

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

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

**"AAPLA GHAR" Project Sanaswadi Phase-I, Gat No. 165, 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 - I/2019

Date : 28 / 03 / 2019

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

Flat No. 101,102,104,105,106,107,108,110&111, First Floor, Flat No. 202,203,204&207, Second Floor, Flat No. 301,302,304,306,307&312, Third Floor, 401,402,404,405,407,411&412, Forth Floor, Wing "A", Flat No. 102,104,106,109 &112, First Floor, Flat No. 201,202,203, 204,205,206,209,211&212, Second Floor, Flat No. 301,302,303,304,306,307,308,309,310 &311, Third Floor, Flat No. 401,402,403,404,405,409,411&412, Forth Floor, Wing "B", Flat No. 102,103,105,107,108,109,110&111, First Floor, Flat No. 204&206, Second Floor, Flat No. 309,310&311, 3rd Floor, Flat No. 408,409&410, 4th Floor, Wing "C", Flat No. 102,103, 110&111, First Floor, Flat No. 202&209, Second Floor, Flat No. 301,305,306,310&311, Third Floor, Flat No. 404,405,406&407, Forth Floor, Wing "D", Flat No. 101&102, First Floor, Flat No. 202,203,204,205&209, Second Floor, Flat No. 304,306,307,310&312, Third Floor, Flat No. 406,407&410, Forth Floor, Wing "E", "AAPLA GHAR" Project Sanaswadi Phase-I, Gat No. 165, 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

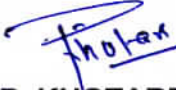
IN OUR OPINION, & TO THE BEST OF OUR KNOWLEDGE, THE VALUES OF THE SAME AS IN MARCH 2019 WILL BE

Fair Market Value	Rs.	9,24,00,000
Realisable Value	Rs.	8,32,00,000
Distress Value	Rs.	7,39,00,000

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	: 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. 101,102,104,105,106,107,108,110&111, First Floor , Flat No. 202,203,204&207, Second Floor , 301,302, 304,306,307&312, Third Floor , 401,402,404,405,407,411&412, Forth Floor, Wing "A" , Flat No. 102,104,106,109 &112, First Floor , Flat No. 201,202,203,204,205,206,209,211&212, Second Floor , Flat No. 301,302,303,304,306, 307,308,309,310&311, Third Floor , Flat No. 401,402,403,404,405,409,411&412, Forth Floor, Wing "B" , Flat No. 102,103,105,107,108,109,110&111, First Floor , Flat No. 204&206, Second Floor , Flat No. 309,310&311, Third Floor , Flat No. 408,409&410, Forth Floor, Wing "C" , Flat No. 102,103, 110&111, First Floor , Flat No. 202 &209, 2nd Floor , Flat No. 301,305,306,310&311, Third Floor , Flat No. 404,405,406&407, Forth Floor, Wing "D" , Flat No. 101&102, First Floor , Flat No. 202,203,204,205&209, Second Floor , Flat No. 304,306,307,310&312, Third Floor , Flat No. 406,407&410, Forth Floor, Wing "E" , "AAPLA GHAR" Project Sanaswadi Phase-I, Gat No. 165, 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) Registered Land Sale Deed for Gat No. 165 (Phase-I), Vide No. 16/2011, dtd. 17/01/2011 b) ADTP Sanctioned plan Vide No. 7832, dtd. 03/12/2012, For Gat No. 165, Sanaswadi Phase - I : Refer to Owner : Refer to Owner : Refer to Owner : Refer to Owner



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 = 28.89 Sqm = 311 Sft As per List of Flats Provided by Branch Officer Total No. of Flats = Wing A - 26 Nos + Wing B - 32 Nos + Wing C - 16 Nos + Wing D - 15 Nos + Wing E - 15 Nos Total No. of Flats = 26 + 32 + 16 + 15 + 15 = 104 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 Built-Up/Chargeable Area of Each Flat = 1.3 X 311 Sft = 404.30 Sft Say 404 Sft
17	Extent of site considered for valuation purposes	Saleable Built-Up/Chargeable Area of Each Flat = 1.3 X 311 Sft = 404.30 Sft Say 404 Sft
18	Final Areas considered in the Assessment	Flat Area = 404 Sft For Each Flat Total No. of Flats = 104 Nos.

DECLARATION

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

- a) **Fair Market Value Rs. 9,24,00,000 (Rs. Nine Crore Twenty Four Lacs Only)**
- b) **Realisable Value Rs. 8,32,00,000 (Rs. Eight Crore Thirty Two Lacs Only)**
- c) **Distress Value Rs. 7,39,00,000 (Rs. Seven Crore Thirty Nine Lacs Only)**


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) Registered Land Sale Deed for Gat No. 165 (Phase-I),
Vide No. 16/2011, dtd. 17/01/2011
b) ADTP Sanctioned plan Vide No. 7832, dtd. 03/12/2012,
For Gat No. 165, Sanaswadi Phase - I

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	: "AAPLA GHAR" Project Sanaswadi Phase-I,
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	: 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	: Recently Completed in 2017 - 2018 (As Reported)
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	: ADTP, 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/Chargeable Area of the Flat	: Saleable Built-Up/Chargeable Area of Each Flat = 1.3 X 311 Sft = 404.30 Sft Say 404 Sft Total No. of Flats = 26 + 32 + 16 + 15 + 15 = 104 Nos.
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	: Yes : Available for building : Drainage line is connected to sewerage : Car Parking Space Available : Compound wall is present : Available for building



Rate

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

- Ready Possession Unit
- It is One Bed Room Flat, So Comparatively More Rate/Demand.
- '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. 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 Recently Completed in 2017-2018 73 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 Enlosed) <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th>Area in</th> <th>Ass Amount</th> <th>Rate per Sft</th> <th></th> </tr> </thead> <tbody> <tr> <td>i)</td> <td>404</td> <td>925000</td> <td>2289.60</td> <td>Round Up Rate per Sft</td> </tr> <tr> <td>ii)</td> <td>404</td> <td>930000</td> <td>2301.98</td> <td>Rs. 2290/Sft</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>Rs. 2302/Sft</td> </tr> </tbody> </table> (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.)		Area in	Ass Amount	Rate per Sft		i)	404	925000	2289.60	Round Up Rate per Sft	ii)	404	930000	2301.98	Rs. 2290/Sft					Rs. 2302/Sft	
	Area in	Ass Amount	Rate per Sft																			
i)	404	925000	2289.60	Round Up Rate per Sft																		
ii)	404	930000	2301.98	Rs. 2290/Sft																		
				Rs. 2302/Sft																		

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




VALUATION DETAILS :

Sl 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 Total 104 Flats	404	104	2200	92435200.00	83191680.00	73948160.00	
					TOTAL	92435200.00	83191680.00	73948160.00
					SAY	9,24,00,000	8,32,00,000	7,39,00,000

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.	9,24,00,000	(Rs. Nine Crore Twenty Four Lacs Only)
Realisable Value	Rs.	8,32,00,000	(Rs. Eight Crore Thirty Two Lacs Only)
Distress Value	Rs.	7,39,00,000	(Rs. Seven Crore Thirty Nine Lacs Only)

Place Pune
Date 28 / 03 / 2019


(R. P. KHOTARE)
GOVT. REGD. VALUER
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Panel Valuer for Andhra Bank



Google Map :



