

VALUATION REPORT

Description of Property : SyNo;58/65
:Village :Mundathikode
:Taluk,:Thalappilly
:District:Thrissur

Owner/Title Holder : Sri. Venugopalan

Borrower Sri. Venugopalan

Date of valuation :03-09-2024

Market Value :Rs1597000.00

Realisable value :Rs1437000.00

Distress Value :Rs1197000.00

Name & Address of Valuer : Er. BOBBY GEORGE B.E. (Civil), M.Sc (REV)
M. I. E. (India), C. Eng (I), F.I.V.
Chartered Engineer & Registered Valuer,
M-138937-2, F-10599,
Reg No: CCIT/CHN/CAT-II/19/2016-17
B6/35, "SURABHI",Priyadarshini Nagar,
Paravattani, Thrissur - 680 005
Mob: 9495944940
E -Mal:anekabobby@yahoo.com

Er. Bobby George B.E. (Civil), M.Sc. (REV)
M.I.E. (India), C.Engg (I), F.I.V.
M -138937 - 2, F -10599
Chartered Engineer & Approved Valuer
B6-35, Priyadarshini Nagar
Paravattani, Thrissur-5

Bobby George

ANNEXURE - II TO HO CIR 119/2019 DATED 12.03.2019

VALUATION OF PROPERTY (LAND & BUILDING)

REPORT ON VALUATION

Ref.No.

Date:03-09-2024

PART A - BASIC DATA

I. GENERAL:

1.	Purpose of valuation	:	To find the market value of the property
2.	a. Date of Inspection b. Date on which the valuation is made	:	03-09-2024 03-09-2024
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)	:	Sri.Venugopalan Pathukulangara House Puthuruthy P O Thrissur - 680623 Borrower: Sri.Venugopalan
4.	Documents produced for perusal: i) ii) iii)	:	Location Certificate E C ,Tax Receipt Copy of Document, Legal report
5.	Brief description of the property taken for valuation (Including leasehold/freehold etc)	:	The property consists of 6cent Land and a Residential building having area 756Sqft . The property is located near to Periyammakavu temple at Mundathikode
6.	Scope of valuation	:	To find the value of the property
7.	If this report is to be used for any bank purpose, state the name of the bank and branch, ifknown	:	For Canara Bank Mulamkunthukavu Branch

Bobby George

Er. Bobby George B.E. (Civil), M.Sc. (REV)
M.I.E. (India), C.Engg (I), F.I.V.
M -138937 - 2, F -10590
Chartered Engineer & Approved Valuer
B6-35, Priyadarshini Nagar
Paravattani, Thrissur-5

II. DESCRIPTION OF THE PROPERTY:

1.	Postal address of the property with Pin code	:	Pathukulangara House Puthuruthy P O Thrissur - 680623							
2.	City/Town	:	Town							
	Residential Area	:	Residential							
	Commercial Area	:	--							
	Industrial Area	:	---							
3.	Classification of the Area	:	Semi Urban							
4.	Coming under Corporation Limit / Village Panchayat / Municipality	:	Wadakanchery 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 conversion to house site plots is contemplated	:								
7.	Location of the property Plot No. / Nagar / Survey No. Door No. S.F. No. / T.S. No. / R.S. No. Village / Block Taluk / Ward Mandal / District / Municipality / Corporation		58/65 439/350 Mundathikode Thalappilly Thrissur District Wadakanchery Municipality							
8.	Boundaries of the property	:	<table border="1"> <thead> <tr> <th>A</th> <th>B</th> </tr> </thead> <tbody> <tr> <td>As per Deed</td> <td>As per visit / Actuals</td> </tr> <tr> <td></td> <td></td> </tr> </tbody> </table> As per location certificate North : Property of Radhakrishnan South: Road East: Property of Vijayan West: Property of Lakshmi As per Deed North : Property of Radhakrishnan & private road South: Road East: Property of VijaNarayanan West: Balance Property		A	B	As per Deed	As per visit / Actuals		
A	B									
As per Deed	As per visit / Actuals									

9.	Latitude, Longitude and Coordinates of the site	:	10'38'13.4'' 76'11'30.5''
10.	Property tax receipt referred		
	Assessment number		7111163
	Tax amount		Rs.53
	Receipt in the name of		Previous owner
11.	Electricity service connection consumer number	:	NA
	In the name of	:	
	Other details, if any	:	
12.	Property is presently occupied by	:	Owner
13.	If tenanted fully, What is the gross monthly rent?	:	NA
14.	If occupied by both	:	NA
	By assuming the entire building is let out,		
	(i) What is the probable monthly rent?	:	NA
	(ii) What is the advance amount?	:	NA

III. PROCEDURE OF VALUATION:

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

(Describe the property details)

PART B - LAND

--	--

Bobby George
Er. Bobby George B.E. (Civil), M.Sc. (REV)
M.I.E. (India), C.Engg (I), F.I.V.
M -138937 - 2, F -10599
Chartered Engineer & Approved Valuer
B6-35, Priyadarshan Nagar
Paravattani, Thrissur-5

1.	Dimension of the site		A [As per title deed]	(B) (Actuals)
	North	:		
	South	:		
	East	:		
	West	:		
	Extent	:		
2.	Extent of site (least of 1a & 1b)	:		
	Size of the Plot	:		
	North & South	:		
	East & West	:		
	Total Extent of the Plot	:	6cent	
3.	Characteristics of the site	:		
	* What is the character of the locality?	:	Good	
	*What is the classification of the locality?	:	Urban	
	Development of surrounding areas	:	Developing	
	Possibility of frequent flooding/sub merging	:	No	
	Feasibility to the Civic amenities like school, hospital, bus stop, market etc.	:	Yes	
	Level of land with topographical conditions	:	Level Land	


 Er. Bobby George B.E. (Civil), M.Sc. (REV)
 M.I.E. (India), C.Engg (I), F.I.V.
 M -138937 - 2, F -10599
 Chartered Engineer & Approved Valuer
 B6-35, Priyadarshini Nagar
 Paravattani, Thrissur-5

Shape of land Type of use to which it can be put Any usage restriction Is plot in town planning approved layout? Corner Plot or Intermittent Plot? Type of road available at present * Road facilities are available? Is it a land - locked land? Water Potentiality * What is the width of the Road? Width of road - is it below 20ft or more than 20 ft. Underground sewerage system Is power supply available at the site? Advantage of the site 1. 2. 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) *Any factors which affect the marketability of the land? * Type of the land? * Accessibility	Almost Rectangular Residential Purpose No Intermittent Tar Road Yes No Yes 3.60m Below 20ft Yes Yes Direct access from Road
4. Value on adopting GLR (Guideline Rate) i) Guideline rate as obtained from the Registrar's office (an evidence thereof to be enclosed) ii) Value of land by adopting GLR (Rs.26709/cent X6cent)	Rs66000/Are Rs.26709/cent Rs.160254.00

Bobby George

Er. Bobby George B.E. (Civil), M.Sc. (REV)
M.I.E. (India), C.Engg (UK) Page 14 V.
M -138937 - 2, F -10599
Chartered Engineer & Approved Valuer
B6-35, Priyadarshini Nagar
Paravattani, Thrissur-5

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) Unit rate adopted in this valuation after considering the characteristics of the subject plot Value of land by adopting PMR (.....X.....)	:	Rs.100000/cent X6cent=Rs.600000.00
		:	Not Available

PART C - BUILDINGS

	Type of Building		Residential
1.	Type of construction	:	Load bearing
2.	Quality of construction	:	I Class
3.	Appearance of Building	:	Common
4.	Maintenance/Condition of the Building	:	Exterior: Good
			Interior: Good
5.	Plinth Area	:	Total-756Sqft
6	Number of floors and height of each floor including basement, if any	:	1floors GF-3.45m

Floor	Year of Construction (as reported/ as per actual observation/ as per deed)	R o o f	Plinth Area		
			Main Portion A	Cantilevered Portion B	Total A+50% of B
G.F	2016	RCC	756 Sqft		756 Sqft
			756 Sqft		756 Sqft

Er. Bobby George B.E. (CIVIL) M.Sc. (REV)
M.I.E. (India), C.Engg (I), F.I.V.
M -138937 - 2, F -10599
Chartered Engineer & Approved Valuer
B6-35, Priyadarshini Nagar
Paravattani, Thrissur-5

1. Drawing approval

a. Date of issue and validity of layout of approved map/plan:

Area taken from forum 1B(Forum 1A) Appendix of Doc No 2978/2017,dtd 20/10/2017

b. Approved map/plan issuing authority:Wadakanchery Municipality

c. Whether genuineness or authentic of approved map/plan is verified?

d. Any other comments by our empanelled valuers on authentic of approved plan?

e. (Discuss on the building approval, reference, violations observed, consequences of violation etc.)


Er. Bobby George B.E. (Civil), M.Sc. (REV)
M.I.E. (India), C.Engg (I), F.I.V.
M -138937 - 2, F -10599
Chartered Engineer & Approved Valuer
B6-35, Priyadarshini Nagar
Paravattani, Thrissur-5

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 1.5%/year.

1. VALUATION OF BUILDING:

DESCRIPTION	Ground Floor	First Floor		Other floor, if Any
Specification Floor finish Superstructure Roof Doors Windows Weathering course	Tiles Country Brick RCC Hard Wood			
Plinth area	756 Sqft			
Year of construction (as reported/ as observed/ as per the deed)	2016			
Age of the building	8 years			
If the age is not exactly known, further life expected	42 years			
Total life of the building estimated	50 years from construction			
Depreciation percentage (assuming salvage value =%)	1.5%/year			
Replacement rate of construction with the existing conditions and specifications	Rs.1500/Sqft			
Replacement Value	Rs.1134000.00			
Depreciation Value at the rate of 1.5%	Rs.136080.00			
Present value of the building	Rs.997920.00			
Total value of the building (GF +FF+other floors if any)				

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

Bobby George

Er. Bobby George B.E. (Civil), M.Sc. (REV)
M.I.E. (India), C.Engg (I), F.I.V.
M -138937 - 2, F -10599
Chartered Engineer & Approved Valuer
B6-35, Priyadarshini Nagar
Paravattani, Thrissur-5

Sl No	Particulars of items	Plinth Area	Roof Height	Age of the building	Estimated replacement rate of construction Rs.	Replacement Cost Rs.	Depreciation Rs.	Net value after depreciations Rs.
	Ground Floor	756 Sqft	3.45	8years	Rs.1500/Sqft	Rs.1134000.00	Rs.136080.00	Rs.997920.00
	Total							

PART D - AMENITIES & EXTRA ITEMS
(Value after Depreciation)

1.	Portico	:	Nil
2.	Ornamental Front / Pooja Door	:	Nil
3.	Sitout/Verandah with Steel Grills	:	Nil
4.	Extra Steel/collapsible Gates	:	Nil
5.	Open staircase	:	Nil
6.	Wardrobes, showcases, wooden cupboards	:	Yes, Considered in the valuation of Building
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.	Paneling works	:	Nil
14.	Aluminum works	:	Nil
15.	Aluminum handrails	:	Nil
16.	Separate Lumber Room	:	Nil
17.	Separate Toiler Room	:	Nil
18.	Separate water tank/sump	:	Nil
19.	Trees, gardening	:	Nil
20.	Any other	:	Nil


Er. Bobby George B.E. (Civil), M.Sc. (REV)
M.I.E. (India), C.Engg (I), F.I.V.
M -138937 - 2, F -10599
Chartered Engineer & Approved Valuer
B6-35, Priyadarshini Nagar
Paravattani, Thrissur
Page 18

PART E - SERVICES (Value after Depreciation)

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


 Er. Bobby George B.E. (Civil) M.Sc. (REV)
 M.I.E. (India), C.Engg (I), F.I.V.
 M -138937 - 2, F -10599
 Chartered Engineer & Approved Valuer
 B6-35, Priyadarshini Nagar
 Paravattani, Thrissur-5

PART F - ABSTRACT VALUE

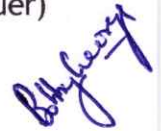
Part	Description	Value of adopting			
		GLR	Rs.	PMR	Rs.
B	Land	Rs.160254.00		Rs.600000.00	
C	Building	Rs.997920.00		Rs.997920.00	
D	Amenities				
E	Services				
	Total	Rs.1158174.00		Rs.1597920.00	
	Say	Rs.1158000.00		Rs.1597000.00	
	Factors favouring for an additional value				
	1.				
	2.				
	Add	(+)		Rs.	
	Factors favouring for less value				
	1.				
	2.				
	Less	(-)		Rs.	
	Present Market Value			Rs.	(F)

ANY OTHER DETAILS:

(Valuation: Here the approved valuer should discuss in detail his approach to valuation of property and indicate how the value has been arrived at, supported by necessary calculations. Also, such aspects as i) Salability ii) Likely rental values in future in iii) Any likely income it may generate, may be discussed).

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.1597000.00**(Rupees Fifteen Lakh Ninety Seven Thousand Only). The book value(Realisable Value) of the above property as of **Rs.1437000.00**(Rupees Fourteen Lakh Thirty Seven Thousand Only) and the distress value **Rs.1197000.00**(Rupees Eleven Lakh Ninety Seven Thousand Only).

Signature
(Name and Official seal of the Approved Valuer)



Er. Bobby George B.E. (Civil), M.Sc. (REV)
M.I.E. (India), C.Engg (I), F.I.V.
M -138937 - 2, F -10599
Chartered Engineer & Approved Valuer
B6-35, Priyadarshini Nagar
Paravattani, Thrissur-5

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 land is **Rs. 1597000.00**
 - ii) (Rupees Fifteen Lakh Ninety Seven Thousand Only) The forced sale value of the property is estimated as 25 % less than the present market value.
2. Number of title deed(s) involved in this property is One .The relevant document for the subject property in the opinion of this valuer is the deed dtd 20/10/2017 with Registration Number: 2978/2017, Registered at Wadakanchery Sub Registrar's Office
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 (1).
4. The property was inspected on 03-09-2024 by me in the presence of Manager
5. The legal aspects were not considered in this valuation.
6. This valuation work was/ has been undertaken by the valuer based upon the request from Manager.

Place : Thrissur
Date : 03-09-2024

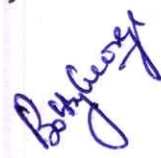
(Panel Valuer)

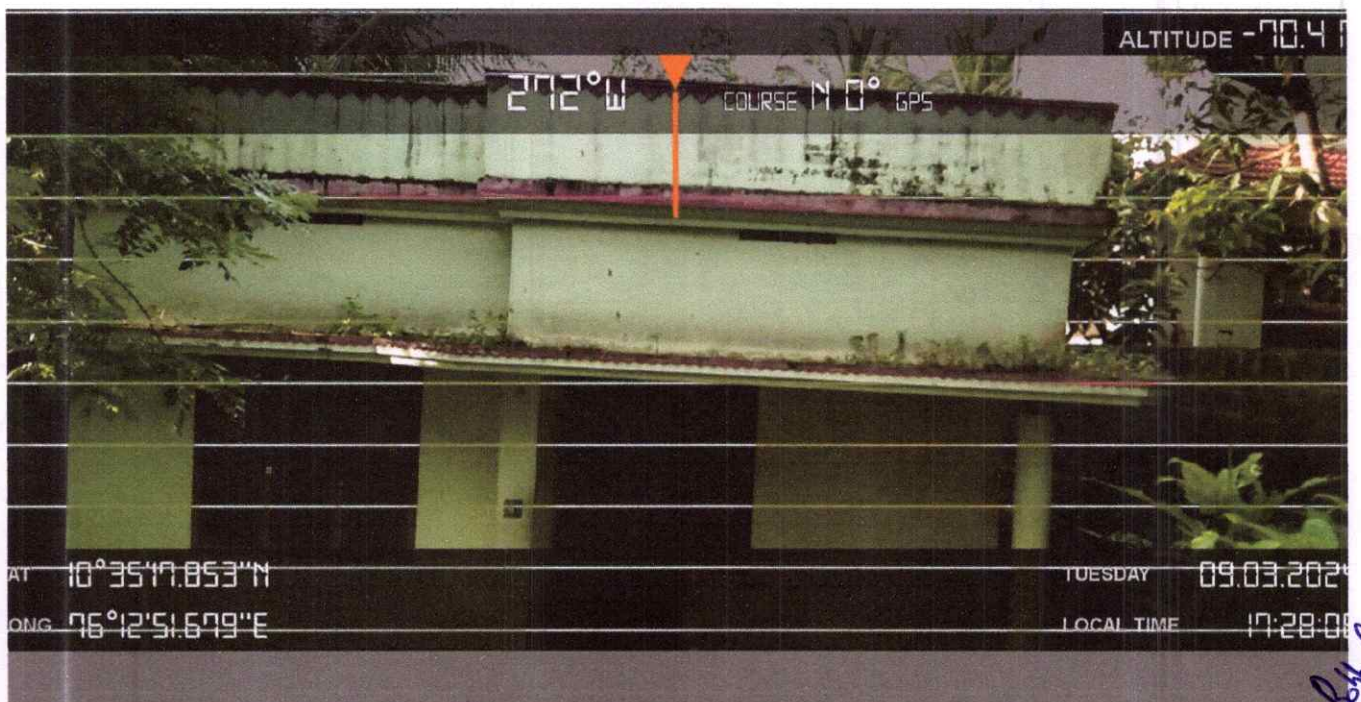
Note : This report contains 12 Pages

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

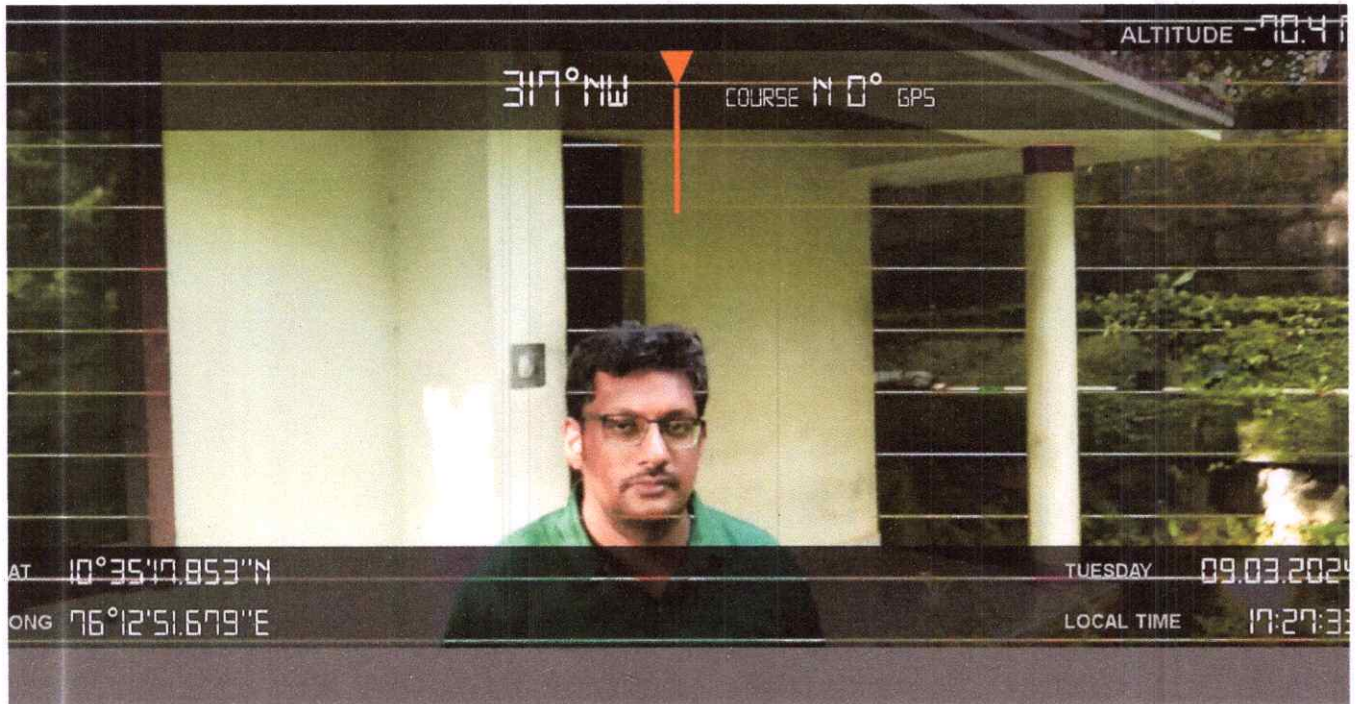
(Note: The valuer may add any number of additional sheets for providing any vital data and relevant information)


Er. Bobby George B.E. (Civil), M.Sc. (REV)
M.I.E. (India), C.Engg (I), F.I.V.
M -138937 - 2, F -10599
Chartered Engineer & Approved Valuer
B6-35, Priyadarshini Nagar
Paravattani, Thrissur-5



Bobby George

Er. Bobby George B.E. (Civil), M.Sc. (REV)
 M.I.E. (India), C.Engg (I), F.I.V.
 M -138937 - 2, F -10599
 Chartered Engineer & Approved Valuer
 B6-35, Priyadarshini Nagar
 Paravattani, Thrissur-5



Bobby George

Er. Bobby George B.E. (Civil), M.Sc. (REV)
M.I.E. (India), C.Engg (I), F.I.V.
M -138937 - 2, F -10599
Chartered Engineer & Approved Valuer
B6-35, Priyadarshini Nagar
Paravattani, Thrissur-5



Er. Bobby George B.E. (Civil), M.Sc. (REV)
M.I.E. (India), C.Engg (I), F.I.V.
M -138937 - 2, F -10599
Chartered Engineer & Approved Valuer
B6-35, Priyadarshini Nagar
Paravattani, Thrissur-5

Google Maps 10°38'13.4"N 76°11'30.5"E



Map data ©2024 100 m



10°38'13.4"N 76°11'30.5"E

10.637068, 76.191795



Directions



Save



Nearby

Send to
phone

Share



Mundathikode, Kerala 680623



J5PR+RPF Mundathikode, Kerala