

SE/0007/2010

AM/086272/2; F-16336

CCIT/PNJ/34AB/10/2002-03;

Softech Engineers, Shop5, Block B, Kamat Arcade, Santa Inez, Panaji Goa. Mobile:9326107690, E-mail:ssravi46@gmail.com

Ravindra L. Palyekar

B.E.(Civil), M.E.(Foundn)

Consulting Civil Engineer & Approved Valuer

Ref. No.: RERA/004/2021

Date: 1st July 2021

**Valuation report Of Residential Project,
“CASA DE FLORES”
Situated at Verna, Taluka Salcete, South Goa.**

Owner: Mr. Amit Chandrakant Prabhu.

Developers: Mr. Amit Chandrakant Prabhu.

Address: Proposed Residential building complex named “CASA DE FLORES”, comprising of blocks A, B & C; to be constructed on plot of land, admeasuring 3,625 m², area under road widening 100 m², net effective area of plot being 3,525 m², which is piece and parcel of land known as “SODOIM”, bearing survey no. 193/4 of village Verna, within the limits of Village Panchayat of Verna, situated at Verna, Taluka Salcete, South Goa.

The subject property is bounded by

North: By public road which proceeds from Bamborda – Murgrumpoi, Panchayat road and partly by property surveyed under no. 193/3;

South: By the old road of Comunidade, now surveyed under survey no. 202 of late Joaquim Moniz, and partly by property under survey no. 193/7;

East: By passage/ water drain of comunidade of Verna, surveyed under no. 193/5 and property Muddio, formally of Amelia da Conceicao Rebelo;

West: By property known as Xira de Sodomi surveyed under no. 193/2 and 193/3.

GPS LOCATION:

Latitude: 15°20'21.7"N

Longitude: 73°56'20.6"E



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APPROVALS AS FOLLOWS:-

- Deed of Sale executed on 21/02/2021 at Margao between Mrs. Rekha Mirpuri & Mr. Ramesh Mirpuri (VENDORS) and Mr. Amit Chandrakant Prabhu (PURCHASER), vide registration no. MGO-BK1-01230-2012, CD Number MGOD58 on date 24/02/2012 at sub registrar Salcete.
- Conversion Sanad: Vide no. AC-I/SG/CONV/40/2008 Dated 08/08/2008 issued by the Office of the Collector, South Goa District.
- Development Permission: Vide no. TMP/32785/Verna/193/4/2020-21/1298 Dated 22/03/2021 issued by the Town and Country Planning Department.
- Construction Licence: Vide no. VP/V/Const/F.767/2021-2022/98 Dated 19/04/2021 issued by the Village Panchayat of Verna, **valid till 18/04/2024.**



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VALUATION

The said Proposed Residential building complex named "CASA DE FLORES", comprises of blocks A, B & C; to be constructed on plot bearing survey no. 193/4 of village Verna, situated at Verna, Taluka Salcete, South Goa. The said project is located close to Convent Heralds of the Gospel sisters & Ambulor Lake, Verna, Goa. Land rate in the locality is between Rs. 15,000/- to Rs. 18,000/- per m². The Said project "CASA DE FLORES" comprises of 55 flats & 5 shops. FAR permissible is 80% and consumed is 79.22%. Total Coverage is 36.39%. The project is close to Verna Industrial Estate. New flats in similar complexes are being sold at a rate of Rs. 50,000/- per m² or more of built up area. Also the Thus, taking into consideration all the above factors, I am of the opinion that the said flats would command a rate of Rs. 50,000/- per m² or more of built up area & for shops Rs. 1,00,000/- per m² of built up area. Refer annexure for sale references attached below. The developer has given us area statement of all the apartments available for sale and their expected market value, the schedule of the same is attached herewith.



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ANNEXURE FOR SALE REFERENCE

| Property | Built up area | Price | Registration Details |
|---|-------------------|---|---|
| Flat No. AF-1, located on the First floor of the building 'A', in the residential complex "PRABHU'S WISTERIA" situated at Village Nagoa, Taluka Salcete, South Goa. | 82 m ² | Rs. 42,00,000/- @51,220 per m ² of built up area | MGO-BK1-05848-2017, CD Number MGOD119 on 20/12/2017 |
| Flat No. BG-3, located on the Ground floor of the building 'B', in the residential complex "PRABHU'S WISTERIA" situated at Village Nagoa, Taluka Salcete, South Goa. | 62 m ² | Rs. 26,00,000/- @41,935 per m ² of built up area | MGO-BK1-00513-2018, CD Number MGOD120 on 02/02/2018 |
| Residential flat no. AS-2, located on the second floor of the building block 'A' in the complex named "PRABHU'S WISTERIA", situated at Nagoa, Taluka Salcete, South Goa | 85 m ² | Rs. 37,00,000/- @43,530 per m ² of built up area | MGO-1-1043-2019 Dated 14/05/2019 |

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Schedule of flats and their values on completion of the project

| Block A | | | | | | | | |
|---------|----------|--------|------|------------------|----------------------------|------------------------|-------------------------|--------------------|
| Sr. No | Flat no. | Floor | Type | Carpet Area (m2) | Enclosed Balcony area (m2) | Total Carpet area (m2) | Total Salable area (m2) | Total Value (Rs.) |
| 1 | S-1 | Ground | Shop | 28 | | 28 | 34 | 3400000 |
| 2 | S-2 | Ground | Shop | 30 | | 30 | 34 | 3400000 |
| 3 | S-3 | Ground | Shop | 24 | | 24 | 29 | 2900000 |
| 4 | S-4 | Ground | Shop | 19 | | 19 | 24 | 2400000 |
| 5 | S-5 | Ground | Shop | 15 | | 15 | 20 | 2000000 |
| | | | | 116 | | 116 | 141 | 1,41,00,000 |

| Block A | | | | | | | | |
|---------|----------|--------|-------|------------------|----------------------------|------------------------|-------------------------|--------------------|
| Sr. No | Flat no. | Floor | Type | Carpet Area (m2) | Enclosed Balcony area (m2) | Total Carpet area (m2) | Total Salable area (m2) | Total Value (Rs.) |
| 1 | AG-1 | Ground | 1 BHK | 38.3 | 8 | 46.3 | 65 | 3200000 |
| 2 | AG-2 | Ground | 1 BHK | 38.3 | 8 | 46.3 | 62 | 3000000 |
| 3 | AG-3 | Ground | 1 BHK | 38.3 | 8 | 46.3 | 62 | 3000000 |
| 4 | AG-4 | Ground | 1 BHK | 38.3 | 8 | 46.3 | 62 | 3000000 |
| 5 | AF-1 | First | 1 BHK | 44 | 3.55 | 47.55 | 65 | 3200000 |
| 6 | AF-2 | First | 1 BHK | 38.3 | 8 | 46.3 | 62 | 3000000 |
| 7 | AF-3 | First | 1 BHK | 38.3 | 8 | 46.3 | 62 | 3000000 |
| 8 | AF-4 | First | 1 BHK | 38.3 | 8 | 46.3 | 62 | 3000000 |
| 9 | AF-5 | First | 1 BHK | 38.3 | 8 | 46.3 | 62 | 3000000 |
| 10 | AF-6 | First | 2 BHK | 69 | 3.75 | 72.75 | 95 | 4500000 |
| 11 | AS-1 | Second | 1 BHK | 44 | 3.55 | 47.55 | 65 | 3200000 |
| 12 | AS-2 | Second | 1 BHK | 38.3 | 8 | 46.3 | 62 | 3000000 |
| 13 | AS-3 | Second | 1 BHK | 38.3 | 8 | 46.3 | 62 | 3000000 |
| 14 | AS-4 | Second | 1 BHK | 38.3 | 8 | 46.3 | 62 | 3000000 |
| 15 | AS-5 | Second | 1 BHK | 38.3 | 8 | 46.3 | 62 | 3000000 |
| 16 | AS-6 | Second | 2 BHK | 69 | 3.75 | 72.75 | 95 | 4500000 |
| | | | | 685.6 | 110.6 | 796.2 | 1067 | 5,16,00,000 |


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Block B

| Sr. No | Flat no. | Floor | Type | Carpet Area (m2) | Enclosed Balcony area (m2) | Total Carpet area (m2) | Total Salable area (m2) | Total Value (Rs.) |
|--------|----------|--------|-------|------------------|----------------------------|------------------------|-------------------------|--------------------|
| 1 | BG-01 | Ground | 1 BHK | 38.3 | 8 | 46.3 | 62 | 3000000 |
| 2 | BG-02 | Ground | 1 BHK | 38.3 | 8 | 46.3 | 62 | 3000000 |
| 3 | BG-03 | Ground | 1 BHK | 38.3 | 8 | 46.3 | 62 | 3000000 |
| 4 | BG-04 | Ground | 1 BHK | 38.3 | 8 | 46.3 | 62 | 3000000 |
| 5 | BG-05 | Ground | 1 BHK | 38.3 | 8 | 46.3 | 62 | 3000000 |
| 6 | BG-06 | Ground | 1 BHK | 38.3 | 8 | 46.3 | 62 | 3000000 |
| 7 | BG-07 | Ground | 1 BHK | 38.3 | 8 | 46.3 | 62 | 3000000 |
| 8 | BG-08 | Ground | 1 BHK | 38.3 | 8 | 46.3 | 62 | 3000000 |
| 9 | BF-01 | First | 1 BHK | 38.3 | 8 | 46.3 | 62 | 3000000 |
| 10 | BF-02 | First | 1 BHK | 38.3 | 8 | 46.3 | 62 | 3000000 |
| 11 | BF-03 | First | 1 BHK | 38.3 | 8 | 46.3 | 62 | 3000000 |
| 12 | BF-04 | First | 1 BHK | 38.3 | 8 | 46.3 | 62 | 3000000 |
| 13 | BF-05 | First | 1 BHK | 38.3 | 8 | 46.3 | 62 | 3000000 |
| 14 | BF-06 | First | 1 BHK | 38.3 | 8 | 46.3 | 62 | 3000000 |
| 15 | BF-07 | First | 1 BHK | 38.3 | 8 | 46.3 | 62 | 3000000 |
| 16 | BF-08 | First | 1 BHK | 38.3 | 8 | 46.3 | 62 | 3000000 |
| 17 | BS-01 | Second | 1 BHK | 38.3 | 8 | 46.3 | 62 | 3000000 |
| 18 | BS-02 | Second | 1 BHK | 38.3 | 8 | 46.3 | 62 | 3000000 |
| 19 | BS-03 | Second | 1 BHK | 38.3 | 8 | 46.3 | 62 | 3000000 |
| 20 | BS-04 | Second | 1 BHK | 38.3 | 8 | 46.3 | 62 | 3000000 |
| 21 | BS-05 | Second | 1 BHK | 38.3 | 8 | 46.3 | 62 | 3000000 |
| 22 | BS-06 | Second | 1 BHK | 38.3 | 8 | 46.3 | 62 | 3000000 |
| 23 | BS-07 | Second | 1 BHK | 38.3 | 8 | 46.3 | 62 | 3000000 |
| 24 | BS-08 | Second | 1 BHK | 38.3 | 8 | 46.3 | 62 | 3000000 |
| | | | | 919.2 | 192 | 1111.2 | 1488 | 7,20,00,000 |


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| Block C | | | | | | | | |
|---------|----------|--------|-------|------------------|----------------------------|------------------------|-------------------------|--------------------|
| Sr. No | Flat no. | Floor | Type | Carpet Area (m2) | Enclosed Balcony area (m2) | Total Carpet area (m2) | Total Salable area (m2) | Total Value (Rs.) |
| 1 | CG-1 | Ground | 1 BHK | 38.3 | 8 | 46.3 | 62 | 3000000 |
| 2 | CG-2 | Ground | 2 BHK | 54.6 | 7.5 | 62.1 | 85 | 4000000 |
| 3 | CG-3 | Ground | 2 BHK | 69.4 | 7.25 | 76.65 | 100 | 4600000 |
| 4 | CG-4 | Ground | 1 BHK | 38.3 | 8 | 46.3 | 62 | 3000000 |
| 5 | CG-5 | Ground | 1 BHK | 38.3 | 8 | 46.3 | 62 | 3000000 |
| 6 | CF-1 | First | 1 BHK | 38.3 | 8 | 46.3 | 62 | 3000000 |
| 7 | CF-2 | First | 2 BHK | 54.6 | 7.5 | 62.1 | 85 | 4000000 |
| 8 | CF-3 | First | 2 BHK | 69.4 | 7.25 | 76.65 | 100 | 4600000 |
| 9 | CF-4 | First | 1 BHK | 38.3 | 8 | 46.3 | 62 | 3000000 |
| 10 | CF-5 | First | 1 BHK | 38.3 | 8 | 46.3 | 62 | 3000000 |
| 11 | CS-1 | Second | 1 BHK | 38.3 | 8 | 46.3 | 62 | 3000000 |
| 12 | CS-2 | Second | 2 BHK | 54.6 | 7.5 | 62.1 | 85 | 4000000 |
| 13 | CS-3 | Second | 2 BHK | 69.4 | 7.25 | 76.65 | 100 | 4600000 |
| 14 | CS-4 | Second | 1 BHK | 38.3 | 8 | 46.3 | 62 | 3000000 |
| 15 | CS-5 | Second | 1 BHK | 38.3 | 8 | 46.3 | 62 | 3000000 |
| | | | | 716.7 | 116.25 | 832.95 | 1113 | 5,28,00,000 |

**Thus, the total value of unsold inventory is Rs. 19,05,00,000/-
(Rupees Nineteen Crores, Five Lakhs Only)**

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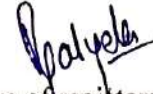
DECLARATION

I hereby declare that –

- (a) The information furnished above is true and correct to the best of my knowledge and belief;
- (b) I have no direct or indirect interest in the property valued;
- (c) I have personally inspected the property on **25th June 2021**.
- (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.
- (f) Ownership of the property to be ascertained by competent legal advisor.
- (g) Checking for the stability of the entire building is not within the scope of valuation.
- (h) I have inspected the right property.

Date : **1st July 2021**

Place : Panaji-Goa



Signature of registered valuer
Ravindra L. Palyekar
Approved Valuer
CCIT/PNJ/34AB/10/2002-03
Institution of Valuer: F-16336