

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

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

**Wing "E", "AAPLA GHAR" Project Sanaswadi Phase-III, Gat No. 175 & 176,
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 - III/A/2019

Date : 28 / 03 / 2019

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

Flat No. 104, 107 & 108, First Floor, Flat No. 207, Second Floor, Flat No. 306, Third Floor,
Flat No. 402 & 404, Forth Floor, Wing "E", "AAPLA GHAR" Project Sanaswadi Phase-II,
Gat No. 175 & 176, 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

		On 100% Completion of Work	Considering 90% Work Completed
Fair Market Value	Rs.	62,22,000	56,00,000
Realisable Value	Rs.	56,00,000	50,40,000
Distress Value	Rs.	49,77,000	44,93,000

DETAIL VALUATION REPORT IS ENCLOSED:

This Report Contains 1 + 8 = 9 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	: Mr. Raju Konda. (Assistant Manager, Camp Branch.)
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 Date of Previous Valuation Amount of previous value	: Not Applicable
6	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
7	Address	: Flat No. V - 05, Morya Gosavi Raj Park Phase I, Keshav Nagar, Chinchwadgaon, Pune - 411033
8	Date of Visit to the Property	: 25/03/2019
9	Address :	Flat No. 104, 107 & 108, First Floor, Flat No. 207, Second Floor, Flat No. 306, Third Floor, Flat No. 402 & 404, Forth Floor, Wing "E", "AAPLA GHAR" Project Sanaswadi Phase-II, Gat No. 175 & 176, Mauje - Dingraswadi, Tal. Shirur, Dist. Pune - 412208.
10	Name & Address of the Owners of the Property	: M/S. ASTRIX INFRASTRUCTURE (For Address : Refer to Owner)
11	Details of Property Offered as Security	: Residential Flat
12	Type of Property Offered	: Residential (Rural)
13	Ownership of the Property	: Company Ownership
14	List of documents produced for perusal 1. Title Deed / Sanctioned Plan 2. Property Tax Receipt 3. Electricity Bill 4. Water Bill 5. Others (Please specify)	: a) Regd. 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 : Refer to owner (Flat is Under Construction) : Refer to owner (Flat is Under Construction) : Refer to owner (Flat is Under Construction) : Refer to owner (Flat is Under Construction)



15	Dimensions	: The Each Flat consists of - Living, Kitchen, Bed - 1, WC - 1, Bath - 1 & Balcony
16	Extent of Site - Carpet Area of Flat (As per Recent Registered Agreement to Sale)	: Carpet Area for Each Flat of Wing "E" = 28.90 Sqm = 311 Sft As per List of Flats Provided by Branch Officer Total Flats of Wing "E" = 7 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 Saleable / Chargeable Area for Each Flat of Wing "E" = 1.3 X 311 Sft = 404.30 Sft Say 404 Sft
17	Extent of site considered for valuation purposes	Saleable / Chargeable Area for Each Flat of Wing "E" = 1.3 X 311 Sft = 404.30 Sft Say 404 Sft

DECLARATION


1 It is hereby certified that the value of the property is as follows

	Fair Market Value (Rs.)	Realisable Value (Rs.)	Distress Value (Rs.)
a) On 100% Completion of Work including all Formalities & Considering Prevailing Market Rates	62,22,000	56,00,000	49,77,000
b) Considering 90% Work completed	56,00,000	50,40,000	44,93,000

- 2 The property was physically inspected on 25/03/2019 along with **Mr. Raju Konda, Assistant Manager, Camp Branch, Pune.**
- 3 The connected title deed for the property under valuation are
a) Regd. 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
- 4 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 "C", "AAPLA GHAR" Project Sanaşwadi Phase-III
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 Roof Flooring Doors Windows Fittings Finishing	Existing/Proposed : RCC Slab : Vitrified Tiles Flooring : Wooden Door Frame & Flush Door Shutters : ALSL Glazed windows : Ordinary Fittings : Internal & External Plaster, Granite Kitchen Platform etc.
5	Year of Construction	: Subject Building/Flats are Under Construction
6	Number of floors / flats in the block a. As per sanctioned Plan b. As per physical Inspection	: (P + 4) Floor Building : (P + 4) Floor Building
7	Particulars of Plan sanction & Date of expiry a. Competent authority for granting approval as per local laws b. whether approval is accorded by the competent authority & applicable charges paid	: PMRDA, Pune : Yes
8	a. Are there any Deviations from approved plan b. Permissions obtained, if any, for the deviations	No
9	Floor Space Index	: As per sanctioned Plan
10	Saleable Built-Up/Chargable Area of the Flat	: Saleable / Chargeable Area for Each Flat of Wing "E" = 1.3 X 311 Sft = 404.30 Sft Say 404 Sft
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 a) Lift b) Water Supply c) Underground Sewerage d) Car Parking e) All Round Compound wall f) Pavement around the building	(All works are in progress) : Yes : Available for building : Drainage line is connected to sewerage : Car Parking Space Available : Compound is present : Available for building



Rate

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

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	: Rs. 2200/Sft. (As per Market Trend) Govt Rate for Flats is not Mentioned in Ready Reckoner
3	BREAK UP FOR THE RATE i) Building + Services ii) Land + Services iii) Total Composite Rate	Rs. 1300/Sft. Rs. 900/Sft. <hr/> Rs. 2200/Sft *
4	Depreciated building Rate i) Life of the Building ii) Age of building iii) Residual Life of the building iv) Depreciation Factor Considering St.Line Formula (Residual Life)/Life*100 v) Reduction in Rate towards Depreciation Factor considering the Construction Rate/Sft. Rs. 1800 v) Depreciated Rate.	75 Years N. A. (The Wing/Building is Under Construction) 75 Years Not Applicable Not Applicable Not Applicable
	Final Rate Considered in the Assessment	Rs. 2200 Per Sft
5	Value as per Recent Govt. Registered Sale Instances (Web Instance Copies are Enclosed) Saleable Area in Sft i) 404 ii) 404 Sale Amount 1041920 925000 Rate per Sft 2579.01 2289.60	Round Up Rate per Sft Rs. 2579/Sft Rs. 2289/Sft
(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 Brouchure



Sale Instance 1 :

सूची क्र.2	दफ्तर क्रि.सं. दु.नि. विवर
	दस्ता क्र.सं. 4063/2018
	शहरी
	Regn.53m
माघाचे नाव : 1) डिचजवाडी	
कारारनामा	
1041920	
755164	
<p>1) पाकिवेचे नाव पुणेहतर वर्णान , इतर साहित्यी. गांव सोजे डिचजवाडी गट नं.175 व 176 या मिळकतीवर बांधण्यात येणाऱ्या आपस घर सगसवाडी नावाने ओळखल्या जाणव.या इमारती मधील फेज III -1 विंग. विस्तृत इ दुस.या मजस्यारतील फ्लेट नं. इ-202 यांसी क्षेत्र 270 चौ.फु. कारपेट म्हणजेच 25.08 चौ.मी. व सॅटीसल बात्कनी यांसी क्षेत्र 23 चौ.फु. कारपेट म्हणजेच 2.14 चौ.मी. व लगनचे टेरेस क्षेत्र 18 चौ.फु. कारपेट म्हणजेच 1.68 चौ.मी. व टू धडीस पाकिंग यांसी क्षेत्र 2 चौ.मी. अशी मिळकत.((GAT NUMBER : 175, 176 ;))</p>	
1) 25.08 चौ.मीटर	
<p>1) नाव -जे जेवण सिटी इन्फरस्ट्रक्चर प्रायव्ही लिमिटेड अशाक अशाकाल तसे कु मु इन्फ्रुम काज कॉरपोरेशन लिमिटेड इतर बच-16, पल्ल-एरिटे मं. , जाल मं. , इमारतीचे नाव -विजयनगर पुणे , सर्विक मं. , रोज मं. , जहाजपट्ट, पुणे. पिन कोड-411005 फोन नं.-AAJPSB17F</p> <p>2) नाव -जे अर्जंटिक्स इन्फरस्ट्रक्चर प्रायव्ही लिमिटेड अशाक अशाकाल तसे जे जेवण सिटी इन्फरस्ट्रक्चर प्रायव्ही लिमिटेड अशाक अशाकाल तसे कु मु इन्फ्रुम काज कॉरपोरेशन लिमिटेड इतर बच-16, पल्ल-एरिटे मं. , जाल मं. , इमारतीचे नाव -विजयनगर पुणे , सर्विक मं. , रोज मं. , जहाजपट्ट, पुणे. पिन कोड-411005 फोन नं.-AAQFAD16SE</p> <p>3) नाव -जे बटलम इन्फ्रुम प्रायव्ही लिमिटेड अशाक अशाकाल तसे 04 इन्फ्रुम काज कॉरपोरेशन लिमिटेड इतर बच-16, पल्ल-एरिटे मं. , जाल मं. , इमारतीचे नाव -विजयनगर पुणे , सर्विक मं. , रोज मं. , जहाजपट्ट, पुणे. पिन कोड-400043 फोन नं.-BNJPSB121R</p> <p>4) नाव -जे इन्फ्रुम काज कॉरपोरेशन अशाक अशाकाल तसे 04 इन्फ्रुम काज कॉरपोरेशन लिमिटेड इतर बच-16, पल्ल-एरिटे मं. , जाल मं. , इमारतीचे नाव -विजयनगर पुणे , सर्विक मं. , रोज मं. , जहाजपट्ट, पुणे. पिन कोड-400043 फोन नं.-ANZPSB2170</p>	
06/07/2018	
06/07/2018	
4063/2018	
62600	
10450	

Sale Instance 2 :

सूची क्र.2	दफ्तर क्रि.सं. सह दु.नि. लक्ष्मीबाई टाटारे
	दस्ता क्र.सं. 1695/2019
	शहरी
	Regn.53m
माघाचे नाव : 1) डिचजवाडी	
सेल क्र.सं.	
925000	
922000	
<p>1) पाकिवेचे नाव पुणेहतर वर्णान , इतर साहित्यी. गांव सोजे डिचजवाडी येथील गट नं. 165 या मिळकतीवर बांधण्यात येणाऱ्या आपस घर सगसवाडी नावाने ओळखल्या जाणव.या इमारतीमधील फेज.1 विंग.ची मधील विंग.या मजस्यारतील फ्लेट नं ए.311 यांसी क्षेत्र 311 चौ. फूट म्हणजेच 28.89 चौ.मी. व टू धडीस पाकिंग यांसी क्षेत्र 2 चौ.मी. ही मिळकत.((GAT NUMBER : 165 ;))</p>	
1) 28.89 चौ.मीटर	
<p>1) नाव -दत्तात्रय सारंगराव साठेकर -- बच-40, पल्ल-एरिटे मं. , जाल मं. , इमारतीचे नाव - , सर्विक मं. , रोज मं. फ्लेट नं. 36-311, विंग-04, आपस घर सगसवाडी फेज-1, डिचजवाडी, ज. विवर, जि. पुणे , जहाजपट्ट, पुणे. पिन कोड-411210 फोन नं.-AJJPSB108F</p> <p>2) नाव -रेखा अशिस झोरे -- बच-47, पल्ल-एरिटे मं. , जाल मं. , इमारतीचे नाव - , सर्विक मं. , रोज मं. राजीव गांधी कॉरपोरेशन, सरावडे बसनी, पुणे , जहाजपट्ट, पुणे. पिन कोड-411060 फोन नं.-AQJPSB290EH</p> <p>3) नाव -विजयनगर अशिस झोरे -- बच-26, पल्ल-एरिटे मं. , जाल मं. , इमारतीचे नाव - , सर्विक मं. , रोज मं. राजीव गांधी कॉरपोरेशन, सरावडे बसनी, पुणे , जहाजपट्ट, पुणे. पिन कोड-411060 फोन नं.-BEJPSB4160P</p> <p>4) नाव -शुभा अशिस झोरे -- बच-24, पल्ल-एरिटे मं. , जाल मं. , इमारतीचे नाव - , सर्विक मं. , रोज मं. राजीव गांधी कॉरपोरेशन, सरावडे बसनी, पुणे , जहाजपट्ट, पुणे. पिन कोड-411060 फोन नं.-BNJPSB462IK</p> <p>5) नाव -विजयनगर अशिसराव झोरे -- बच-20, पल्ल-एरिटे मं. , जाल मं. , इमारतीचे नाव - , सर्विक मं. , रोज मं. राजीव गांधी कॉरपोरेशन, सरावडे बसनी, पुणे , जहाजपट्ट, पुणे. पिन कोड-411060 फोन नं.-CBJPSB5992N</p>	
05/03/2019	
05/03/2019	
1695/2019	
55500	
9300	



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 "E" Wing, Phase III	404	7	2200	6221600.00	5599440.00	4977280.00	
					TOTAL	6221600.00	5599440.00	4977280.00
					SAY	62,22,000	56,00,000	49,77,000

As on Date Up to Painting Stage Work of Building is Completed. Lift Installation and Finishing Works are in Progress. Hence Considering the Other Items of Work Being in Progress, In my Opinion as on Date Overall About 90% Work of Subject Flats/Building is Completed.

Values of the Property considering 90% Work Completed will be:

	Value on 100% Completion (Rs.)	% of work Completed	Value as on Date ie 90% Completion	
				Say
Fair Market Value	62,22,000	90%	5599800	56,00,000
Realisable Value	56,00,000	90%	5040000	50,40,000
Distress Value	49,77,000	90%	4479300	44,93,000

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 :

