

APPENDIX-I B
QUESTIONNAIRE FORMAT
(FOR BUILDER/DEVELOPER, PHASE-1)

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To be fillup by the Builder/developer

BUILDER/DEVELOPER:.....

1. Details of the real estate :

- a) Name of the Apartment
- b) Commercial/Residential
- c) Address of the Apartment

2. Source of finance for your project :

- a) Self finance only
- b) Bank Finance and Financial institution only
- c) Self finance + Bank Finance
- d) Self Finance + Financial institution other than Bank
- e) Self Finance and booking /advance payment & others

3. Land Details for the project :

- a) Own land
- b) Newly Purchased Land
- c) Shared with land owner
- d) Lease Land
- e) Govt. allotted land

4) For selecting the valuation method which mode you follow

- a) Self advice
- b) Consultation with expert
- c) Method of compititors
- d) Govt. policy
- e) Method operated in the locality/Market

5) Which method of valuation do you use for valuation of real estate property :

- a) Sales comparison Method
- b) cost approach Method
- c) Income approach Method
- d) Both Sales comparison and Cost approach Method

6) Rate the following factors influencing in fixing price of residential flat:

1 = Not at all 2 = less influence 3 = influence 4 = most influence

- a) Geographic Location of the property
- b) Infrastructure
- c) Ambience
- d) Communication facility
- e) Others facilities of an area (e.g.schools, shops, entertainment);
- f) Location in terms of access and accessibility to and from other areas;
- g) Design and layout of space;
- h) Quality of construction;
- i)geography of the land in terms of soil, subsoil, flooding and other environmental matters

7. Rate the influence of the factors on selection of valuation method :

1 = Not at all 2 = less influence 3 = influence 4 = most influence

- a) Earning Revenue
- b) Recovering the cost
- c) competitive price in the market
- d) To comply it the Govt. guidelines
- e) To get the proper margin
- f) Price for the real estate
- g) Own convenient

8. How do you rate the impact of cost / expence of the following items on the total Cost of the project

1 = Not at all 2 = Less influence 3 = Influence 4 = Most influence

- a) Legal expenses
- b) Preparation of drawing & estimate and getting the NOC from authority
- c) Site development
- d) Supervision cost
- e) Pre-operative Cost
- f) Marketing cost
- g) Civil cost
- h) Services and additional items (tiles, falls ceiling etc.)

9. Did you face any problem in valuation method of the real estate ? if yes specify

- a) Difficult to understand
- b) Pure technical
- c) Related to margin
- d) Against the Govt. guidelines
- e) Not practiced by any competitor in the area
- f) Does not cover the cost
- g) Customers are not satisfied with the value

10. Which method did you follow for appraisal of your project to recover the cost :

- a) Payback period
- b) Accounting rate of return
- c) Net present value
- e) Profitability Index
- d) Internal Rate of return

11. Do you follow India Accounting Standard for valuing real estate :

- a) Yes
- b) No

12. Did you face any problem in developing the project :

- a) Yes
- b) No

13. If yes which is the following problem face by you :

- a) Raw Materials
- b) Labour
- c) Approval of project from authority
- d) Documentation
- e) Marketing problem

14. Are you following the same method for valuing the real estate over the period :

- a) Yes
- b) No

Signature of Builder/Developer