

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

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

**NA Land & Construction Work Completed, Excluding "E Wing, for the "AAPLA GHAR"
Project Sanaswadi Phase III, Gat No. 175 & 176, Near Essar Steel Company & Behind
Kalyani Forge Company, Close to Pune-Nagar Road, Mauje - Dingraswadi, Tal. Shirur,**

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 - III/L&B/2019

Date : 28 / 03 / 2019

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


- 1) NAME OF WORK :
NA Land & Construction Work Completed, Excluding "E Wing, for the "AAPLA GHAR" Project Sanaswadi Phase III, Gat No. 175 & 176, Near Essar Steel Company & Behind Kalyani Forge Company, Close to Pune-Nagar Road, Mauje - Dingraswadi, Tal. Shirur, Dist. Pune - 412208.
- 2) Owned & Possessed by : M/S. ASTRIX INFRASTRUCTURE
Property Developed By : M/S. MAPLE CITY DEVELOPERS
- 3) As on Date Cost of NA Land & Construction Work Completed, Excluding "E Wing, for the "AAPLA GHAR" Project Sanaswadi Phase III

Sr. No.	Particulars	Area in Sft	Rate per Sft	Work Completed	Approx. Amount
1	Total Value NA Land	145926	550	NA	Rs. 8,02,59,300.00
2	Bldg. No. A of Phase - III	37825	1350	70%	Rs. 3,57,44,625.00
3	Bldg. No. B of Phase - III	49914	1350	40%	Rs. 2,69,53,560.00
4	Bldg. No. C of Phase - III	49914	1350	10%	Rs. 67,38,390.00
5	Bldg. No. D of Phase - III	Construction Work is Not Started			Rs. 0.00
Total Cost of NA Land & Constuction Work Completed					Rs. 14,96,95,875.00
Say					Rs. 14,97,00,000

DETAIL STAGE INSPECTION REPORT IS ENCLOSED:

This Report has 1 + 6 = 7 Pages (Including Photographs)

Yours Faithfully


(R. P. KHOTARE)
GOVT. REGD. VALUER
REG. NO. CAT-I/767 OF 2012-2013
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	: Mr. Raju Konda. (Assistant Manager, Camp Branch, Pune.)
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 Loan Purpose
5	Name of the Approved Valuer Chief Commissioner of Income Tax : Pune. CENTRAL BOARD OF DIRECT TAXES	: R. P. KHOTARE Govt Regd. Valuer - CAT - I / 767 of 2012-13 Panel Valuer for Andhra Bank
6	Address	Flat No. V - 05, Morya Gosavi Raj Park Phase I, Keshav Nagar, Chinchwadgaon, Pune - 411033
7	Date of Visit to the Property	25/03/2019
8	Owned & Possessed by Property Developed By	M/S. ASTRIX INFRASTRUCTURE M/S. MAPLE CITY DEVELOPERS
9	Address (Of the Property)	NA Land & Construction of "AAPLA GHAR" Project Sanaswadi Phase III, Gat No. 175 & 176, Near Essar Steel Company & Kalyani Forge Company, Close to Pune-Nagar Road, Mauje - Dingraswadi, Tal. Shirur, Dist. Pune - 412208.
10	List of documents produced for perusal a) Registered Land Sale Deed for Gat No. 175 & 176 (Phase-III), Vide No. 4765/2010, dtd. 05/10/2010 b) PMRDA Approved Sanctioned plan Under Letter No. 621, dtd. 25/05/2017, For Gat No. 175 & 176, Phase III	
11	Extent of Site - Total N A. Land of Phase III Area of Land as per Land Sale Deed No. 4765/2010 of Gat No, 175 = 87R = 8700 Sqm Area of Land as per Land Sale Deed No. 4765/2010 of Gat No, 176 = 87R = 8700 Sqm Net Area of NA Land of Phase III = 8700 + 8700 = 17400 Sqm Approx. NA Land Area of Phase III Excluding Bldg./Wing E & Road Widening Area as per PMRDA Sanctioned Layout = (280 M X 40 M) + 2356.87 Sqm (Amenity Space Area) = 11200 Sqm + 2356.87 Sqm = 13556.87 Sqm = 145926.15 Sft Say 145926 Sft	



A) Phase - III (S. No. 175 & 176), Residential Bldg./Wing No. A - (P + 6) Floors,

Potential Saleable Area Calculations for Phase - III, Residential Bldg./Wing No. A - (P + 6) Floors as per Sanctioned Plan Provided			
Sr. No.	Particulars	Area	Sqm
1	FSI Potential	2676.81	Sqm
2	Add Proposed Balcony Area	350.64	Sqm
3	Total Built Up Area (1+2)	3027.45	Sqm
4	Carpet area (3 / 1.12)	2703.08	Sqm
5	Saleable area (1.30 times of 4)	3514.00	Sqm
6	Add Terrace Area	0.00	Sqm
7	Total Potential saleable area (5+6)	3514.00	Sqm
8	Potential Saleable Area in Sft	37824.74	Sft
SAY		37825	sft

Progress of Work For Residential Bldg./Wing No. A - (P + 6) Floors of Phase - III

As on date up to Plastering & Tiling Stage Work of Building is Completed, Painting Work is in Progress. Considering the Overall Work Completed & Other Items of Work Being in Progress, In my Opinion as on date About 70% Work of "A" Building is Completed.

B) Phase - III (S. No. 175 & 176), Residential Bldg./Wing No. B - (P + 8) Floors,

Potential Saleable Area Calculations for Phase - III, Residential Bldg./Wing No. B - (P + 8) Floors as per Sanctioned Plan Provided			
Sr. No.	Particulars	Area	Sqm
1	FSI Potential	3503.72	Sqm
2	Add Proposed Balcony Area	491.34	Sqm
3	Total Built Up Area (1+2)	3995.06	Sqm
4	Carpet area (3 / 1.12)	3567.02	Sqm
5	Saleable area (1.30 times of 4)	4637.12	Sqm
6	Add Terrace Area	0.00	Sqm
7	Total Potential saleable area (5+6)	4637.12	Sqm
8	Potential Saleable Area in Sft	49913.99	Sft
SAY		49914	sft

Progress of Work For Residential Bldg./Wing No. B - (P + 8) Floors of Phase - III

As on date up to Up to Fifth Floor Brick Wall Stage Work of Building is Completed, Sixth Floor RCC & Plastering Works are in Progress. Considering the Overall Work Completed & Other Items of Work Being in Progress, In my Opinion as on Date About 40% Work of "B" Building is Completed.



C) Phase - III (S. No. 175 & 176), Residential Bldg./Wing No. C - (P + 8) Floors,

Potential Saleable Area Calculations for Phase - III, Residential Bldg./Wing No. C - (P + 8) Floors as per Sanctioned Plan Provided			
Sr. No.	Particulars	Area	Sqm
1	FSI Potential	3503.72	Sqm
2	Add Proposed Balcony Area	491.34	Sqm
3	Total Built Up Area (1+2)	3995.06	Sqm
4	Carpet area (3 / 1.12)	3567.02	Sqm
5	Saleable area (1.30 times of 4)	4637.12	Sqm
6	Add Terrace Area	0.00	Sqm
7	Total Potential saleable area (5+6)	4637.12	Sqm
8	Potential Saleable Area in Sft	49913.99	Sft
SAY		49914	sft

Progress of Work For Residential Bldg./Wing No. C - (P + 8) Floors of Phase - III

As on date up to First Floor RCC Work of Building is Completed & Second Floor RCC Work is in Progress. Considering the Overall Work Completed & Other Items of Work Being in Progress, In my Opinion as on date About 10% Work of "C" Building is Completed.

D) As on date Construction Work For Residential Bldg./Wing No. D - (P + 6) Floors of Phase - III is not Started

As on Date Cost of NA Land Construction Work Completed :

- The Market Rate for Gross NA Land in the Subject Location Varies - Rs. 500 - 600/Sft
- Considering as per Present Market Rates, Cost of Construction Work Within the Range of Rs. 1200 to Rs. 1500 / Sft, Say Rs. 1350/Sft

Sr. No.	Particulars	Area in Sft	Rate	Work Completed	Amount
1	Total Value NA Land	145926	550	NA	Rs. 8,02,59,300.00
2	Bldg. No. A of Phase - III	37825	1350	70%	Rs. 3,57,44,625.00
3	Bldg. No. B of Phase - III	49914	1350	40%	Rs. 2,69,53,560.00
4	Bldg. No. C of Phase - III	49914	1350	10%	Rs. 67,38,390.00
5	Bldg. No. D of Phase - III	Construction Work is Not Started			
Total Cost of Constuction Work Completed					Rs. 14,96,95,875.00
Say					Rs. 14,97,00,000

(Rs. Forteen Crores Ninty Seven Lacs Only)

The property was physically inspected on 25/03/2019 along with Mr. Raju Konda, Assistant Manager, Camp Branch, Pune.

Place -- Pune

Date -- 28 / 03 / 2019

R. P. Khotare

(R. P. KHOTARE)
GOVT. REGD. VALUER
REG. NO. CAT-I/767 OF 2012-2013
Panel Valuer for Andhra Bank



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

Google Map :



NA Land & Construction Work Completed, Excluding "E Wing, for the "AAPLA GHAR" Project Sanaswadi Phase III, Gat No. 175 & 176, Near Essar Steel Company & Behind Kalyani Forge Company, Close to Pune-Nagar Road, Mauje - Dingraswadi, Tal. Shirur, Dist. Pune - 412208.



Residential Bldg./Wing No. A - (P + 6) Floors of Phase - III



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Residential Bldg./Wing No. B - (P + 8) Floors of Phase - III



Residential Bldg./Wing No. C - (P + 8) Floors of Phase - III

