



Ref: LICHFL/APF-ER0000249

Kastle Project Code: 10006548

LIC HOUSING FINANCE LTD., CHENNAI R.O.**Advance Project Approval Facility (APF) for Flats**

Area Office	Trivandrum	Date : 22.02.2012
Builder's Name & Address	M/s.Pankaj Builders Pankaj Enclave, Chenkottukonam, Champazhanthy P.O Trivandrum Ph:8547476693 Email: sales@pankajenclave.com	
Project Name, Locality & Place	Pankaj Enclave, S.No.258/1/1,258/1/2 & 258/1/3, Uliyazhathura Village, Thiruvananthapuram Taluk and Dist.	
Project Address	S.No.258/1-1, 258/1-2, 258/1-3 Uliyazhathura Village, Thiruvananthapuram Taluk and Dist.	
Land Area Covered	138.9Ares	Built up Area: 84882 Sqft (as per approved plan)
Nature of Individual Units	Residential Villas	No. of Units : 36
No of Buildings: 36	Floors: GF + FF	
Contact Person	Mr. Pankajakshan	Tel: 9847533967
Building plan approved by	Corporation of Trivandrum	

Builder Profile:

Mr.S.Harikumar, Area Manager, Trivandrum Area Office has inspected the property on 19.1.2012 & verified the profile of the Builder and has recommended the above project for APF approval as per the Note dated 19.1.2012.

Technical Appraisal:

The following Panel Valuer have inspected the property and have submitted reports (details of valuation given below) as follows:

- Mr. Sajeev S, Report dated 21.11.2011
- Mr. Tushar .T Report dated 19.1.2012

Locality of the Project: Chengottukonam, Trivandrum Dist., as B Category.

Valuation: Planning Permit is approved by Corporation of Trivandrum vide D/2644/2011 dated 31.08.2011 NOC from Environmental Clearance, State Electricity Department, City Municipal Corporation, water authority etc., whichever is applicable, need to be obtained.

Overall impression of the project is specified as 'Good'.

Present Stage of Construction: Road Formed and layout of villas are in progress.

The Selling Rate (Basic Cost) indicated by the Panel valuer (a) Mr.S.Sajeev is Rs.3550 per sft.b). Mr. Tushar T is Rs.3550/Sqft. Area Manager recommends the Selling Rate (Composite Rate inclusive of all cost) of Rs.3750 per sq. ft.

We may approve the Selling Rate (Composite Rate inclusive of all Cost) of Rs.3750 per sq. ft.

Title to the Property:

Our Panel Advocates Mr. S.Shaju Ray vide his report Dated: 18.01.2012, has opined that Mr. San Koray & Sarojini Amma have got Clear, Valid and marketable title to the schedule mentioned property. They have entered into a joint development agreement with Pankajakshan the sole proprietor of Pankaj Builder for the development of the property. At the time of execution of the sale deed or conveyance in favour of any purchaser, the land owner shall join the developer in the execution.