

STAGE INSPECTION REPORT OF CONSTRUCTION WORK
(For ANDHRA BANK, CAMP BRANCH, PUNE)

CLIENT : M/S. MAPLE CITY DEVELOPERS

Construction of "AAPLA GHAR" Project - Sanaswadi, Gat No. 165, 175, 176, 181 & 183,
Near Essar Steel Company & Behind Kalyani Forge Company, Off Pune - Nagar Road,
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/Stage Inspection/2018

Date : 17 / 03 / 2018

STAGE INSPECTION REPORT OF CONSTRUCTION WORK
(For ANDHRA BANK, CAMP BRANCH, PUNE)


- 1) NAME OF WORK :
Construction of "AAPLA GHAR" Project - Sanaswadi, Gat No. 165, 175, 176, 181 & 183,
Near Essar Steel Company & Behind Kalyani Forge Company, Off Pune - Nagar Road,
Mauje - Dingraswadi, Tal. Shirur, Dist. Pune - 412208.
- 2) Property Developed By : M/S. MAPLE CITY DEVELOPERS
Property Owned By : M/S. ASTRIX INFRASTRUCTURE
- 3) As on Date Cost of NA Land & Construction Work Completed for the Project
"AAPLA GHAR" - Sanaswadi (Phase I, Phase II & Phase III)

Sr. No.	Particulars	Area in Sft	Rate per Sft	Work Completed	Approx. Amount
A	Total Value NA Land	566186	550	NA	Rs. 31,14,02,300.00
B	Bldg. Nos. A, B, C, D & E of Phase - I	110942	1350	100%	Rs. 14,97,71,700.00
C	Bldg. Nos. A, B, D, E & F of Phase - II,	160548	1350	100%	Rs. 21,67,39,800.00
D	Bldg. No. C of Phase - II	37518	1350	80%	Rs. 4,05,19,440.00
E	Bldg. No. A of Phase - III	37825	1350	60%	Rs. 3,06,38,250.00
F	Bldg. No. B of Phase - III	49914	1350	40%	Rs. 2,69,53,560.00
G	Bldg. No. C of Phase - III	49914	1350	10%	Rs. 67,38,390.00
H	Bldg. No. D of Phase - III	Construction Work is Not Started			Rs. 0.00
I	Bldg. No. E of Phase - III	14823	1350	70%	Rs. 1,40,07,735.00
Total Cost of NA Land & Constuction Work Completed					Rs. 79,67,71,175.00
Say					Rs. 79,68 ,00,000

DETAIL STAGE INSPECTION REPORT IS ENCLOSED:

This Report has 1 + 11 = 12 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	12/03/2018
8	Property Developed By Property Owned By	M/S. MAPLE CITY DEVELOPERS M/S. ASTRIX INFRASTRUCTURE
9	Address (Of the Property)	Construction of "AAPLA GHAR" Project - Sanaswadi, Gat No. 165, 175, 176, 181 & 183, Near Essar Steel Company & Behind Kalyani Forge Company, Off 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. 165 (Phase-I), Vide No. 16/2011, dtd. 17/01/2011 b) Registered Land Sale Deed for Gat No. 181 (Phase-II), Vide No. 5601/2012, dtd. 05/12/2012 c) Registered Land Sale Deed for Gat No. 183 (Phase-II), Vide No. 4954/2010, dtd. 07/10/2010 d) Registered Land Sale Deed for Gat No. 183 (Phase-II), Vide No. 4957/2010, dtd. 07/10/2010 e) Registered Land Sale Deed for Gat No. 175 & 176 (Phase-III), Vide No. 4765/2010, dtd. 05/10/2010 f) Revised ADTP Sanctioned plan Under Letter No. 8030, dtd. 19/12/2014, For Gat No. 165, Phase I g) Revised ADTP Sanctioned plan Under Letter No. 639, dtd. 05/02/2015, For Gat No. 181 & 183, Phase II h) PMRDA Approved Sanctioned plan Under Letter No. 1445, dtd. 15/09/2015, For Gat No. 181 & 183, Phase II i) PMRDA Approved Sanctioned plan Under Letter No. 621, dtd. 25/05/2017, For Gat No. 175 & 176, Phase III	
11	Extent of Site - Industrial N A. Open Land Area of Land as per Land Sale Deed No. 16/2011 = 1H 17R = 11700 Sqm Area of Land as per Land Sale Deed No. 5601/2012 = 82R = 8200 Sqm Area of Land as per Land Sale Deed No. 4954/2010 = 76R = 7600 Sqm Area of Land as per Land Sale Deed No. 4957/2010 = 77R = 7700 Sqm 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 Land = 11700 + 8200 + 7600 + 7700 + 8700 + 8700 = 52600 Sqm = 566186.40 Sft Say 566186 Sft	



A) Phase - I (S. No. 165), Residential Bldg./Wing Nos. A - (P + 4) Floors, B - (P + 4) Floors, C - (P + 4) Floors, D - (P + 4) Floors & E - (P + 4) Floors

Potential Saleable Area Calculations for Phase - I, Residential Bldg./Wing Nos. A - (P + 4) Floors, B - (P + 4) Floors, C - (P + 4) Floors, D - (P + 4) Floors & E - (P + 4) Floors as per Sanctioned Plan Provided			
Sr. No.	Particulars	Area	Sqm
1	FSI Potential	8380.45	Sqm
2	Add Proposed Balcony Area	499.20	Sqm
3	Total Built Up Area (1+2)	8879.65	Sqm
4	Carpet area (3 / 1.12)	7928.26	Sqm
5	Saleable area (1.30 times of 4)	10306.74	Sqm
6	Add Terrace Area	0.00	Sqm
7	Total Potential saleable area (5+6)	10306.74	Sqm
8	Potential Saleable Area in Sft	110941.71	Sft
SAY		110942	sft

Progress of Work For Residential Bldg./Wing Nos. A, B, C, D & E of Phase - I,
As on date Construction Work of Bldg./Wing Nos. A, B, C, D & E is 100 % Completed

B) Phase - II (S. No. 181 & 183), Residential Bldg./Wing Nos. A - (P + 4) Floors, B - (P + 4) Floors, D - (P + 4) Floors, E - (P + 4) Floors & F - (P + 4) Floors

Potential Saleable Area Calculations for Phase - II, Residential Bldg./Wing Nos. A - (P + 4) Floors, B - (P + 4) Floors, Floors, D - (P + 4) Floors, E - (P + 4) & F - (P + 4) Floors as per Sanctioned Plan Provided			
Sr. No.	Particulars	Area	Sqm
1	FSI Potential	12684.51	Sqm
2	Add Proposed Balcony Area	165.60	Sqm
3	Total Built Up Area (1+2)	12850.11	Sqm
4	Carpet area (3 / 1.12)	11473.31	Sqm
5	Saleable area (1.30 times of 4)	14915.31	Sqm
6	Add Terrace Area	0.00	Sqm
7	Total Potential saleable area (5+6)	14915.31	Sqm
8	Potential Saleable Area in Sft	160548.36	Sft
SAY		160548	sft

Progress of Work For Residential Bldg./Wing Nos. A, B, D, E & F of Phase - II,
As on date Construction Work of Bldg./Wing Nos. A, B, D, E & F is 100 % Completed



C) Phase - II (S. No. 181 & 183), Residential Bldg./Wing No. C - (P + 4) Floors,

Potential Saleable Area Calculations for Phase - II, Residential Bldg./Wing No. C - (P + 4) Floors as per Sanctioned Plan Provided			
Sr. No.	Particulars	Area	Sqm
1	FSI Potential	3002.87	Sqm
2	Add Proposed Balcony Area	0.00	Sqm
3	Total Built Up Area (1+2)	3002.87	Sqm
4	Carpet area (3 / 1.12)	2681.13	Sqm
5	Saleable area (1.30 times of 4)	3485.47	Sqm
6	Add Terrace Area	0.00	Sqm
7	Total Potential saleable area (5+6)	3485.47	Sqm
8	Potential Saleable Area in Sft	37517.64	Sft
SAY		37518	sft

Progress of Work For Residential Bldg./Wing No. C - (P + 4) Floors of Phase - II
As on date up to Plastering Stage Work of Building is Completed & Painting Work is in Progress.
Considering the Overall Work Completed & Others Items of Work Being in Progress, In my
Opinion as on date About 80% Work of "C" Building is Completed.

D) 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 - II
As on date up to Plastering Stage Work of Building is Completed & Painting Work is in Progress.
Considering the Overall Work Completed & Others Items of Work Being in Progress, In my
Opinion as on date About 60% Work of "A" Building is Completed.



E) 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 is Completed, Sixth Floor RCC & Plastering Work are in Progress. Considering the Overall Work Completed & Others Items of Work Being in Progress, In my Opinion as on date About 40% Work of "B" Building is Completed.

F) 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 is Completed & Second Floor RCC Slab Work is in Progress. Considering the Overall Work Completed & Others Items of Work Being in Progress, In my Opinion as on date About 10% Work of "C" Building is Completed.

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



H) Phase - III (S. No. 175 & 176), Residential Bldg./Wing No. E - (P + 4) Floors,

Potential Saleable Area Calculations for Phase - III, Residential Bldg./Wing No. E - (P + 4) Floors as per Sanctioned Plan Provided			
Sr. No.	Particulars	Area	Sqm
1	FSI Potential	1033.31	Sqm
2	Add Proposed Balcony Area	153.12	Sqm
3	Total Built Up Area (1+2)	1186.43	Sqm
4	Carpet area (3 / 1.12)	1059.31	Sqm
5	Saleable area (1.30 times of 4)	1377.11	Sqm
6	Add Terrace Area	0.00	Sqm
7	Total Potential saleable area (5+6)	1377.11	Sqm
8	Potential Saleable Area in Sft	14823.17	Sft
SAY		14823	sft

Progress of Work For Residential Bldg./Wing No. E - (P + 4) Floors of Phase - III
As on date up to Plastering Work of Building is Completed & Painting Work is in Progress.
Considering the Overall Work Completed & Others Items of Work Being in Progress, In my
Opinion as on date About 70% Work of "C" Building is Completed.

As on Date Cost of Construction Work Completed
(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
A	Total Value NA Land	566186	550	NA	Rs. 31,14,02,300.00
B	Bldg. Nos. A, B, C, D & E of Phase - I	110942	1350	100%	Rs. 14,97,71,700.00
C	Bldg. Nos. A, B, D, E & F of Phase - II,	160548	1350	100%	Rs. 21,67,39,800.00
D	Bldg. No. C of Phase - II	37518	1350	80%	Rs. 4,05,19,440.00
E	Bldg. No. A of Phase - III	37825	1350	60%	Rs. 3,06,38,250.00
F	Bldg. No. B of Phase - III	49914	1350	40%	Rs. 2,69,53,560.00
G	Bldg. No. C of Phase - III	49914	1350	10%	Rs. 67,38,390.00
H	Bldg. No. D of Phase - III	Construction Work is Not Started			
I	Bldg. No. E of Phase - III	14823	1350	70%	Rs. 1,40,07,735.00
Total Cost of Constuction Work Completed					Rs. 79,67,71,175.00
Say					Rs. 79,68 ,00,000


(Rs. Seventy Nine Crores Sixty Eight Lacs Only)

The property was physically inspected on 12/03/2018 along with Mr. Raju Konda, Assistant Manager,
Camp Branch, Pune.

Place -- Pune

Date -- 17/03/2018

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


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



Web Instance1 - Rs 2380/Sft (Negotiable)

17 Lac @ 2,380 per Sq.Ft. **2BHK 2Baths**
 Residential Apartment for Sale
 In Aapla Ghar Sanaswadi, Sanaswadi, Pune, Maharashtra [What's Nearby](#)

Estimated EMI = 13,575

REGISTRATION REGISTERED | Registration No: P52100007230 | Website: <https://maharera.mahaonline.gov.in>

Overview Society Location Price Trends Owner Details Recommendations

PROPERTY (1) **SOCIETY (21)**

Area
Super Built up area 714 Sq.Ft.

Price
17 Lac (All Inclusive, Negotiable)
@ 2,380 per Sq.Ft.

Floor Number
3rd of 5 Floors

Configuration
2 Bedrooms, 2 Bathrooms, 2 Balconies
[View Floor Plan](#)

Address
Aapla Ghar Sanaswadi
Sanaswadi, Pune

Property Age
1 to 5 years old [View Construction Status](#)

Web Instance2 - Rs 2657/Sft (Negotiable)

<https://www.99acres.com/2-bhk-bedroom-apartment-flat-for-sale-in-aapla-ghar-sanaswadi-sanaswadi-pune-602-sq-ft-r4-sp1d-D351296777?pos=XIDDETVIEW>

16 Lac **2BHK 1Bath**

REGISTRATION REGISTERED | Registration No: P52100007230 | Website: <https://maharera.mahaonline.gov.in>

Overview Society Location Price Trends Owner Details Recommendations

PROPERTY (12) **SOCIETY (21)**

Area
Super Built up area 602 Sq.Ft.
Carpet area: 467 Sq.Ft.

Price
16 Lac (All Inclusive)
@ 2,657 per Sq.Ft. [View Price Details](#)

Floor Number
3rd of 4 Floors

Overlooking
Park/Garden

Configuration
2 Bedrooms, 1 Bathroom, 1 Balcony
[View Floor Plan](#)

Address
Aapla Ghar Sanaswadi
Sanaswadi, Pune

Facing
West

Property Age
0 to 1 year old [View Construction Status](#)



Sale Instance 1 :

गावाचे नाव : 1) डिव्यजवाडी

करारनामा

1738700

1454051

1) पालिकेचे नाव: पुणे इतर वर्णन : इतर माहिती: (वि.मु.क. 11.1) गांव मीजे डिव्यजवाडी गट नं. 181 व 183 या निळकतीवर बांधण्यात येणाऱ्या आपल घर सणसवाडी नावाने ओळखल्या जाण्या-या इमारती मधील फेज 2 विंग सी मधील दुसऱ्या मजल्यावरील फ्लॅट नं. सी-201 यांसी क्षेत्र 549 चौ.फु. कारपेट म्हणजेच 51 चौ. मी. व स्कुटर पार्किंग यांसी क्षेत्र 2 चौ.मी. अशी मिळकत (GAT NUMBER : 181, 183 ;)

1) 51 चौ.मीटर

1): नाव:-.मे. मेघल सिटी इन्व्हलपर्स भागीदार संस्थे तर्फे भागीदार राधिन अशोक अग्रवाल तर्फे कु मु म्हणून क.ज.करिता नितान विपिन गहा .. बच.-36; पत्ता:-प्लॉट नं. -, माळ नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रीड नं: शिवाजीनगर, पुणे, महाराष्ट्र, पुणे. पिन कोड:-411005 पॅन नं:-AANFM18717F

2): नाव:-.मा.टे.मे. अँट्रीक्स इन्व्हलपर्स तर्फे भागीदार एच.एच.टी.एन क.ज.तेहसेन फार्निचरवाला तर्फे कु मु म्हणून क.ज.करिता नितान विपिन गहा .. बच.-36; पत्ता:-प्लॉट नं. -, माळ नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रीड नं: शिवाजीनगर, पुणे, महाराष्ट्र, पुणे. पिन कोड:-411005 पॅन नं:-AAQFA9569E

1): नाव:-.सी. उषा विनोद झेंडे .. बच.-45; पत्ता:-प्लॉट नं. -, माळ नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रीड नं: सव्हें नं. 191, नागपुर घाळ, पहिली लेन येरवडा, पुणे, महाराष्ट्र, पुणे. पिन कोड:-411006 पॅन नं:-AARPZ2240E

2): नाव:-.श्री. विनोद माणिक झेंडे .. बच.-52; पत्ता:-प्लॉट नं. -, माळ नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रीड नं: सव्हें नं. 191, नागपुर घाळ, पहिली लेन येरवडा, पुणे, महाराष्ट्र, पुणे. पिन कोड:-411006 पॅन नं:-AADPZ7336J

17.01/2018

17.01/2018

379/2018

104400

17400

As per Present Market Trend, Built-Up/Saleable Area = 549 X 1.3 = 713.70 Sft Say 714 Sft.
Per Sft Rate = Rs 17,38,700 / 714 Sft = Rs. 2435 /Sft.



Sale Instance 2 :

REGISTRATION

बाबाचे नाव : 1) डिंगलवाडी

करारनामा
1500000
1342288

1) पार्लिवंटे नाथ, पुणे इतर वर्गनाम : इतर माहिती: (वि. नु. क्र. 9.4) गांव नांजे डिंगलवाडी गट नं. 131 व 183 या मिल्करीदार बांधण्याचा येणाऱ्या आचल दर लणसवाडी नावाने ओळखल्या जाण्याऱ्या इमारती मधील फ्लॅट 2 विंग इ मधील चौथ्या मजल्यावरील फ्लॅट नं. इ-406 यांती क्षेत्र 463 चौ.फु. क्वारपेट म्हुणजेच 43.01 चौ. मी. व क्वारपेट कार पार्किंग यांती क्षेत्र 9.29 चौ.मी. अची मिळकत ((GAT NUMBER : 161, 183 ;))

1) : 3.01 चौ मीटर

1) : मय. मं. सेवन सिटी इन्कलपमेंट आर्गिझर रुके तर्के भागीदार सटिन अशोक अणववाल तर्के कु नु म्हुणुन क.ज.करीत नितीन विधीन रक - मय-36; पत्ता-पॉस्ट नं. - भाळ नं. - इमारतीचे नं. - ब्लॉक नं. - रीड नं. शिवाजीनगर, पुणे, महाराष्ट्र, पुणे. पिन कोड:-411005 फोन नं:-AAVFN8717F

2) : मय. मं. सेवन सिटी इन्कलपमेंट आर्गिझर रुके तर्के भागीदार सटिन अशोक अणववाल तर्के कु नु म्हुणुन से. सेवन सिटी इन्कलपमेंट तर्के भागीदार सटिन अशोक अणववाल तर्के कु नु म्हुणुन क.ज.करीत नितीन विधीन रक - मय-36; पत्ता-पॉस्ट नं. - भाळ नं. - इमारतीचे नं. - ब्लॉक नं. - रीड नं. शिवाजीनगर, पुणे, महाराष्ट्र, पुणे. पिन कोड:-411005 फोन नं:-AAQFA9269E

3) : मय. मं. सेवन सिटी इन्कलपमेंट आर्गिझर रुके तर्के भागीदार सटिन अशोक अणववाल तर्के कु नु म्हुणुन से. सेवन सिटी इन्कलपमेंट तर्के भागीदार सटिन अशोक अणववाल तर्के कु नु म्हुणुन क.ज.करीत नितीन विधीन रक - मय-51; पत्ता-पॉस्ट नं. - भाळ नं. - इमारतीचे नं. - ब्लॉक नं. - रीड नं. अम पद-02, बनेदर ट्रम्प से. 29 मंगलवदन रोड, पुणे, महाराष्ट्र, पुणे. पिन कोड:-411001 फोन नं:-AARPC5047J

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17 02 2018
585 2318
50000
15000

As per Present Market Trend, Built-Up/Saleable Area = 463 X 1.3 = 601.90 Sft Say 602 Sft.
Per Sft Rate = Rs 15,00,00 / 602 Sft = Rs. 2491 /Sft.

Note : As per Present Market Trend in the Prevailing Subject Location & for Similar Flat with Same Specifications. In My Opinion, The Composite Rate for Built-Up Area of Flats Varies Rs. 2200 to 2300 per Sft. Area.



Construction of "AAPLA GHAR" Project - Sanaswadi, Gat No. 165, 175, 176, 181 & 183,
Near Essar Steel Company & Behind Kalyani Forge Company, Off Pune - Nagar Road,
Mauje - Dingraswadi, Tal. Shirur, Dist. Pune - 412208.



Phase I & Phase II



Construction of "AAPLA GHAR" Project - Sanaswadi, Gat No. 165, 175, 176, 181 & 183,
Near Essar Steel Company & Behind Kalyani Forge Company, Off Pune - Nagar Road,
Mauje - Dingraswadi, Tal. Shirur, Dist. Pune - 412208.



Phase III




Annexure - A

Flats Construction Status of "AAPLA GHAR" Project - Sanaswadi								
Sr. No.	Particulars	Bldg. A	Bldg. B	Bldg. C	Bldg. D	Bldg. E	Bldg. F	Total No. of Flats
a)	Phase - I	(P + 4)	(P + 4)	(P + 4)	(P + 4)	(P + 4)		
1	Total No. of Flats	48	48	48	48	48		240
2	No. of Flats Constructed	48	48	48	48	48		240
3	No. of Flats to be Constructed	0	0	0	0	0		0
b)	Phase - II	(P + 4)	(P + 4)	(P + 4)	(P + 4)	(P + 4)	(P + 4)	
1	Total No. of Flats	48	48	48	48	48	48	288
2	No. of Flats Constructed	48	48	48	48	48	48	288
3	No. of Flats to be Constructed	0	0	0	0	0	0	0
c)	Phase - III	(P + 6)	(P + 8)	(P + 8)	(P + 6)	(P + 4)		
1	Total No. of Flats	72	95	95	60	32		354
2	No. of Flats Constructed	72	60	0	0	32		164
3	No. of Flats to be Constructed	0	35	95	60	0		190
Total Flats of "AAPLA GHAR" Project - Sanaswadi as per Sanctioned Plan Provided (a/1 + b/1 + c/1)								882

Total No. of Flats Constructed : 692 Nos.

Total No. of Flats to be Constructed : 190 Nos.


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

