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GOVT. OF INDIA APPROVED VALUER & ENGINEER

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Ref No. SD/47/25M

Date : 31.01.2025

UNSOLD INVENTORY VALUATION

To,

Habib F. Ballary

Habib Colony

Davorlim, Salcete – Goa

Sub: Ready Reckoner rate or value (ASR) as required by you for RERA purpose of the unsold 33 row villas in project named 'Habib Colony' situated within S. No. 6/1-A of village Davorlim, Salcete Taluka, District of South Goa, State of Goa.

At the request of the Owners, I visited the site of a new project in initial stage of construction on 30/01/2025 situated at Davorlim, Salcete – Goa in order to assess the present market value of the 33 unsold row villas as required by the owner for RERA purpose. I also conducted enquiries about the prevailing rates of such row villas after due completion in the vicinity. The details of the observations and findings are tabled below.

The project is in initial stage of construction. The project is being carried out in 3000 sq. m. of land. Conversion sanad is obtained vide no. CAD1SAL01-24-19/71 on 19/2/2024. Technical clearance has been obtained from Town & Country Planning Department on 4/7/2024 vide no. TPM/35092/Davorlim/6/1-A/2024/5593. Construction license obtained from Davorlim Dicarpale village Panchayat on 15/11/2024 vide no. VP/DD/CL-16/2024-25/1491. Rates per sq. m. are considered as Rs. 50000 per sq. m. for row villas on carpet area basis. Market value of the finished row villas are mentioned in the separate sheets attached based on the specifications of the builder. Hence,

The total market value of the 33 unsold row villas inventory works out to **Rs. 104659500**
(Rupees Ten Crores Forty Six Lakhs Fifty Nine Thousand Five Hundred Only)



Sr.No.	Row Villa No.	Type	Carpet area(in sq.m.)	Unit Consideration (ASR) as on today
1	C-25	Type-1	63.43	Rs. 3171500
2	C-26	Type-1	63.43	Rs. 3171500
3	C-27	Type-2	63.43	Rs. 3171500
4	C-28	Type-2	63.43	Rs. 3171500
5	C-29	Type-3	63.43	Rs. 3171500
6	C-30	Type-3	63.43	Rs. 3171500
7	A-01	Type-1	63.43	Rs. 3171500
8	A-02	Type-1	63.43	Rs. 3171500
9	A-03	Type-2	63.43	Rs. 3171500
10	A-04	Type-2	63.43	Rs. 3171500
11	A-05	Type-2	63.43	Rs. 3171500
12	A-06	Type-2	63.43	Rs. 3171500
13	A-07	Type-2	63.43	Rs. 3171500
14	A-08	Type-2	63.43	Rs. 3171500
15	A-09	Type-2	63.43	Rs. 3171500
16	A-10	Type-2	63.43	Rs. 3171500
17	A-11	Type-2	63.43	Rs. 3171500
18	A-12	Type-2	63.43	Rs. 3171500
19	A-13	Type-3	63.43	Rs. 3171500
20	A-14	Type-3	63.43	Rs. 3171500
21	B-15	Type-3	63.43	Rs. 3171500
22	B-16	Type-3	63.43	Rs. 3171500
23	B-17	Type-2	63.43	Rs. 3171500
24	B-18	Type-2	63.43	Rs. 3171500
25	B-19	Type-2	63.43	Rs. 3171500
26	B-20	Type-2	63.43	Rs. 3171500
27	B-21	Type-2	63.43	Rs. 3171500
28	B-22	Type-2	63.43	Rs. 3171500
29	B-23	Type-1	63.43	Rs. 3171500
30	B-24	Type-1	63.43	Rs. 3171500
31	B-31	Type-1	63.43	Rs. 3171500
32	B-32	Type-1	63.43	Rs. 3171500
33	B-33	Type-4	63.43	Rs. 3171500

Total – Rs. 104659500



DECLARATION

I hereby declare that:

- a) I am an approved valuer and has the valid license from Commissioner of Income tax, Bangalore.
- b) The information furnished above is true and correct to the best of my knowledge and belief.
- c) I have no direct or indirect interest in the property valued.
- d) I have not been convicted of any offence and sentenced to a term of imprisonment.
- e) I have not been found guilty of misconduct in my professional capacity.

Yours faithfully,



SHRAVAN DUBHASHI

Approved Valuer No. F-4627

Wealth Tax Act No. CAT-1/Vol-1/342/96-98



