

VALUATION REPORT

Description of Property

Sy No :591/5-1,591/6-1,591/9-1,95/1-29
Extent :1.25 Ares
Village :Perambra Village
Taluk :Chalakudy
District :Thrissur

Owner :Mrs.Omana, W/o Rajan
Kizhakkiniyedath house
Palace road, near Gayathri Ashram
Chalakudy , Thrissur

Branch Name : **CANARA BANK, Chalakudy Branch**

Date of Valuation : 21.10.2024 (SARFAESI Valuation)

Fair Market Value :Rs.13,74,000.00

Realizable Value :Rs.12,36,600.00

Distress Value :Rs.10,99,200.00

Name& Address of valuer: Er K.K. SUKUMARAN B.Tech, M.I.E.,A.I.V
Chartered Engineer & Govt Reg Valuer
Consultant and Approved Valuer, A 29493
Regn No Cat 11/22/2019-2020
Asst. Executive Engineer PWD Buildings (Rtd)
Pananchery Lane, Nellikunnu, Thrissur-680005
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ANNEXURE – II
VALUATION OF PROPERTY (LAND & BUILDING)
REPORT ON VALUATION

Ref. No.

Date:21.10.2024

PART A – BASIC DATA I.

GENERAL:

1.	Purpose of valuation	:	To Estimate the present market value of the property as collateral security for Canara Bank, Chalakudy Branch (SARFAESI Valuation)
2.	a) Date of Inspection	:	18.10.2024
	b) Date on which the valuation is made	:	21.10.2024
3.	Name of the reported owner with present address and phone number Name of the owner(s) and his/their addresses(es) with Phone No.(details of share of each owner in case of joint ownership)	:	Mrs.Omana, W/o Rajan Kizhakkiniyedath house Palace road near Gayathri Ashram Chalakudy , Thrissur
4.	Documents produced for perusal	:	LSR of Adv. Paulson P V, dt, 09.12.2021 Sale Deed No. 1587/2020 of SRO Kallettumkara
5.	Brief description of the property taken for valuation (Including leasehold/freehold etc)	:	The property consists of 1.25Ares , that is , 591/5-1=0.41 Ares, 591/6-1 = 0.20 Ares, 591/9-1 = 0.01 Ares, and 95/1-29 = 0.63 Ares of land & Residential building having plinth area 58.86 m2
6.	Scope of valuation	:	To find the present value of the Land & building
7.	If this report is to be used for any bank purpose, state the name of the bank and branch, if known	:	Canara Bank, Chalakudy Branch

II. DESCRIPTION OF THE PROPERTY:

1.	Postal address of the property with Pin code	:	Mrs.Omana, W/o Rajan Kizhakkiniyedath house Thanipara road near Water tank Chalakudy , Thrissur, 680689
2.	City/Town	:	Town
	Residential Area	:	Yes
	Commercial Area	:	No
	Industrial Area	:	No
3.	Classification of the Area –High/middle/poor Urban/semi urban/Rural	:	Middle, Semi Urban
4.	Coming under Corporation Limit /Village Panchayat/Municipality	:	Chalakudy Municipality
5.	Whether covered under any State/Central Govt. enactments (e.g.Urban Land Ceiling Act) or notified under agency area/scheduled area /cantonment area	:	NA
6.	In case it is an agricultural land, any	:	NA



	conversion to house site plots is contemplated		
7.	Location of the property	:	The property is located at ward 1 of Chalakudy Municipality near Thanippara Quarry and Water Tank
	Plot No. / Nagar/Survey No.	:	Sy no. 591/5-1,591/6-1,591/9-1,95/1-29
	Door No.	:	Nearest Door No. 1/331
	S.F. No. / T.S. No. / village	:	Sy no. 591/5-1,591/6-1,591/9-1,95/1-29
	Village / Block	:	Perambra
	Taluk / Ward	:	Chalakudy
	Mandal/District/Municipality/ Corporation	:	Chalakudy Municipality
8.	Boundaries of the property		
	As per Location Certificate	As per Title Deed	
	East Property of Mapranam Ramani	Property of Mapranam Ramani	
	North Property of Njarikkadan Thomas	Property of Njarikkadan Thomas	
	West Municipal Road	Municipal Road	
	South Property of Mujanattu Chakko Antony	Property of Mujanattu Chakko Antony	
9.	Latitude, Longitude & Coordinates of the site	Latitude	N 10.341265
		Longitude	E 76.315000
10.	Property tax receipt referred	:	As per latest Tax receipt
	Assessment number	:	-
	Tax amount	:	-
	Receipt in the name of	:	Owner
11.	Electricity service connection consumer No.	:	Building construction is not completed
	In the name of	:	Owner
	Other details if any	:	-
12.	Property is presently occupied by	:	Owner
13.	If tenanted fully, What is the gross monthly rent?	:	N A
14.	If occupied by both	:	NA
	By assuming the entire building is let out,		
	(i) What is the probable monthly rent?	:	-
	(ii) What is the advance amount?	:	-

III. PROCEDURE OF VALUATION:

	Valuation Details	:	Discussed in Part B,C,D,E & F
1	F.S.I. - .07	2	Plot Coverage - 47.08%

(Describe the property details)

PART B - LAND

1.	Dimension of the site		
	A) As per title Deed	B) Actual	
	North As per village sketch	As per village sketch	
	South “	“	
	East “	“	
	West “	“	
2.	Extent of site (least of 1a & 1b)	:	1.25 Ares (3.09 cents)
	Size of the Plot	:	“
	North & South	:	As per village sketch
	East & West	:	“



	Total Extent of the Plot	: 1.25 Ares (3.09 cents)
3.	Characteristics of the site	: Level
	What is the character of the locality?	: Residential
	What is the classification of the locality?	: Rural
	Development of surrounding areas	: Developing area
	Possibility of frequent flooding/submerging	: No
	Feasibility to the civic amenities like school, hospital, bus stop, market etc.	: Yes, near by
	Level of land with topographical conditions	: Level
	Shape of land	: Rectangular
	Type of use to which it can be put	: Residential
	Any usage restriction	: No
	Is plot in town planning approved layout?	: No
	Corner Plot or Intermittent Plot?	: Intermittent Plot
	Type of road available at present	: Tarred road
	Road facilities are available?	: Yes
	Is it a land – locked land?	: No
	Water Potentiality	: Yes
	What is the width of the Road?	: 3.60m wide road
	Width of road –is it below 20ft or more than 20 ft.	: Below 20 ft
	Underground sewerage system	: Nil
	Is power supply available at the site?	: Yes
	Advantage of the site	: Residential
	Special remarks, if any, like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc (Distance from sea-coast/tidal level must be incorporated)	: Nil
	Any factors which affect the marketability of the land?	: Nil
	Type of land	: Residential
	Accessibility	: Four Wheel accessibility
4.	Value on adopting GLR (Guideline Rate) i) Guideline rate as obtained from the Registrar's office (evidence thereof to be enclosed)	: Rs.99,000.00/ Ares
	Value of land by adopting GLR (1.25 Ares x rs 99,000.00/ Ares)	: Rs.1,23,750.00
5.	Value by adopting PMR (Prevailing Market Rate) Prevailing market rate(Along with details/reference of at least two latest deals/transactions with respect to adjacent properties in the areas)	Rs.1,50,000.00/ cents to 2,00,000.00/cent : (By local enquiry & comparison, Documentary evidence are not available) Market value of land is arrived after local enquiry in the nearby area and applying wait ages for positive and negative aspects of this particular land. No documentary evidence is available because the documented value in deeds are as per the Government fair value



Unit rate adopted in this valuation after considering the characteristics of the subject plot	Rs.1,50,000.00/cent
Value of land by adopting PMR (3.08 cents X Rs 1,50,000.00/cent)	Rs.4,62,000.00

PART C – BUILDINGS

Type of Building	Residential
1. Type of construction	: Load bearing
2. Quality of construction	: 1 st class
3. Appearance of Building	: Normal
4. Maintenance/Condition of the Building	: Exterior:Good Interior: Good
5. Plinth Area	: GF =58.86 m2
6. Number of floors and height of each floor including basement, if any	: GF, 3.00 m

1.VALUATION OF BUILDING:

Floor	Year of Construction (as reported/ as per actual observation/ as per deed)	Roof	Plinth Area		
			Main Portion A	Cantilevered Portion B	Total A+50% of B
GF	Under Construction	RCC	58.86m2	nil	58.86m2
	TOTAL				58.86m2

1.	Drawing approval	:	Chalakudy Municipality Permit No. E2/1111908/2020, dt,01.12.2020 Valid upto 30.11.2025
	a. Date of issue and validity of layout of approved map/plan	:	
	b. Approved map/plan issuing authority	:	Chalakudy Municipality
	c. Whether genuineness or authentic of approved map/plan is verified?	:	Verified
	d. Any other comments by our empanelled valuers on authentic of approved plan? (Discuss on the building approval, reference, violations observed, consequences of violation etc.)	:	Under construction
8.	Value of building is estimated by adopting suitable unit plinth area rate depending upon the specifications. Depreciation is calculated by straight-line method assuming a salvage value of 6%.		

VALUATION OF BUILDING

DESCRIPTION	GF+FF
Specification	
Foundation	R,R masonry using cement mortar 1:8, and R.C.C belt
Floor finish	Vitrified Tiles
Superstructure	Solid block Masonry
Roof	RCC Roof



Doors	Concrete
Windows	Concrete
Weathering course	Nil
Plinth area	58.86 m2
Year of construction (as reported / as observed/ as per the deed)	Not completed
Age of the building	Building under construction
If the age is not exactly known, further life expected	55 yrs
Total life of the building estimated	55 yrs
Depreciation percentage (Assuming salvage value= 6%)	Nil
Replacement rate of construction with the existing conditions and specifications	Rs.15,500.00/m2
Replacement Value	Rs.9,12,330.00
Depreciation Value	Nil
Present value of the building	Rs.9,12,330.00

(Note: Add extra sheets for additional floors and buildings)

Sl No	Particulars of items	Plinth Area	Roof Height	Age of the bldg	Estimated replacement rate of Constn Rs.	Replacement Cost Rs.	Depreciation Rs.	Net value after depreciations Rs.
1	GF	58.86 m2	3.00 m	New	Rs.15,500.00/m2	Rs.9,12,330.00	Nil	Rs.9,12,330.00
	Total							Rs.9,12,330.00

PART D – AMENITIES & EXTRA ITEMS

(Value after Depreciation)

1.	Portico	:	Nil
2.	Ornamental Front / Puja door	:	Nil
3.	sit out/Veranda with Steel grills	:	Nil
4.	Extra Steel/collapsible gates	:	Nil
5.	Open staircase	:	Nil
6.	Wardrobes, showcases, wooden cupboards	:	Nil
7.	Glazed tiles	:	Nil
8.	Extra sinks and bath tub	:	Nil
9.	Marble/ceramic tiles flooring	:	Nil
10.	Interior decorations	:	Nil
11.	Architectural Elevation works	:	Nil
12.	False ceiling works	:	Nil
13.	Panelling works	:	Nil
14.	Aluminium works	:	Nil
15.	Aluminium handrails	:	Nil
16.	Separate Lumber Room	:	Nil
17.	Separate Toilet Room	:	Nil
18.	Separate water tank/sump	:	Nil



19.	Trees, gardening	:	Nil
20.	Any other	:	Nil

PART E – SERVICES (Value after Depreciation)

1.	Water supply arrangements		
	Open well	:	Nil
	Deep bore	:	Nil
	Hand pump	:	Nil
	Motor	:	Nil
	Corporation Tap	:	Nil
	Underground level sump	:	Nil
	Overhead water tank	:	Included in the building Valuation
2.	Drainage arrangements :		
	Septic tank		Included in the building Valuation
	Underground sewerage		Nil
3.	Compound Wall with gate	:	Nil
	Height		Nil
	Length		Nil
	Type of construction		Nil
4.	Pavements Rm. @ Rs.... /m2	:	Nil
5.	Steel gate Rm. @ Rs.... /m2	:	Nil
6.	E.B Deposits, water deposits, drainage deposits etc.	:	EB as per records
7.	Electrical fittings & others	:	Yes
	Type of wiring	:	Concealed
	Class of fittings (superior/Ordinary/Poor)	:	Ordinary
	Number of light Points	:	8nos
	Fan Points	:	4 nos
	Spare Plug Points	:	8 nos
	Any other item	:	Nil
8.	Plumbing installation	:	Included in the building Valuation
	No. of water closets and their type	:	1 nos
	No. of wash basins	:	2 nos
	No. of bath tubs	:	Nil
	Water meter, taps etc	:	8 nos
	Any other fixtures	:	Nil
9.	Any other	:	Nil
	Total	:	



PART F – ABSTRACT VALUE

Part	Description	Value of adopting			
		GLR	Rs.	PMR	Rs.
B	Land	Rs.1,23,750.00		Rs.4,62,000.00	
C	Building	Rs.9,12,330.00		Rs.9,12,330.00	
D	Amenities	Nil		Nil	
E	Services	Nil		Nil	
Total		Rs.10,36,080.00		Rs.13,74,330.00	
Say		Rs.10,36,000.00		Rs.13,74,000.00	
Factors favoring for an additional value				Nil	
Add (+)					
Factors favoring for less value				Nil	
Less (-)					
Present Market Value				Rs.13,74,000.00	

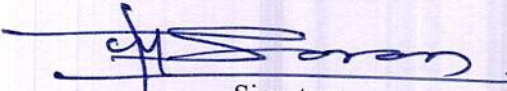
ANY OTHER DETAILS:

The Valuation report is prepared on the basis of the documents produced by the customer and available at Bank assuming he/she has disclosed all the facts truly and all the documents are originals and not fake/forged. The market value of land is arrived after local enquiry and comparison considering the factors like location, advantages/disadvantages, marketability, road width, access, size, shape, frontage neighbors etc, Building valuation is done as per the specification of building, age of building etc with appropriate depreciation applied.

As a result of my appraisal and analysis, it is my considered opinion that the present fair market value of the above property in the prevailing condition with aforesaid specifications is **Rs.13,74,000.00 (Rupees, Thirteen Lakhs and Seventy Four Thousand only)**. The book value of the above property is as per the Sale Deed No. 1587/2020 of SRO Kallettumkara. The Realizable value is, **Rs.12,36,600.00** (Rupees, Twelve Lakhs, Thirty Six Thousand and Six Hundred only). The Distress value is, **Rs.10,99,200.00** (Rupees, Ten Lakhs, Ninety Nine Thousand and Two Hundred only.)

Place: Thrissur
Date: 21.10.2024




Signature

(Name and Official seal of the Approved Valuer)

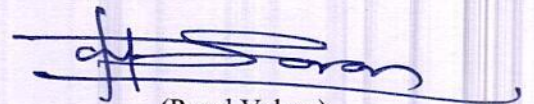
Er. SUKUMARAN K. K.
B.Tech; M.I.E.; A.I.V.
Chartered Engineer
Approved Valuer - A - 29493
Income Tax Registered Valuer
Reg. No. CAT 11/22/2019-2020
Asst. Executive Engineer
PWD Buildings (Rtd.)
Mob No. 94463 90360
sukumar0691@gmail.com

PART G – CERTIFICATE

1. It is hereby certified that in my opinion
 - i The present market value of the property discussed in the report (above) by adopting prevailing market rate for the property is **Rs.1,50,000.00/ cents**
 - ii The forced sale value of the property is estimated as 20 % less than the present market value. The realizable sale value of the property is estimated as 10 % less than the present market value.
 - iii The relevant document for the subject property in the opinion of valuer involved in this property are as per Sale Deed No. 1587/2020 of SRO Kallettumkara.
2. If this property is offered as collateral security, the concerned financial institution is requested to verify the extent of land shown in this valuation report with respect to the latest legal opinion.
3. Value varies with the purpose and date of valuation. This report is not to be referred if the purpose is different other than mentioned in I(1).
4. The property was inspected on 18.10.2024 by me with Manager.
5. The legal aspects were not considered in this valuation.
6. This valuation work has been undertaken by the valuer based upon the request from the Manager, Canara Bank, Chalakudy Branch, Thrissur

Place : Thrissur
Date : 21.10.2024
Note : This report contains 9 Pages




(Panel Valuer)

Er. SUKUMARAN K. K.
B.Tech; M.I.E.; A.I.V.
Chartered Engineer
Approved Valuer - A - 29493
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Reg. No. CAT 11/22/2019-2020
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Enclosures:

- Key plan showing the location of the property
- Site plan with boundaries
- Photograph of owner/representative with property in background
- Screen shot of longitude/latitude and co-ordinates of property using GPS/Various Apps/Internet sites

(Note: The valuer may add any number of additional sheets for providing any vital data and relevant information)

10.341265,76.315000



nerukunnu Rd

MALLU CARZ TECH

Saraswathy
Central...
സരസ്വതി
വിദ്യാനികേതൻ...

Blue Light Kitchen
Equipments

Thanippara quarry

ലിജോ
സൗണ്ട്



Dropped pin

Near Saraswathy Vidyanikethan Central School
Perambra

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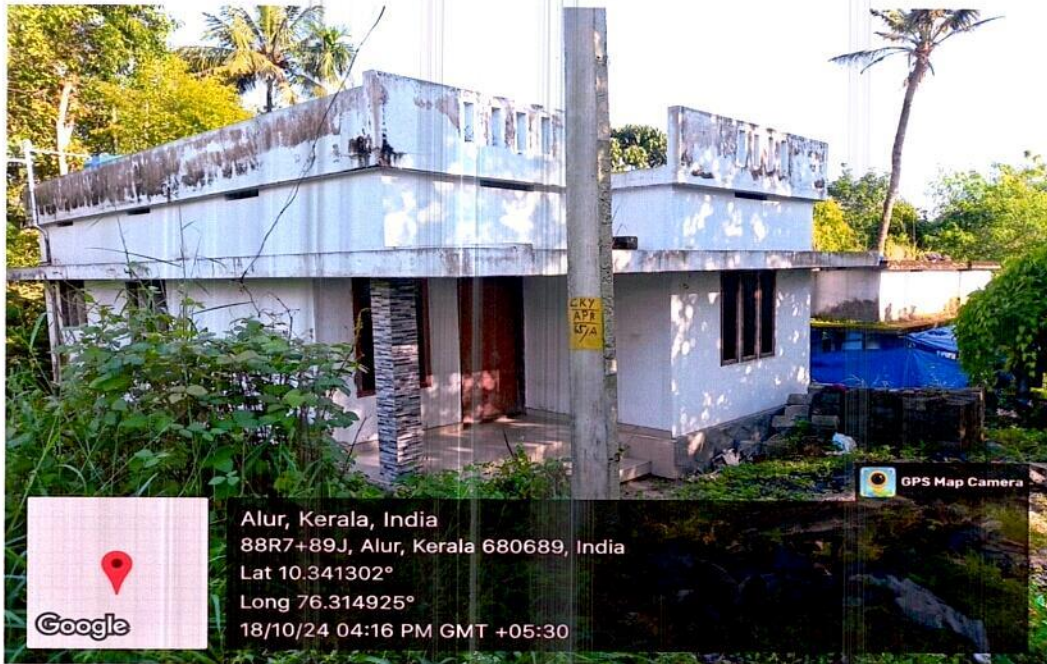
Directions

Start

Share







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