

**VALUATION REPORT**  
(For ANDHRA BANK, CAMP BRANCH, PUNE)

**CLIENT : M/S. MAPLE CITY DEVELOPERS**  
**OWNED BY : M/S. ASTRIX INFRASTRUCTURE**

**Wing A, B, D, E & F, "AAPLA GHAR" Project Sanaswadi Phase-II, Gat No. 181 & 183,  
Mauje - Dingraswadi, Tal. Shirur, Dist. Pune - 412208.**

# R. P. KHOTARE & ASSOCIATES

B.E. Civil, FIV, MIE

Consulting Engineers & Govt. Registered Valuer

Office : Flat No. V - 5, Moraya Gosavi Raj Park, Phase I, Keshavnagar, Chinchwadgaon, Pune - 411033

Mob. 9423731237, 9921179974. Email : rajkumarkhotare@gmail.com

Ref : AB/Camp/Astrix Infrastructure/Phase - II/A/2019

Date : 28 / 03 / 2019

## VALUATION REPORT (For ANDHRA BANK, CAMP BRANCH, PUNE)

Flat No. 101,103,105,106,108,109,110,111&112, First Floor, Flat No. 201,202,206,209,210, 211&212, Second Floor, Flat No. 301,302,304,305,306,308,309,310&312, Third Floor, Flat No. 401,402,403,404,405,407,410,411&412, Forth Floor, Wing "A", Flat No. 105&106, First Floor, Flat No. 204,207&212, 2nd Floor, Flat No. 302,303,307,309,310&312, 3rd Floor, Flat No. 402,403,404,405,406,407&408, Forth Floor, Wing "B", Flat No. 102,103,106,107,108, 109,110&111, First Floor, Flat No. 204&210, Second Floor, Flat No. 304,305,306,308,310& 311, Third Floor, Flat No. 405,407,408,411, Forth Floor, Wing "D", Flat No. 101&110, First Floor, Flat No. 210&211, 2nd Floor, Flat No. 305,306&309, Third Floor, Flat No. 406,407,408, 409&411, Forth Floor, Wing "E", Flat No. 101,102,103,105,107,108,109&111, First Floor, Flat No. 201,203,204,209&212, 2nd Floor, Flat No. 301,303,305,306,311&312, Third Floor, Flat No. 401,403,404,408&412, Forth Floor, Wing "F", "AAPLA GHAR" Project Sanaswadi Phase-II, Gat No. 181 & 183, Mauje - Dingraswadi, Tal. Shirur, Dist. Pune - 412208.

(In the Limits of Grampanchayat Dingraswadi, Near Essar Steel Company & Behind Kalyani Forge Company, Off Pune - Nagar Road, Dingraswadi.)

Owned & Possessed by : M/S. ASTRIX INFRASTRUCTURE  
Property Developed By : M/S. MAPLE CITY DEVELOPERS

IN OUR OPINION, & TO THE BEST OF OUR KNOWLEDGE, THE VALUES OF THE SAME AS IN MARCH 2019 WILL BE

|                   |     |              |
|-------------------|-----|--------------|
| Fair Market Value | Rs. | 15,58,00,000 |
| Realisable Value  | Rs. | 14,03,00,000 |
| Distress Value    | Rs. | 12,47,00,000 |

DETAIL VALUATION REPORT IS ENCLOSED:

This Report Contains 1 + 9 = 10 Pages (Including Photographs).

Yours faithfully,



(R. P. KHOTARE)  
GOVT. REGD. VALUER  
REG. NO. CAT - I / 767 of 2012-13  
Panel Valuer for Andhra Bank



To :

Assistant General Manager, Andhra Bank, Camp Branch, Pune.

|    |   |   |
|----|---|---|
| 1  | Name of the Branch  | : Andhra Bank, Camp Branch, Pune.   |
| 2  | Zone  | : Pune  |
| 3  | Name of the Manager / Officer who accompanied the Engineer  | : <b>Mr. Raju Konda.</b><br><b>(Assistant Manager, Camp Branch.)</b>  |
| 4  | PURPOSE OF VALUATION ( Specify whether it is a valuation for the first time, revaluation or valuation for the purpose of initiating action under SARFAESI etc )   | : To find out Fair Market Value of the property for Financial Institution for Sarfaesi Purpose  |
| 5  | In case of Revaluation<br>Date of Previous Valuation<br>Amount of previous value  | : Not Applicable  |
| 6  | Name of the Approved Valuer<br>Chief Commissioner of Income Tax : Pune.<br><b>CENTRAL BOARD OF DIRECT TAXES</b>   | : <b>R. P. KHOTARE</b><br>Govt Regd Valuer - CAT - I / 767 of 2012-13<br><b>Panel Valuer for Andhra Bank</b>  |
| 7  | Address   | : Flat No. V - 05, Morya Gosavi Raj Park Phase I,<br>Keshav Nagar, Chinchwadgaon, Pune - 411033   |
| 8  | Date of Visit to the Property   | : <b>25/03/2019</b>   |
| 9  | <b>Address :</b><br>Flat No. 101,103,105,106,108,109,110,111&112, <b>First Floor</b> , Flat No. 201,202,206,209,210,211&212, <b>2nd Floor</b> , Flat No. 301,302,304,305,306,308,309,310&312, <b>Third Floor</b> , Flat No. 401,402,403,404,405,407,410,411&412, <b>Forth Floor, Wing "A"</b> , Flat No. 105&106, <b>First Floor</b> , Flat No. 204,207&212, <b>2nd Floor</b> , Flat No. 302,303,307, 309,310&312, <b>Third Floor</b> , Flat No. 402,403,404,405,406,407&408, <b>Forth Floor, Wing "B"</b> , Flat No. 102,103,106, 107,108,109,110&111, <b>First Floor</b> , Flat No. 204&210, <b>2nd Floor</b> , Flat No. 304,305,306,308,310&311, <b>Third Floor</b> , <b>Flat No. 405,407,408,411, Forth Floor, Wing "D"</b> , Flat No. 101&110, <b>First Floor</b> , Flat No. 210&211, <b>2nd Floor</b> , Flat No. 305,306&309, <b>Third Floor</b> , Flat No. 406,407,408, 409&411, <b>Forth Floor, Wing "E"</b> , Flat No. 101,102,103, 105,107,108,109&111, <b>First Floor</b> , Flat No. 201,203,204,209&212, <b>2nd Floor</b> , Flat No. 301,303,305,306,311&312, <b>3rd Floor</b> , Flat No. 401,403,404,408&412, <b>Forth Floor, Wing "F"</b> , "AAPLA GHAR" Project Sanaswadi Phase-II, <b>Gat No. 181 &amp; 183, Mauje - Dingraswadi, Tal. Shirur, Dist. Pune - 412208.</b> |   |
| 10 | Name & Address of the Owners of the Property  | : <b>M/S. ASTRIX INFRASTRUCTURE</b><br><b>(For Address : Refer to Owner)</b>  |
| 11 | Details of Property Offered as Security   | : <b>Residential Flat</b>   |
| 12 | Type of Property Offered  | : Residential (Rural)   |
| 13 | Ownership of the Property   | : Company Ownership   |
| 14 | List of documents produced for perusal<br>1. Title Deed / Sanctioned Plan<br><br>2. Property Tax Receipt<br>3. Electricity Bill<br>4. Water Bill<br>5. Others ( Please specify )  | : a) Registered Land Sale Deed for Gat No. 181 (Phase-II),<br>Vide No. 5601/2012, dtd. 05/12/2012<br>b) Registered Land Sale Deed for Gat No. 183 (Phase-II),<br>Vide No. 4954/2010, dtd. 07/10/2010<br>c) Revised ADTP Sanctioned plan Under Letter No. 639,<br>dtd. 05/02/2015, For Gat No. 181 & 183, Phase II<br>d) PMRDA Approved Sanctioned plan Vide No. 1445,<br>dtd. 15/09/2015, For Gat No. 181 & 183, Phase II<br>: Refer to Owner<br>: Refer to Owner<br>: Refer to Owner<br>: Refer to Owner |




|    |  |  |
|----|--|--|
| 15 | Dimensions   | : The Each Flat consists of - Living, Kitchen, Bed - 2, WC - 1, Bath - 1 & Balcony - 2   |
| 16 | Extent of Site - Carpet Area of Flat<br>(As per Recent Registered Agreement to Sale) | : Carpet Area for Each Flat of Wing A & B = 51 Sqm = 549 Sft<br>C. Area for Each Flat of Wing D, E & F = 43.01 Sqm = 463 Sft<br><b>As per List of Flats Provided by Branch Officer</b><br>Total Flats of Wing A & B = 34 + 18 = 52 Nos<br>Total Flats of Wing D, E & F = 20 + 12 + 24 = 56 Nos<br>Total Flats of Wing A, B, D, E & F = 34 + 18 + 20 + 12 + 24 = 108 Nos. |
|    | Saleable Built-Up/Chargeable Area of Flat  | As Per Present Market Trend, Considering 30% Loading for Carpet to Saleable Built Up/Chargeable Area Ratio<br><b>Saleable / Chargeable Area for Each Flat of Wing A &amp; B = 1.3 X 549 Sft = 713.70 Sft Say 714 Sft</b><br><b>Saleable / Chargeable Area for Each Flat of Wing D, E &amp; F = 1.3 X 463 Sft = 601.90 Sft Say 602 Sft</b>                                |
| 17 | Extent of site considered for valuation purposes                                     | Chargeable Area for Each Flat of Wing A & B = 714 Sft<br>Chargeable Area for Each Flat of Wing D, E & F = 602 Sft  |

#### DECLARATION

- It is hereby certified that the value of the property is as follows
  - Fair Market Value** Rs. 15,58,00,000 (Rs. Fifteen Crore Fifty Eight Lacs Only)
  - Realisable Value** Rs. 14,03,00,000 (Rs. Forteen Crore Three Lacs Only)
  - Distress Value** Rs. 12,47,00,000 (Rs. Twelve Crore Forty Seven Lacs Only)
- The property was physically inspected on 25/03/2019 along with Mr. Raju Konda, Assistant Manager, Camp Branch, Pune.
- The connected title deed for the property under valuation are
  - Registered Land Sale Deed for Gat No. 181 (Phase-II), Vide No. 5601/2012, dtd. 05/12/2012
  - Registered Land Sale Deed for Gat No. 183 (Phase-II), Vide No. 4954/2010, dtd. 07/10/2010
  - Revised ADTP Sanctioned plan Under Letter No. 639, dtd. 05/02/2015, For Gat No. 181 & 183, Phase II
  - PMRDA Approved Sanctioned plan Vide No. 1445, dtd. 15/09/2015, For Gat No. 181 & 183, Phase II
- The extent of the property valued tallies with that mentioned in the above referred document

Place Pune  
Date 28/03/2019

Signature of Manager / Officer  
(Who accompanied the approved valuer)

  
(R. P. KHOTARE)  
GOVT. REGD. VALUER  
REG. NO. CAT - I / 767 of 2012-13  
Panel Valuer for Andhra Bank



**ANNEXURE - III - VALUATION OF FLAT**

| SL. | Particulars   |   |
|-----|---|---|
| 1   | Name of the Apartment   | : Wing A, B, D, E & F, "AAPLA GHAR" Project<br>Sanaswadi Phase-II,  |
| 2   | The floor in which the Flat is situated   | : First to Forth Floor  |
| 3   | Door No. of Flat / Municipal No.  | : Flat Nos. Mentioned in Top Sheet  |
| 4   | Proposed Specifications of This Flat<br>Roof<br>Flooring<br>Doors<br>Windows<br>Fittings<br>Finishing   | : RCC Slab<br>: Vitrified Tiles Flooring<br>: Wooden Door Frame & Flush Door Shutters<br>: ALSL Glazed windows<br>: Ordinary Fittings<br>: Internal & External Plaster, Granite Kitchen Platform etc.                         |
| 5   | Year of Construction  | : Recently Completed in 2017 - 2018 (As Reported)   |
| 6   | Number of floors / flats in the block<br>a. As per sanctioned Plan<br>b. As per physical Inspection   | : (P + 4) Floor Building<br>: (P + 4) Floor Building  |
| 7   | Particulars of Plan sanction & Date of expiry<br>a. Competent authority for granting approval as per local laws<br>b. whether approval is accorded by the competent authority & applicable charges paid | : ADTP & PMRDA, Pune<br>: Yes   |
| 8   | a. Are there any Deviations from approved plan<br>b. Permissions obtained, if any, for the deviations   | No  |
| 9   | Floor Space Index   | : As per sanctioned Plan  |
| 10  | Saleable Built-Up/Chargeable Area of the Flat   | : <b>Saleable / Chargeable Area for Each Flat of Wing A &amp; B = 1.3 X 549 Sft = 713.70 Sft Say 714 Sft</b><br><b>Saleable / Chargeable Area for Each Flat of Wing D, E &amp; F = 1.3 X 463 Sft = 601.90 Sft Say 602 Sft</b> |
| 11  | Is it Posh / 1st class / Medium / Ordinary  | : Ordinary  |
| 12  | Is it being used for Residential / Commercial   | : Residential   |
| 13  | How is Marketability  | : Marketability is Fair & Reasonable  |
| 14  | What are the factors favoring for an extra value potential  | : Flat is Located Near Essar Steel Company & Behind Kalyani Forge Company, Close to Pune - Nagar Road, Dingraswadi.   |
| 15  | Any negative factors are observed which effect the market value in general  | : Nil   |
| 16  | Maintenance   | : As per Shedule  |
| 17  | Facilities available<br>a) Lift<br>b) Water Supply<br>c) Underground Sewerage<br>d) Car Parking<br>e) All Round Compound wall<br>f) Pavement around the building  | : Yes<br>: Available for building<br>: Drainage line is connected to sewerage<br>: Car Parking Space Available<br>: Compound is present<br>: Available for building   |



## Rate

Following Factors are considered in the Assessment of the Rate/Value of the subject Property

- Ready Possession Unit
- Flat/Project is Located Close to Pune - Nagar Highway

|  |   |   |
|--|---|---|
| 1  | After analyzing the comparable sale instances the composite rate for a similar flat with same specifications in the adjoining locality  | : The Market Rate of the Flat in the Subject Location for New Flats Varies - Rs. 2000 - 2500/Sft  |
| 2  | Assuming it is a new construction, what is the adopted basic composite rate of flat under valuation after comparing with the specifications & other factors with the Flat under comparison  | : <b>Rs. 2200/Sft. (As per Market Trend)</b><br>Govt Rate for Flats is not Mentioned in Ready Reckoner  |
| 3  | <b>BREAK UP FOR THE RATE</b><br>i) Building + Services<br>ii) Land + Services<br>iii) Total Composite Rate  | Rs. 1300/Sft.<br>Rs. 900/Sft.<br><hr/> Rs. 2200/Sft   |
| 4  | Depreciated building Rate<br>i) Life of the Building<br>ii) Age of building<br>iii) Residual Life of the building<br>iv) Depreciation Factor Considering St.Line Formula (Residual Life)/Life*100<br>v) Reduction in Rate towards Depreciation Factor considering the Construction Rate/Sft. Rs. 1800<br>v) Depreciated Rate. | 75 Years<br>Recently Completed in 2017-2018<br>73 Years<br>Not Applicable<br>Not Applicable<br>Not Applicable   |
|  | <b>Final Rate Considered in the Assessment</b>  | <b>Rs. 2200 Per Sft</b>   |
| 5  | Value as per Recent Govt. Registered Sale Instances (Web Instance Copies are Enlosed)<br><b>Saleable Area in Sft</b><br>i) 602<br>ii) 602   | <b>Sale Amount</b><br>1500000<br>1500000<br><b>Rate per Sft</b><br>2491.69<br>2491.69<br><b>Round Up Rate per Sft</b><br>Rs. 2492/Sft<br>Rs. 2492/Sft |
| (The Above Rates are Including Reserved Car Parking Space. As per Present Market Trend, The Saleable Rates for Flats in the Subject Location are Negotiable, Hence The Rate Rs. 2,200/Sft is Reasonable for Large Nos. of Flats & Which is Considered for Valuation Assessment.) |   |   |

Note : When the Flat Visit was Done with Branch Officer, The Flats are Locked. So the Internal Photographs of Flat was not Taken. Hence the Specifications of Flats are Considered as per Project Brochure



**Sale Instance 1 :**

|  |  |
|--|--|
| <p><b>सूची क्र.2</b></p>   | <p>दस्तावेज क्र. दु.नि. विवर<br/>                 दस्तावेज क्र. 990/2018<br/>                 मंडल<br/>                 Regn 65m</p> |
| <p><b>सावाचे नाव : 1) डिण्डजवाडी</b></p>   |  |
| <p>कारारनामा<br/>                 1500000<br/>                 1342288</p>   |  |
| <p>1) पारिकेचे नाव पुणेकर वगणन : इतर माहिती: (वि.मु.क्र. 9.4) गाव मोजे डिण्डजवाडी गट नं. 181 व 183 या मिळकतीवर बांधण्यात येणाऱ्या आपस घर सणसवाडी नावाने ओळखल्या जाण्या. या इमारती मधील केज 2 विंग इ मधील घोट्या मजकपावरील प्लॉट नं. इ-408 यांसी क्षेत्र 463 चौ.फु. कारपेट म्णजेच 43.01 चौ. मी. व काचई कार पाकिंग यांसी क्षेत्र 9.29 चौ.मी. अशी मिळकत ( GAT NUMBER : 181, 183 ; )</p> |  |
| <p>1) 43.01 चौ.मीटर</p>  |  |
| <p>1) साव-जे इंग्लिश मिडी इंग्लिश जे भागीदार संस्थे जे भागीदार सचिव अशोक अणारबाब तसे कु.मु.मन्तुल का ज बाविल मिलीम विटोल इतर -- बच-36, पल्ल-पॉर्टि मं., जल्ल मं., इमारतीचे साव., सर्विक मं., राड मं. विवाजीकर, पुणे, महाराष्ट्र, पुणे. पिन कोड-411001 पिन नं.-AA730717F</p>  |  |
| <p>2) साव-जस डे मं. अं. इंद्रिका इंग्लिश इंग्लिश जे भागीदार संस्थे जे भागीदार सचिव अशोक अणारबाब तसे कु.मु.मन्तुल जे इंग्लिश मिडी इंग्लिश जे भागीदार सचिव अशोक अणारबाब तसे कु.मु.मन्तुल का ज बाविल मिलीम विटोल इतर -- बच-36, पल्ल-पॉर्टि मं., जल्ल मं., इमारतीचे साव., सर्विक मं., राड मं. विवाजीकर, पुणे, महाराष्ट्र, पुणे. पिन कोड-411001 पिन नं.-AAQFAS69E</p>                     |  |
| <p>3) साव-जे साव संजनाबाब अणारबाब -- बच-51, पल्ल-पॉर्टि मं., जल्ल मं., इमारतीचे साव., सर्विक मं., राड मं. अणार-02, सर्वेकर दाम्य सो. 29 मंगलदास रोड, पुणे, महाराष्ट्र, पुणे. पिन कोड-411001 पिन नं.-AECPAL66EM</p>   |  |
| <p>17/02/2018<br/>                 17/02/2018<br/>                 990/2018<br/>                 90000<br/>                 15000</p>  |  |

**Sale Instance 2 :**

|  |  |
|--|--|
| <p><b>सूची क्र.2</b></p>   | <p>दस्तावेज क्र. दु.नि. विवर<br/>                 दस्तावेज क्र. 989/2018<br/>                 मंडल<br/>                 Regn 62m</p> |
| <p><b>सावाचे नाव : 1) डिण्डजवाडी</b></p>   |  |
| <p>कारारनामा<br/>                 1500000<br/>                 1342288</p>   |  |
| <p>1) पारिकेचे नाव पुणेकर वगणन : इतर माहिती: (वि.मु.क्र. 9.4) गाव मोजे डिण्डजवाडी गट नं. 181 व 183 या मिळकतीवर बांधण्यात येणाऱ्या आपस घर सणसवाडी नावाने ओळखल्या जाण्या. या इमारती मधील केज 2 विंग इ मधील घोट्या मजकपावरील प्लॉट नं. इ-406 यांसी क्षेत्र 463 चौ.फु. कारपेट म्णजेच 43.01 चौ. मी. व काचई कार पाकिंग यांसी क्षेत्र 9.29 चौ.मी. अशी मिळकत ( GAT NUMBER : 181, 183 ; )</p> |  |
| <p>1) 43.01 चौ.मीटर</p>  |  |
| <p>1) साव-जे इंग्लिश मिडी इंग्लिश जे भागीदार संस्थे जे भागीदार सचिव अशोक अणारबाब तसे कु.मु.मन्तुल का ज बाविल मिलीम विटोल इतर -- बच-36, पल्ल-पॉर्टि मं., जल्ल मं., इमारतीचे साव., सर्विक मं., राड मं. विवाजीकर, पुणे, महाराष्ट्र, पुणे. पिन कोड-411001 पिन नं.-AA730717F</p>  |  |
| <p>2) साव-जस डे मं. अं. इंद्रिका इंग्लिश इंग्लिश जे भागीदार संस्थे जे भागीदार सचिव अशोक अणारबाब तसे कु.मु.मन्तुल जे इंग्लिश मिडी इंग्लिश जे भागीदार सचिव अशोक अणारबाब तसे कु.मु.मन्तुल का ज बाविल मिलीम विटोल इतर -- बच-36, पल्ल-पॉर्टि मं., जल्ल मं., इमारतीचे साव., सर्विक मं., राड मं. विवाजीकर, पुणे, महाराष्ट्र, पुणे. पिन कोड-411001 पिन नं.-AAQFAS69E</p>                     |  |
| <p>3) साव-जे साव संजनाबाब अणारबाब -- बच-51, पल्ल-पॉर्टि मं., जल्ल मं., इमारतीचे साव., सर्विक मं., राड मं. अणार-01, सर्वेकर दाम्य सो. 29 मंगलदास रोड, पुणे, महाराष्ट्र, पुणे. पिन कोड-411001 पिन नं.-AA8PC047F</p>  |  |
| <p>17/02/2018<br/>                 17/02/2018<br/>                 989/2018<br/>                 90000<br/>                 15000</p>  |  |




**VALUATION DETAILS :**

| SI NO | Description                              | Area of Each Flat in Sft | No. of Flats | Rate per Sft | Fair Market Value (FMV) (Rs.) | Realisable Value (90% of FMV) (Rs.) | Distress Value (80% FMV) (Rs.) |
|-------|--|--------------------------|--------------|--------------|-------------------------------|-------------------------------------|--------------------------------|
| 1     | Present Value of A & B Wing, Phase II    | 714                      | 52           | 2200         | 81681600.00                   | 73513440.00                         | 65345280.00                    |
| 2     | Present Value of D, E & F Wing, Phase II | 602                      | 56           | 2200         | 74166400.00                   | 66749760.00                         | 59333120.00                    |
| TOTAL |  |                          |              |              | 155848000.00                  | 140263200.00                        | 124678400.00                   |
| SAY   |  |                          |              |              | 15,58,00,000                  | 14,03,00,000                        | 12,47,00,000                   |

As a result of appraisal and analysis it is my considered opinion that the present Values of the above property in the prevailing condition with aforesaid specifications is

|                   |     |              |   |
|-------------------|-----|--------------|---|
| Fair Market Value | Rs. | 15,58,00,000 | (Rs. Fifteen Crore Fifty Eight Lacs Only) |
| Realisable Value  | Rs. | 14,03,00,000 | (Rs. Forteen Crore Three Lacs Only)       |
| Distress Value    | Rs. | 12,47,00,000 | (Rs. Twelve Crore Forty Seven Lacs Only)  |

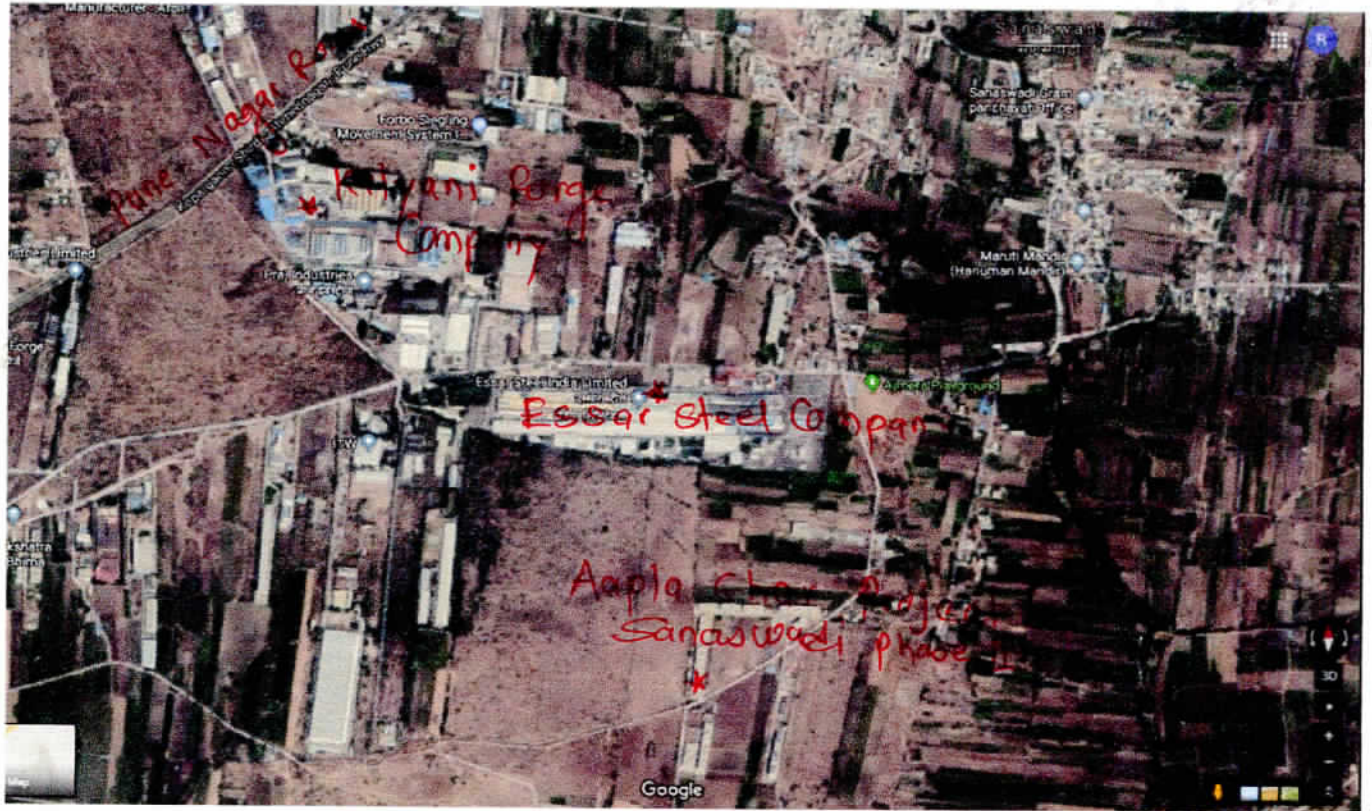
Place Pune  
Date 28 / 03 / 2019

  
(R. P. KHOTARE)  
GOVT. REGD. VALUER  
REG. NO. CAT - I / 767 of 2012-13  
Panel Valuer for Andhra Bank





Google Map :



**Wing A, B, D, E & F, "AAPLA GHAR" Project Sanaswadi Phase-II, Gat No. 181 & 183, Mauje - Dingraswadi, Tal. Shirur, Dist. Pune - 412208.**



**Wing A, B, D, E & F, "AAPLA GHAR" Project Sanaswadi Phase-II, Gat No. 181 & 183, Mauje - Dingraswadi, Tal. Shirur, Dist. Pune - 412208.**

**AAPLA GHAR 'SANASWADI'**

| Level 1  | Level 2  | Level 3  |
|--|--|--|
| UNIT 101 (1000 sq. ft.)<br>UNIT 102 (1000 sq. ft.)<br>UNIT 103 (1000 sq. ft.)<br>UNIT 104 (1000 sq. ft.)<br>UNIT 105 (1000 sq. ft.)<br>UNIT 106 (1000 sq. ft.)<br>UNIT 107 (1000 sq. ft.)<br>UNIT 108 (1000 sq. ft.)<br>UNIT 109 (1000 sq. ft.)<br>UNIT 110 (1000 sq. ft.) | UNIT 201 (1000 sq. ft.)<br>UNIT 202 (1000 sq. ft.)<br>UNIT 203 (1000 sq. ft.)<br>UNIT 204 (1000 sq. ft.)<br>UNIT 205 (1000 sq. ft.)<br>UNIT 206 (1000 sq. ft.)<br>UNIT 207 (1000 sq. ft.)<br>UNIT 208 (1000 sq. ft.)<br>UNIT 209 (1000 sq. ft.)<br>UNIT 210 (1000 sq. ft.) | UNIT 301 (1000 sq. ft.)<br>UNIT 302 (1000 sq. ft.)<br>UNIT 303 (1000 sq. ft.)<br>UNIT 304 (1000 sq. ft.)<br>UNIT 305 (1000 sq. ft.)<br>UNIT 306 (1000 sq. ft.)<br>UNIT 307 (1000 sq. ft.)<br>UNIT 308 (1000 sq. ft.)<br>UNIT 309 (1000 sq. ft.)<br>UNIT 310 (1000 sq. ft.) |
| Level 4  |  |  |
| UNIT 401 (1000 sq. ft.)<br>UNIT 402 (1000 sq. ft.)<br>UNIT 403 (1000 sq. ft.)<br>UNIT 404 (1000 sq. ft.)<br>UNIT 405 (1000 sq. ft.)<br>UNIT 406 (1000 sq. ft.)<br>UNIT 407 (1000 sq. ft.)<br>UNIT 408 (1000 sq. ft.)<br>UNIT 409 (1000 sq. ft.)<br>UNIT 410 (1000 sq. ft.) |  |  |

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**AAPLA GHAR 'SANASWADI'**

| Level 1  | Level 2  | Level 3  |
|--|--|--|
| UNIT 101 (1000 sq. ft.)<br>UNIT 102 (1000 sq. ft.)<br>UNIT 103 (1000 sq. ft.)<br>UNIT 104 (1000 sq. ft.)<br>UNIT 105 (1000 sq. ft.)<br>UNIT 106 (1000 sq. ft.)<br>UNIT 107 (1000 sq. ft.)<br>UNIT 108 (1000 sq. ft.)<br>UNIT 109 (1000 sq. ft.)<br>UNIT 110 (1000 sq. ft.) | UNIT 201 (1000 sq. ft.)<br>UNIT 202 (1000 sq. ft.)<br>UNIT 203 (1000 sq. ft.)<br>UNIT 204 (1000 sq. ft.)<br>UNIT 205 (1000 sq. ft.)<br>UNIT 206 (1000 sq. ft.)<br>UNIT 207 (1000 sq. ft.)<br>UNIT 208 (1000 sq. ft.)<br>UNIT 209 (1000 sq. ft.)<br>UNIT 210 (1000 sq. ft.) | UNIT 301 (1000 sq. ft.)<br>UNIT 302 (1000 sq. ft.)<br>UNIT 303 (1000 sq. ft.)<br>UNIT 304 (1000 sq. ft.)<br>UNIT 305 (1000 sq. ft.)<br>UNIT 306 (1000 sq. ft.)<br>UNIT 307 (1000 sq. ft.)<br>UNIT 308 (1000 sq. ft.)<br>UNIT 309 (1000 sq. ft.)<br>UNIT 310 (1000 sq. ft.) |
| Level 4  |  |  |
| UNIT 401 (1000 sq. ft.)<br>UNIT 402 (1000 sq. ft.)<br>UNIT 403 (1000 sq. ft.)<br>UNIT 404 (1000 sq. ft.)<br>UNIT 405 (1000 sq. ft.)<br>UNIT 406 (1000 sq. ft.)<br>UNIT 407 (1000 sq. ft.)<br>UNIT 408 (1000 sq. ft.)<br>UNIT 409 (1000 sq. ft.)<br>UNIT 410 (1000 sq. ft.) |  |  |

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Wing A, B, D, E & F, "AAPLA GHAR" Project Sanaswadi Phase-II, Gat No. 181 & 183, Mauje - Dingraswadi, Tal. Shirur, Dist. Pune - 412208.

**AAPLA GHAR 'SANASWADI'**

| Level 1 | Level 2 | Level 3 |
|---------|---------|---------|
| 101     | 201     | 301     |
| 102     | 202     | 302     |
| 103     | 203     | 303     |
| 104     | 204     | 304     |
| 105     | 205     | 305     |
| 106     | 206     | 306     |
| 107     | 207     | 307     |
| 108     | 208     | 308     |
| 109     | 209     | 309     |
| 110     | 210     | 310     |
| 111     | 211     | 311     |
| 112     | 212     | 312     |
| 113     | 213     | 313     |
| 114     | 214     | 314     |
| 115     | 215     | 315     |
| 116     | 216     | 316     |
| 117     | 217     | 317     |
| 118     | 218     | 318     |
| 119     | 219     | 319     |
| 120     | 220     | 320     |
| 121     | 221     | 321     |
| 122     | 222     | 322     |
| 123     | 223     | 323     |
| 124     | 224     | 324     |
| 125     | 225     | 325     |
| 126     | 226     | 326     |
| 127     | 227     | 327     |
| 128     | 228     | 328     |
| 129     | 229     | 329     |
| 130     | 230     | 330     |
| 131     | 231     | 331     |
| 132     | 232     | 332     |
| 133     | 233     | 333     |
| 134     | 234     | 334     |
| 135     | 235     | 335     |
| 136     | 236     | 336     |
| 137     | 237     | 337     |
| 138     | 238     | 338     |
| 139     | 239     | 339     |
| 140     | 240     | 340     |
| 141     | 241     | 341     |
| 142     | 242     | 342     |
| 143     | 243     | 343     |
| 144     | 244     | 344     |
| 145     | 245     | 345     |
| 146     | 246     | 346     |
| 147     | 247     | 347     |
| 148     | 248     | 348     |
| 149     | 249     | 349     |
| 150     | 250     | 350     |
| 151     | 251     | 351     |
| 152     | 252     | 352     |
| 153     | 253     | 353     |
| 154     | 254     | 354     |
| 155     | 255     | 355     |
| 156     | 256     | 356     |
| 157     | 257     | 357     |
| 158     | 258     | 358     |
| 159     | 259     | 359     |
| 160     | 260     | 360     |
| 161     | 261     | 361     |
| 162     | 262     | 362     |
| 163     | 263     | 363     |
| 164     | 264     | 364     |
| 165     | 265     | 365     |
| 166     | 266     | 366     |
| 167     | 267     | 367     |
| 168     | 268     | 368     |
| 169     | 269     | 369     |
| 170     | 270     | 370     |
| 171     | 271     | 371     |
| 172     | 272     | 372     |
| 173     | 273     | 373     |
| 174     | 274     | 374     |
| 175     | 275     | 375     |
| 176     | 276     | 376     |
| 177     | 277     | 377     |
| 178     | 278     | 378     |
| 179     | 279     | 379     |
| 180     | 280     | 380     |
| 181     | 281     | 381     |
| 182     | 282     | 382     |
| 183     | 283     | 383     |
| 184     | 284     | 384     |
| 185     | 285     | 385     |
| 186     | 286     | 386     |
| 187     | 287     | 387     |
| 188     | 288     | 388     |
| 189     | 289     | 389     |
| 190     | 290     | 390     |
| 191     | 291     | 391     |
| 192     | 292     | 392     |
| 193     | 293     | 393     |
| 194     | 294     | 394     |
| 195     | 295     | 395     |
| 196     | 296     | 396     |
| 197     | 297     | 397     |
| 198     | 298     | 398     |
| 199     | 299     | 399     |
| 200     | 300     | 400     |

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**AAPLA GHAR 'SANASWADI'**

| Level 1 | Level 2 | Level 3 |
|---------|---------|---------|
| 101     | 201     | 301     |
| 102     | 202     | 302     |
| 103     | 203     | 303     |
| 104     | 204     | 304     |
| 105     | 205     | 305     |
| 106     | 206     | 306     |
| 107     | 207     | 307     |
| 108     | 208     | 308     |
| 109     | 209     | 309     |
| 110     | 210     | 310     |
| 111     | 211     | 311     |
| 112     | 212     | 312     |
| 113     | 213     | 313     |
| 114     | 214     | 314     |
| 115     | 215     | 315     |
| 116     | 216     | 316     |
| 117     | 217     | 317     |
| 118     | 218     | 318     |
| 119     | 219     | 319     |
| 120     | 220     | 320     |
| 121     | 221     | 321     |
| 122     | 222     | 322     |
| 123     | 223     | 323     |
| 124     | 224     | 324     |
| 125     | 225     | 325     |
| 126     | 226     | 326     |
| 127     | 227     | 327     |
| 128     | 228     | 328     |
| 129     | 229     | 329     |
| 130     | 230     | 330     |
| 131     | 231     | 331     |
| 132     | 232     | 332     |
| 133     | 233     | 333     |
| 134     | 234     | 334     |
| 135     | 235     | 335     |
| 136     | 236     | 336     |
| 137     | 237     | 337     |
| 138     | 238     | 338     |
| 139     | 239     | 339     |
| 140     | 240     | 340     |
| 141     | 241     | 341     |
| 142     | 242     | 342     |
| 143     | 243     | 343     |
| 144     | 244     | 344     |
| 145     | 245     | 345     |
| 146     | 246     | 346     |
| 147     | 247     | 347     |
| 148     | 248     | 348     |
| 149     | 249     | 349     |
| 150     | 250     | 350     |
| 151     | 251     | 351     |
| 152     | 252     | 352     |
| 153     | 253     | 353     |
| 154     | 254     | 354     |
| 155     | 255     | 355     |
| 156     | 256     | 356     |
| 157     | 257     | 357     |
| 158     | 258     | 358     |
| 159     | 259     | 359     |
| 160     | 260     | 360     |
| 161     | 261     | 361     |
| 162     | 262     | 362     |
| 163     | 263     | 363     |
| 164     | 264     | 364     |
| 165     | 265     | 365     |
| 166     | 266     | 366     |
| 167     | 267     | 367     |
| 168     | 268     | 368     |
| 169     | 269     | 369     |
| 170     | 270     | 370     |
| 171     | 271     | 371     |
| 172     | 272     | 372     |
| 173     | 273     | 373     |
| 174     | 274     | 374     |
| 175     | 275     | 375     |
| 176     | 276     | 376     |
| 177     | 277     | 377     |
| 178     | 278     | 378     |
| 179     | 279     | 379     |
| 180     | 280     | 380     |
| 181     | 281     | 381     |
| 182     | 282     | 382     |
| 183     | 283     | 383     |
| 184     | 284     | 384     |
| 185     | 285     | 385     |
| 186     | 286     | 386     |
| 187     | 287     | 387     |
| 188     | 288     | 388     |
| 189     | 289     | 389     |
| 190     | 290     | 390     |
| 191     | 291     | 391     |
| 192     | 292     | 392     |
| 193     | 293     | 393     |
| 194     | 294     | 394     |
| 195     | 295     | 395     |
| 196     | 296     | 396     |
| 197     | 297     | 397     |
| 198     | 298     | 398     |
| 199     | 299     | 399     |
| 200     | 300     | 400     |

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