

Valuation report Of Residential Flats, “PRABHU’S WISTERIA” Situated at Nagoa, Taluka Salcete, South Goa.

Owner: Mr. Amit C. Prabhu.

Address: Residential building complex named “PRABHU'S WISTERIA”, inclusive of block ‘A’ & ‘B’ having stilt plus two floors and block ‘C’ & ‘D’ having ground plus two floors, being constructed on a plot of land bearing survey no. 44/7 of Nagoa Village, totally admeasuring 3,700 m² out of which 117 m² of area is lost in road widening, known as “PATONA”, situated at Village Nagoa, within the limits of Village Panchayat of Nagoa, Taluka Salcete, South Goa.

APPROVALS AS FOLLOWS:-

- Deed of Sale executed at Margao on 17/03/2012 between Mrs. Vibha Vora & Mr. Prakash Vora (VENDORS) and Mr. Amit C. Prabhu (PURCHASER) registered vide no. MGO-BK1-01697-2012 CD Number MGOD59 dated 21/03/2012 at the sub-registrar of Salcete/Margao.
- Conversion Sanad vide no. COL/SG/CONV/31/2012/8251; Dated 17/08/2012; issued by the Office of the Collector, South Goa District, Margao.
- TPM/24113/Nagoa/4417/2012/4012; Dated 18/10/2012 Dy. Town Planner, Town & Country Planning Department, Margao-Goa.
- Construction license vide no. 324/VP/NAG-SAL/2017-18/274; Dated 08/06/2017; valid for a period of 3 years from the date of issue of certificate, i.e. **till 07/06/2020**.

PROPOSED SPECIFICATION

- RCC – Reinforced Cement Concrete framed structure.
- Laterite/ Brick work – Internal partition walls of brick masonry and external wall of brick/ laterite masonry.
- Doors / Windows – All doors will have flush door panels with veneer finish and teak wood frames.
- Flooring – Double charged 2ft x 2ft Vitrified tile flooring in full apartment and 1ft x 1ft anti-skid flooring in bathrooms
- Toilets/ Bath – Toilets with W.C. unit & washbasin, dado tiles for walls, branded CP fittings & sanitary ware.
- Kitchen – Black granite stone top cooking platform provided with a stainless steel sink and dado upto 2ft height above platform with ceramic tiles.
- Electrification – Concealed copper wiring.
- Internal Finish – Internal walls will be finished with acrylic oil bound distemper.
- External finish – External walls will have Asian weather shield paint.

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Softtech 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

VALUATION

The said residential building complex “PRABHU'S WISTERIA” block A, B, C & D, being constructed on plot admeasuring 3,700 m², net effective area 3,583 m² (area under road widening 117 m²), bearing survey no. 44/7 of Nagoa Village, situated at Village Nagoa, Taluka Salcete, South Goa. The said project is located close to National Highway NH17 and also to Verna IDC. Prabhu Realators have many prestigious Housing complexes in Mormugao Taluka. Said project comprises of number of 46 flats. The proposed specifications are of superior quality, with Vitrified tile flooring, with flush door panels with veneer finish and teak wood frames & black granite kitchen platform etc. Flats in the said complex were sold in the range of Rs. 40,000/- to Rs. 51,000/- per square meter of its super built up area, highest rate being Rs. 51,000/-. 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.

ANNEXURE FOR SALE REFERENCE

Property	Area	Price	Registration Details
Flat No. DG-3, located on the Ground floor of the building 'D', in the residential complex “PRABHU'S WISTERIA” situated at Village Nagoa, Taluka Salcete, South Goa.	62 m ²	Rs. 25,00,000/- @40,322 per m ²	. MGO-BK1-00306-2018, CD Number MGOD120 on 19/01/2018
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	. MGO-BK1-00513-2018, CD Number MGOD120 on 02/02/2018
Flat No. DG-2, located on the Ground floor of the building 'D', in the residential complex “PRABHU'S WISTERIA” situated at Village Nagoa, Taluka Salcete, South Goa.	62 m ²	Rs. 24,50,000/- @39,516 per m ²	. MGO-BK1-00304-2018, CD Number MGOD120 on 19/01/2018
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	. MGO-BK1-05848-2017, CD Number MGOD119 on 20/12/2017

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Schedule of flats as per super built up area for unsold flats and their value on completion of the project.

Prabhu's Wisteria								
Block A								
Sr. No	Flat No.	Floor	Type	Carpet Area As Per m2 Rera	Area of exclusive Balcony m2	Super built up area (SBU) m2	Rate per m2 of SBU m2	Total Price in Rs.
1	AG-1	Ground floor	2 BHK	54.76	4.8	80	50,000	40,00,000
2	AG-2	Ground floor	2 BHK	56.4	4.8	80	50,000	40,00,000
3	AF-2	First floor	2 BHK	54.76	4.8	80	50,000	40,00,000
4	AF-3	First floor	2 BHK	56.4	4.8	82	50,000	41,00,000
5	AF-4	First floor	2 BHK	54.33	4	82	50,000	41,00,000
6	AS-1	Second floor	2 BHK	54.33	4	82	50,000	41,00,000
7	AS-2	Second floor	2 BHK	54.76	4.8	80	50,000	40,00,000
8	AS-3	Second floor	2 BHK	56.4	4.8	82	50,000	41,00,000
9	AS-4	Second floor	2 BHK	54.33	4	82	50,000	41,00,000
				496.47		730		3,65,00,000/-

Block B								
Sr. No	Flat No.	Floor	Type	Carpet Area As Per m2 Rera	Area of exclusive Balcony m2	Super built up area (SBU) m2	Rate per m2 of SBU m2	Total Price in Rs.
1	BG-1	Ground floor	1 BHK	45.71	4.6	65	50,000	32,50,000
2	BG-2	Ground floor	1 BHK	44.63	4.5	62	50,000	31,00,000
3	BG-4	Ground floor	1 BHK	42.98	4.5	62	50,000	31,00,000
4	BF-1	First floor	1 BHK	45.81	4.5	65	50,000	32,50,000
5	BF-2	First floor	1 BHK	44.63	4.5	62	50,000	31,00,000
6	BF-3	First floor	1 BHK	44.97	4.5	62	50,000	31,00,000
7	BF-4	First floor	1 BHK	42.98	4.5	62	50,000	31,00,000
8	BS-1	Second floor	1 BHK	45.81	4.5	65	50,000	32,50,000
9	BS-2	Second floor	1 BHK	44.63	4.5	62	50,000	31,00,000
10	BS-3	Second floor	1 BHK	44.97	4.5	62	50,000	31,00,000
11	BS-4	Second floor	1 BHK	42.98	4.5	62	50,000	31,00,000
				490.1		691		3,45,50,000/-

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Block C								
Sr. No	Flat No.	Floor	Type	Carpet Area As Per m2 Rera	Area of exclusive Balcony m2	Super built up area (SBU) m2	Rate per m2 of SBU m2	Total Price in Rs.
1	CG-1	Ground floor	1 BHK	45.71	4.6	65	50,000	32,50,000
2	CG-2	Ground floor	1 BHK	44.63	4.5	62	50,000	31,00,000
3	CG-3	Ground floor	1 BHK	44.97	4.5	62	50,000	31,00,000
4	CG-4	Ground floor	1 BHK	42.98	4.5	62	50,000	31,00,000
5	CF-2	First floor	1 BHK	44.63	4.5	62	50,000	31,00,000
6	CF-3	First floor	1 BHK	44.97	4.5	62	50,000	31,00,000
7	CF-4	First floor	1 BHK	42.98	4.5	62	50,000	31,00,000
8	CS-1	Second floor	1 BHK	45.81	4.5	65	50,000	32,50,000
9	CS-2	Second floor	1 BHK	44.63	4.5	62	50,000	31,00,000
10	CS-3	Second floor	1 BHK	44.97	4.5	62	50,000	31,00,000
11	CS-4	Second floor	1 BHK	42.98	4.5	62	50,000	31,00,000
				489.26		688		3,44,00,000/-

Block D								
Sr. No	Flat No.	Floor	Type	Carpet Area As Per m2 Rera	Area of exclusive Balcony m2	Super built up area (SBU) m2	Rate per m2 of SBU m2	Total Price in Rs.
1	DG-1	Ground floor	1 BHK	38.5	4.5	62	50,000	3100000
2	DG-4	Ground floor	1 BHK	43.85	4.5	62	50,000	3100,000
3	DS-1	Second floor	1 BHK	38.5	4.5	62	50,000	3100,000
4	DS-2	Second floor	1 BHK	43.85	4.5	62	50,000	3100,000
5	DS-3	Second floor	1 BHK	43.85	4.5	62	50,000	3100,000
6	DS-4	Second floor	1 BHK	43.85	4.5	62	50,000	3100,000
				252.4		372		1,86,00,000/-

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Schedule of flats as per super built up area for sold flats and their value on completion of the project.

Block A (SOLD)									
Sr. No	Flat No.	Floor	Type	Carpet Area As Per m2 Rera	Area of exclusive Balcony m2	Super built up area (SBU) m2	(As per agreement Dated)	Total Price in Rs.	SOLD/ UNSOLD
1	AF-1	First floor	2 BHK	54.33	4	58.33	20/12/2017	42,00,000/-	SOLD
				54.33		58.33		Rs. 42,00,000/-	

Block B (SOLD)									
Sr. No	Flat No.	Floor	Type	Carpet Area As Per m2 Rera	Area of exclusive Balcony m2	Super built up area (SBU) m2	(As per agreement Dated)	Total Price in Rs.	SOLD/ UNSOLD
1	BG-3	Ground floor	1 BHK	44.97	4.5	62	18/1/2018	26,00,000/-	SOLD
				44.97		62		Rs. 26,00,000/-	

Block C (SOLD)									
Sr. No	Flat No.	Floor	Type	Carpet Area As Per m2 Rera	Area of exclusive Balcony m2	Super built up area (SBU) m2	(As per agreement Dated)	Total Price in Rs.	SOLD/ UNSOLD
1	CF-1	First floor	1 BHK	45.81	4.5	65	18/12/2017	25,00,000	SOLD
				45.81		65		Rs. 25,00,000/-	

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Block D (SOLD)									
Sr. No	Flat No.	Floor	Type	Carpet Area As Per m2 Rera	Area of exclusive Balcony m2	Super built up area (SBU) m2	(As per agreement Dated)	Total Price in Rs.	SOLD/ UNSOLD
1	DG-2	Ground floor	1 BHK	43.85	4.5	62	18/01/2018	24,50,000/-	SOLD
2	DG-3	Ground floor	1 BHK	43.85	4.5	62	01-05-2018	25,00,000/-	SOLD
3	DF-1	First floor	1 BHK	38.5	4.5	62	02-01-2018	24,00,000/-	SOLD
4	DF-2	First floor	1 BHK	43.85	4.5	62	18/01/2018	24,50,000/-	SOLD
5	DF-3	First floor	1 BHK	43.85	4.5	62	18/12/2017	25,00,000/-	SOLD
6	DF-4	First floor	1 BHK	43.85	4.5	62	02-01-2018	24,00,000/-	SOLD
				257.75		372		Rs. 1,47,00,000/-	