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Fairvalue of land searched

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Back (https://igr.kerala.gov.in/index.php/Fairvalue/view_fairvalue/Palakkad -14-09-Alathur -01-Vadakkenchery 1 -27)

District : Palakkad

Taluk : Alathur

Village : Vadakkenchery 1

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Show 10 entries

Search: 96

Survey No	SubDivision No	Block	Resurvey No.	ReSurveySubDivision No	Land Type	Fairvalue Per Are(Rs)
		45	96	6	Commercially important Plot	660000
		45	96	7	Commercially important Plot	660000
		45	96	8	Commercially important Plot	660000
		45	96	9	Commercially important Plot	660000
		45	97	10	Residential Plot with Corp./Mun./Panch. road access	396000
		45	97	11	Residential Plot with Corp./Mun./Panch. road access	396000
		45	97	12	Residential Plot with Corp./Mun./Panch. road access	396000
		45	97	13	Residential Plot with Corp./Mun./Panch. road access	396000
		45	97	14	Residential Plot with Corp./Mun./Panch. road access	396000
		45	97	15	Residential Plot with Corp./Mun./Panch. road access	396000



Showing 491 to 500 of 511 entries (filtered from 8,308 total entries)

A.M. SHERIFF B.Sc [Engg],MISE,MIE,FIV
Chartered Engineer
Ins Surveyor
Approved Valuer

1

0491-2502981 (R)
0491-2546520 (O), 9846046019
e-mail: amsheriff@rediffmail.com

Off : 18/A,Century Complex, Mathakovil Street, Sulthanpet,Palakkad-678001

Ref.No	IB	158	2025
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VALUATION REPORT

1. Name of the Owner of the Property : Sri.V.K.Kareem, S/o Sri.V.M.Kabeer
Anfad Manzil, Karayankkad, Vadakkenchery
post, Alathur Taluk, Palakkad District - 678683
2. Name of the Applicant : Sri.V.K.Kareem
3. Property Address : Re.Sy.No.96/6 & 96/8 (Old.Sy.No.44PPP/6&7)
Block No.45, Vadakkenchery I village, Alathur
Taluk, Palakkad District
4. Referral Branch :

IB	Chandranagar branch
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5. Short Description of the Property : 9.68 cents of vacant land
6. Date on which this Valuation is made : 23.10.2025
7. Name of the Valuer& Address : A.M.Sheriff



Registered Valuer
A.M. SHERIFF
Reg. No: M.12289
APPROVED VALUER
PALAKKAD.

CERTIFICATE

To,

The Branch Manager,

Indian bank	Chandranagar branch
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Dear Sir,

This is to certify that the valuation of Land for Sri.V.K.Kareem, S/o Sri.V.M.Kabeer Anfad Manzil, Karayankkad, Vadakkenchery post, Alathur Taluk, Palakkad District - 678683, has been done without any direct or indirect interest and the distress sale value has been take into account for valuating the property.

Market value of land	Rs.53,24,000/-	
Market Value of Building	-	
Market Value of the Land	Rs.53,24,000/-	
Realizable sale Value of the Land	Rs.48,00,000/-	
Forced / Distress sale Value of the Land	Rs.42,59,000/-	

Declaration

I hereby declare

- I have valued the right property & the information furnished is true and correct to the best of my knowledge and belief.
- I have no direct and indirect interest in the property valued.
- I have not been found guilty of misconduct in my professional capacity

Remarks

The vacant land with an extent of 9.68 cents is situated at the Vadakkencherry market area, where the prevailing land value based on enquiry is in a range of Rs.12,00,000/- to Rs.15,00,000/cent. As per the village office records available in the bank file there is a direct road access (PWD road) on the northern side, where as on the northern side is occupied by Ismail, Moosa Rawther, Kabeer etc. We are not in a position to confirm when this side the shops were occupied. And also these shops come under a different document.

In the absence of a direct access the prevailing market value can be assess Rs.5,50,000/cent.



Registered Valuer
A.M. SHERIFF
 Reg. No: M.12289
APPROVED VALUER
PALAKKAD.

CERTIFICATE

To,

The Branch Manager,

Indian Bank	Chandranagar branch
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Dear Sir,

This is to certify that the Breakup For the valuation of Land for Sri.V.K.Kareem, S/o Sri.V.M.Kabeer Anfad Manzil, Karayankkad, Vadakkenchery post, Alathur Taluk, Palakkad District - 678683, has been Given Briefly

Breakup Of The Values

Market Value of the Land	Rs.53,24,000/-	
Value Of the Proposed Construction / Renovation Work	-	
Market Value of the Existing Building	-	
Market Value of the Land -	Rs.53,24,000/-	
Market Value of the Existing Building & Proposed Construction / Renovation Work	-	
Total Market Value of the Land	Rs.53,24,000/-	



Registered Valuer
A.M. SHERIFF
 Reg. No: M.12233
APPROVED VALUER
PALAKKAD.

VALUATION REPORT

Branch :	Indian Bank	Chandranagar branch
Name of the Person who accompanied the Engineer :	Applicant-	
Valuation Whether (Fresh Valuation / Revaluation) :	SARFAESI Valuation	
Old Valuation Report By :	A.M.Sheriff dt. 7/3/2022	

1. List of Documents produced for perusal

a) Legal Opinion By	
b) Deed No	
c) Basic Tax Receipt	
d) Possession Certificate	
e) Building Tax Receipt	
f) Building Permit No.	
g) Approved by	
h) Estimate	

PROPERTY DETAILS:-

- Type of Property : Commercial
- Ownership of the property : Sri.V.K.Kareem, S/o Sri.V.M.Kabeer
Anfad Manzil, Karayankkad, Vadakkenchery
post, Alathur Taluk, Palakkad District -
678683
- In case of Joint Ownership whether share is undivided / divided. If Undivided share of each owner : N A
- Deed of Purchase : -
- Value of Property as per Reg .Sale deed : -
- Agreement of Easements (Encroachment details) :



7. Location & Description of the Property

- a. S.y. No. / Re. Sy. No : Re.Sy.No.96/6 & 96/8
Old.Sy.No.44PPP/6&7
- b. Colony Name/ Ward No/ Block No : Block No.45
- c. Village/ Block : Vadakkencherry I village
- d. Taluk / Ward : Alathur Taluk
- d. District/Municipality/Corporation : Palakkad District
8. Land Mark : Property situated at Vadkkencherry whole
sale market area
- Door No. :

9. Boundaries of the Property

Directions	As per Document	as per verification
East	Vijayan, Cherukutty properties	Vijayan, Cherukutty properties
North	Ismail, Moosa Rawther, Kabeer, Sulaiman, Salam, Samad properties	Ismail, Moosa Rawther, Kabeer, Sulaiman, Salam, Samad properties
West	Sulaiman, Khalid, ali Muhammed, Hamza, Shamsu, Naseema buildings and Jameela Kadher, Abdul Kareem vahakal	Sulaiman, Khalid, ali Muhammed, Hamza, Shamsu, Naseema buildings and Jameela Kadher, Abdul Kareem vahakal
South	V.R.Ramaswamy, V.V. Ramaswamy properties	V.R.Ramaswamy, V.V. Ramaswamy properties

10. Dimensions of the Property

Directions	As per verification
East	
West	
South	
North	
Extent	9.68 cents



Total Extent of Land : **9.68 cents**

11. Extent of site considered for valuation : **9.68 cents**

QUESTIONNAIRE

1. Character of Locality : Commercial
2. Classification : Dry land
3. Development of surrounding area : Developing
4. Is the locality subjected to frequent flooding : No
5. Feasibility to the Civic amenities Like schools, Hospitals, Offices & Market etc. : Yes. Available
6. Level of land with Topographical conditions : Level
7. Shape of Land : -
8. Type of use to which it can be put : Commercial
9. Any restriction of usage : Nil
10. Whether Leasehold / Freehold : Freehold
11. Is it in Town Planning Approval Layout : Vadakkencherry Grama Panchayath
12. Is it a corner plot : -
13. Road facilities : Yes. Available
14. Water Potentialities : Available
15. Under ground sewerage system : Yes
16. Commercial potentiality of the property : -
17. Any other sentimental / social issue which may
Affect the value : N A
18. Whether falls under " Land Ceiling Act " provisions: N A
19. Legal Encumbrances if any : N A



20. Latitude & Longitude : 10.589817, 76.483586
21. Is the Property is Land locked : No
22. Remark if any : Property situated in commercial area

PART A – LAND

Details	Guideline & Market Value Of the Land
a) Total Extent of Land	9.68 cents
b) Guideline Value Obtained from Website http://www.tnreginet.net/guideline_value.asp	Rs.6,60,000/are (Rs.2,67,206/cent) 9.68 cents x Rs.2,67,206/cent = Rs.25,86,554/-
Total	Rs.25,86,554/-
c) Prevailing Market Value	Rs.12,00,000/- to Rs.15,00,000/cent
d) Adopted rate of valuation	Rs.5,50,000/cent
e) Estimated Value of plot	9.68 cents x Rs.5,50,000/cent = Rs.53,24,000/-
Total	Rs.53,24,000.00 (MV)

PART B – BUILDINGS

1. Building details: (No building)

Floor	Year of Construction	Roof	Plinth Area
			Approved Area
GF			
FF			



2. SPECIFICATION OF THE BUILDING:-

DESCRIPTION	PARTICULARS
Specification Flooring Superstructure Roof Doors Windows Weathering course	
Year of construction (as reported / as observed / as per the deed)	No building
Age of the building	
Further expected life of the building	
Total life of the Building estimated	
Depreciation percentage (assuming salvage value = 1.25 % Per Year)	

Market Value of the Building: (Approved Area):-

S.No	Particulars	Plinth Area In Sq.Ft	Rate / Sq.ft in Rs.	Age	Replace ment Cost In Rs.	Depreciation @ In.Rs.	Net Value In Rs.
1.	GF – RCC						
2.	FF – RCC						

Market Value of the Building: - Rs.(Say) Rs./-

PART – C: AMENITIES

A	PORTICO	:	
B	OUTSIDE FLOORING	:	
C	COMPOUND WALL WITH GATES	:	
D	MODULAR KITCHEN	:	
E	INTERIOR WORKS	:	
F	ELEVATION WORKS	:	
G	SEPARATE TOILET ROOM	:	
H	OUTER PAVEMENTS	:	
I	SEPARATE WATER TANK/SUMP	:	
J	DRAINAGE ARRANGEMENT/ SEPTIC TANK	:	
K	BOREWELL WITH MOTOR	:	

ABSTRACT VALUATION

PART A	Market Value Of The Land	Rs.53,24,000/-
PART B	Market Value Of The Building	-
Total		Rs.53,24,000/-

Rs.53,24,000/- (Rupees Fifty three lakhs twenty four thousand Only)



Registered Valuer
A.M. SHERIFF
 Reg. No: M. 12289
APPROVED VALUER
PALAKKAD.

PART E – CERTIFICATE

1. It is hereby certified that in my opinion the present market value of the property discussed in the report (above) by adopting

a. The prevailing **Market Value of The Land** is

Rs.53.24 Lakhs	(Rupees Fifty three lakhs twenty four thousand Only)
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b. The **Realizable sale value of the Property** is estimated as 10% less than the present market value is

Rs.48 Lakhs	(Rupees Forty eight lakhs Only)
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c. The **Forced Sale value of the Property** is estimated as 20% less than the present market value is

Rs.42.59 Lakhs	(Rupees Forty two lakhs fifty nine thousand Only)
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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. This report is not to be referred if the purpose is different other than mentioned in (1).
4. The Property was inspected on 23.10.2025
5. This valuation work is undertaken by this valuer based upon the request from Branch Manager,

Indian Bank	Chandranagar branch
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Place: Palakkad

Date: 23.10.2025



Registered Valuer
A.M. SHERIFF
 Reg. No: M. 12289
 APPROVED VALUER
 PALAKKAD.