales Proceeds from Parking		250.00	1500000	375000000
	Total Sale Income				₹ 18,32,51,29,747.09

APPROX PROFIT OR LOSS		
1	INCOME	₹ 18,32,51,29,747.09
2	EXPENSE(COST)	₹ 12,55,37,52,471.48
3	PROFIT OR LOSS	₹ 5,77,13,77,275.61
	ROI ON EXPENSES(COST)	46%

GST ON SALE & REHAB AREAS IS NOT INCLUDED IN THIS REPORT

RATES OF TDR ARE MARKET DRIVEN AND HENCE THEY MAY HAVE SOME EFFECT ON THE COSTINGS

DATE:-21/02/2024

DRAFT(D1) PROJECT FEASIBILITY & COSTING M.C.G.M 33(7) MUMBAI CITY

POONAM PROPERTY CHSL

PMC	=	S.P. CONSULTING ENGINEERS PVT.LTD.
PROJECT NAME	=	POONAM PROPERTY CHSL
LAND OWNER		SOCIETY
WARD	=	G/S
VILLAGE	=	WORLI
CTS NO.	=	1D/2 AND 1E/2
PLOT NO.		H2 & H3 AS PER PR CARD
		H2 FOR POONAM PROPERTY CHSL BUILDING CONSISTING OF A,B & C WING AS PER OLD APPROVED LAYOUT
		H3 FOR COMMERCIAL BUILDING CONSIST D WING AND HOTELS AS PER OLD APPROVED LAYOUT
PLOT AREA CONSIDERED FOR PFR (AS PER SOCIETY MAIL SENT) IN SQ MTRS	=	12675
PLOT AREA AS PER PR CARD IN SQ MTRS	=	10364.72
PLOT AREA AS PER PLOT AREA SURVEY FOR WING A, B & C IN SQ MTRS	=	9304.72
ROAD DETAILS AS AVAILABLE FROM DP2034 REMARKS & PHYSICAL PLOT SURVEY	=	36.60 MTRS (120 FEET ) WIDE ROAD BETWEEN A.B ROAD & NEHRU CENTRE , 42.67 MTRS (140 FEET) WIDE A.B ROAD AS PER DP REMARK 2034,
BUA PERMISSIBLE AS PER FULL OC PLAN	=	OLD APPROVED PLANS FOR POONAM BUILDING (A,B & C WINGS ) ARE NOT AVAILABLE FROM SOCIETY
BUA PROPOSED IN PLAN		
R.R RATE IN SQ MTRS ( 2023-24)	=	₹ 2,10,680
SUB- ZONE		13/95
	=	
FSI STRUCTURE CONSIDERED	=	1.33+0.84+0.83=3+35% FUNGIBLE =4.05

DETAILS OF FSI CONSIDERED (4.05)

AS PER PLOT AREA	AS PER SOCIETY (A)	=	12675.00	M <sup>2</sup>
		=	0.00	M <sup>2</sup>
BALANCE PLOT AREA (C')	C=(A)-(B)		12675.00	M <sup>2</sup>
NET PLOT CONSIDERED FOR THIS FEASIBILITY REPORT(C)		=	12675.00	M <sup>2</sup>
	AMENITY OPEN SPACE(5% OF C')=D	=	500	M <sup>2</sup>
	CLAUSE 14(A) (IF AREA IS BETWEEN 4000 TO 10000 SQ.MTRS) @ 5% TO BE HANDED OVER TO GOVT WITH CLEAR ACCESS FROM THE ROAD . NO FSI BENEFIT AS OF NOW	=	267.5	M2
	TOTAL DEDUCTION OF AOS	=	767.50	M2

767.50

NET PLOT(C-D)	"NP"	=	11907.50	M <sup>2</sup>
ZONAL BASIC FSI (1.33)	1	=	11907.50	M <sup>2</sup>
	0.33	=	3929.48	M <sup>2</sup>

ADDI FSI 0.84 OF "NP"	0.84	=	10002.30	M <sup>2</sup>
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ADMISSIBLE T D R (0.83) OF "NP"	0.83	=	9883.23	M <sup>2</sup>
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FSI 3	=	35722.50	M <sup>2</sup>	3
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FUNGIBLE 35% OF (FSI 3)	=	12502.88	M <sup>2</sup>
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PERMISSIBLE(FSI3+ 35%FUNGIBLE)=4.05	=	48225.38	M <sup>2</sup>	4.05
TOTAL BUA WITH FUNGIBLE		48225.38	M <sup>2</sup>	
NOTE: AS PER DP 2034 REMARKS , THERE IS EOS2.6 (RG) REMARK LAND COMES UNDER CRZ I & II ZONE				
GST ON SALE & REHAB AREAS IS NOT INCLUDED IN THIS REPORT				
TABLE OF CARPET AREAS AS PER DETAILS GIVEN BY SOCIETY IS ATTACHED HEREWITH				
LIST OF PROBABLE AMENITIES IS ATTACHED HEREWITH				
SUMMARY OF OTHER D.C.RULES THAT MAY BE APPLICABLE FOR THIS PROJECT (ATTACHED)				
SAFEGUARDS TO BE ADOPTED BEFORE APPOINTING DEVELOPER, AS FOLLOWS				
(1) EXPERIENCED DEVELOPER IN REDEVELOPMENT PROJECTS OF SIMILAR SIZE				
(2) REPUTATION OF COMPLETING PROJECTS IN TIME				
(3) BANK GUARANTEES AND SECURITY FOR MEMBERS NEW AREAS AND RENT etc				
(4) LOADING OF MAXIMUM AMOUNT OF DEVELOPMENT POTENTIAL BEFORE VACATING & TIMELINES FOR "DA" "IOD"				
(5) SHORTLISTED BIDDERS TO PRESENT THEIR CONCEPTUAL PLANNING BEFORE FINAL SELECTION OF A DEVELOPER				
(6) TEAM OF ARCHITECTS & OTHER PROFESSIONALS OF THE DEVELOPER FOR TIMELY APPROVALS				
(7) OVERALL OFFER CONSIDERING FREE CARPET AREAS, RENT, CORPUS , BROKERAGE ,PARKING etc				
(8) TYPE OF SALE AREAS THAT BIDDERS ARE PROPOSING (COMMERCIAL &/OR RESIDENTIAL)				

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POONAM PROPERTY CHSL 210224 AS PER DCR 33(11)									
Plot Area	12675.00	Sq.Mt.	Ready Reacknor	210680.00	Per Sq.mt				
FSI ( 1.33)	16857.75	Sq.Mt.							
PTC	16921.13	Sq.Mt.	30 MTRS & ABOVE						
PTC Free Sale	16921.13	Sq.Mt.							
Permissible BUA	50700.00	Sq.Mt.							
Com. BUA	0.00	Sq.Mt.							
Rehab Resi. BUA DERIVED FROM CARPET AREA AS PER SOCIETY	17854.71	Sq.Mt.							
Extra Use	0.00	Sq.Mt.							
BALANCE Permissible Rehab & SALE BUA	50700.00	Sq.Mt.							
So, Permissible BUA WITH PTC	50700.00	Sq.Mt.							
Rehab Area Com.	0.00	Sq.Mt.							
Rehab Area Resi.WITH FREE AREA @40% (WITHOUT FUNGIBLE)	24996.59	Sq.Mt.							
Balance BUA for Sale ( Com.)	0.00	Sq.Mt.							
Balance BUA for Sale ( Resi.)	25703.41	Sq.Mt.							
Fungible BUA for Com.	0.00	Sq.Mt.							
Fungible BUA for Resi.( Rehab )	6249.15	Sq.Mt.							
Fungible BUA for Com. Sale	0.00	Sq.Mt.							
Fungible BUA for Resi. Sale	8996.19	Sq.Mt.							
Total Area for Rehab WITH FUNGIBLE(+25% *35%)	31245.73	Sq.Mt.							
Total Area for Sale WITH FUNGIBLE	34699.61	Sq.Mt.							
Total BUA WITH FUNGIBLE	65945.34	Sq.Mt.							
Total BUA for Sale ( Resi )	34699.61	Sq.Mt.							
Carpet Area As Rera SALE	30986.75	Sq.Mt.							
Carpet Area As Rera SALE IN SQ FT	333541.36	Sq.Ft.							
Total BUA for Sale ( Com. )	0.00	Sq.Mt.							
Carpet Area As Per Rera	0.00	Sq.Mt.							
Carpet Area As Per Rera	0.00	Sq.Ft.							
SOCIETY EXPENSE							100% Prim.		
Corpus	-	Sq.Ft. x	-	x	1.00	=	-	Cr.	
Assesment Property Tax ( LUC )	1,36,433.70	Sq.Ft. x	19,572.65	x	0.51%	=	1.36	Cr.	
	7,09,835.65	Sq.Ft. x	19,572.65	x	1.03%	=	14.31	Cr.	
Stamp Duty	-	Sq.Ft. x	-	x	-	=	11.00	Cr.	
Rent Commercial	-	Sq.Ft. x	-	x	-	=	-	Cr.	
Rent Residential	1,60,156.70	Sq.Ft. x	200.00	x	36.00	=	115.31	Cr.	
Brockrage	1,60,156.70	Sq.Ft. x	200.00	x	3.00	=	9.61	Cr.	
Shifting	1,60,156.70	Sq.Ft. x	250.00	x	1.00	=	4.00	Cr.	
Construction Cost	7,64,028.72	Sq.Ft. x	4,000.00	x	1.00	=	305.61	Cr.	
Construction Cost St., Lift, Base.	6,00,308.28	Sq.Ft. x	2,000.00	x	1.00	=	120.06	Cr.	
Construction Cost (GST 18%)							76.62	Cr.	
MCGM EXPENSE									
PTC	565.00	Nos. x	90,00,000.00	x	1.00	=	508.50	Cr.	
PTC Maintance	565.00	Nos. x	40,000.00	x	1.00	=	2.26	Cr.	
PTC Diffrance	1,82,138.99	Sq.Ft. x	19,572.65	x	0.10	=	35.65	Cr.	
St.case, Lift Lobby, Passage Prim.	2,29,208.62	Sq.Ft. x	19,572.65	x	0.10	=	11.22	Cr.	
Open Space Defficiency	7,09,835.65	Sq.Ft. x	19,572.65	x	0.10	=	34.73	Cr.	
Fungible Primium Resi	96,835.03	Sq.Ft. x	19,572.65	x	0.50	=	94.77	Cr.	
Fungible Primium Com.	-	Sq.Ft. x	19,572.65	x	0.60	=	-	Cr.	
MCGM ( All Noc's )	7,09,835.65	Sq.Ft. x	250.00	x	1.00	=	17.75	Cr.	
Sewarage Charges	7,09,835.65	Sq.Ft. x	26.50	x	1.00	=	1.88	Cr.	
Scrutiny Fees	7,09,835.65	Sq.Ft. x	8.00	x	1.00	=	0.57	Cr.	
IOD & Debris Deposits	7,09,835.65	Sq.Ft. x	2.00	x	1.00	=	0.14	Cr.	
Development Charges	1,36,433.70	Sq.Ft. x	19,572.65	x	1%	=	2.67	Cr.	
	7,64,028.72	Sq.Ft. x	19,572.65	x	4%	=	59.82	Cr.	
Labour Welfare	7,09,835.65	Sq.Ft. x	3,250.00	x	1%	=	2.31	Cr.	
Legal ( MCGM )	7,09,835.65	Sq.Ft. x	50.00	x	1.00	=	3.55	Cr.	
PROJECT CONSULTANTS EXPENSE									
Design Architects ( 5% )			305.61		0.05	=	15.28	Cr.	
Lioasoning Architects			305.61		0.03	=	9.17	Cr.	
RCC & MEP			305.61		0.03	=	9.17	Cr.	
Financial Consultants			305.61		0.01	=	3.06	Cr.	
Legal Consultants						=	1.50	Cr.	
Project Consultant						=	3.50	Cr.	
Total						=	41.67	Cr.	
OTHER EXPENSE									
Car Parking						=	50.00	Cr.	
Miscellenious, INTEREST etc						=	132.78	Cr.	
Marketing						=	10.00	Cr.	
Sale Com. Area ( Gr. Floor )	0.00	Sq.Ft. x	60000.00	x	1.00	=	0.00	Cr.	
Sale Com. Area ( 1st. Floor )	0.00	Sq.Ft. x	45000.00	x	1.00	=	0.00	Cr.	
Sale Resl. Area	333541.36	Sq.Ft. x	75000.00	x	1.00	=	2501.56	Cr.	
Car Parking	350.00	Nos. x	1500000.00	x	1.00	=	52.50	Cr.	
Profit						=	844.23	Cr.	

	PTC		
4	FSI		
1.33	BASIC		
2.67	ADDITONAL		
	1.335	PTC 50%	
	1.335	SALE	
	PTC @ 30 SQ MTRS		
	16921.13		
	564.038	PTC NOS	
	565	SAY	

1.75

657.89

775.80

41.67

49.38%