

CERTIFICATE

To,

The Branch Manager,

Indian bank	Edappal Branch
--------------------	-----------------------

Dear Sir,

This is to certify that the valuation of Land for collateral security, been done without any direct or indirect interest and the distress sale value has been taken into account for valuating the property.

Market Value of Land (Rupees Thirty Lakhs only)	Rs. 30,00,000.00
Market Value of the Land and Existing Building With Amenities (Rupees Thirty Lakhs only)	Rs. 30,00,000.00
Realizable sale Value of the Land and Existing Building With Amenities (Rupees Twenty Seven Lakhs only)	Rs. 27,00,000.00
Forced / Distress sale Value of the Land and Existing Building With Amenities (Rupees Twenty Four Lakhs only)	Rs. 24,00,000.00

Declaration

I hereby declare

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

Registered Valuer

VALUATION REPORT

Branch

:

Indian Bank	Edappal Branch
--------------------	-----------------------

Name of the Person who accompanied the Engineer : **Manager Indian Bank, Edappal Branch.**

Applicant : **Mr.Udayakumar & Mr. Kumaran**

Owner of Property : **Mr. Kumaran**

Valuation Whether (Fresh Valuation / Revaluation) : **Valuation**

Old Valuation Report By :

1. List of Documents produced for perusal

a) Copy Of Deed	Doc No: 1190/1988 dt. 24-05-1988 SRO Thirthala
b) Legal Opinion By	Adv. Mohandas P P
c) Reg.Power of Attorney	Nil
d) Partition Deed No	Nil
e) Basic Tax Receipt	KL09062403985/2023 dt 29-05-2023
f) Encumbrance Certificate No	5160/2023
g) Possession Certificate	78850196/2023
h) Building Permit No	Nil
i) Approved by	Nil
j) Location Sketch	Yes
k) Certificate	Yes

PROPERTY DETAILS:-

1. Type of Property : **Land**
2. Ownership of the property : **Absolute right**
3. In case of Joint Ownership whether share is undivided / divided. If Undivided share of each owner : **NA**
4. Deed of Purchase : **Doc No: 1190/1988 dt. 24-05-1988 SRO Thirthala**
5. Value of Property as per Reg .Sale deed : **NA**
6. Agreement of Easements (Encroachment details) : **Nil**
Total 15 cents (6.07 ares) of vacant land in Re Sy No: 367/4-1 , Parudur Village, Pattambi Taluk, Palakkad District
7. Location & Description of the Property : **This property is accessed through Perinthalmanna – Pattambi road, at Thootha Angadi turn left to Aliparambu Road, after Thekkepuram Junction turn right to Aliparamba HSS Road for 2 K.M., turn right for 300 meters to see the property on right side.**
 - a. S.y. No. / Re. Sy. No : **Re Sy No: 367/4-1**
 - b. Colony Name/ Ward No/ Block No :
 - c. Village/ Block : **Parudur Village**
 - d. Taluk / Ward : **Pattambi Taluk**
 - d. District/Municipality/Corporation : **Palakkad District**
8. Land Mark : **Near Ahammadiya Masjid**

9. Boundaries of the Property

Directions	Actuals
North	Property of Devaki
South	Panchayat road & Land of Temple
East	20ft Tarred road & Land of Temple
West	Property of Devaki

10. Dimensions of the Property

Directions	As per Document
East to West on North	 Refer FMB Sketch
East to West on South	
North to South on East	
North to South on West	
Extent	126 cents

Total Extent of Land : 15 cents (6.07 ares)

11. Extent of site considered for valuation : 15 cents (6.07 ares)

QUESTIONNAIRE

- | | | |
|--|---|-------------------------------------|
| 1. Character of Locality | : | Residential |
| 2. Classification | : | Residential area |
| 3. Development of surrounding area | : | Developing Area |
| 4. Is the locality subjected to frequent flooding | : | No |
| 5. Feasibility to the Civic amenities Like schools, Hospitals, Offices & Market etc. | : | Within 1 KM |
| 6. Level of land with Topographical conditions | : | Flat land road level |
| 7. Shape of Land | : | “Almost Rectangular Shaped “ |
| 8. Type of use to which it can be put | : | Residential |
| 9. Any restriction of usage | : | No |
| 10. Whether Leasehold / Freehold | : | Free Hold |
| 11. Is it in Town Planning Approval Layout | : | No |
| 12. Is it a corner plot | : | yes |
| 13. Road facilities | : | Available |
| 14. Water Potentialities | : | Available |
| 15. Under ground sewerage system | : | NA |
| 16. Commercial potentiality of the property | : | Potential Area |
| 17. Any other sentimental / social issue which may Affect the value | : | No |
| 18. Whether falls under “ Land Ceiling Act ” provisions: | : | No |
| 19. Legal Encumbrances if any | : | Nil |
| 20. Latitude & Longitude | : | 10.8319, 76.1142 |
| 21. Is the Property is Land locked | : | No |
| 22. Remark if any | : | Marketability is Good |

PART A – LAND

Details	Guideline & Market Value Of the Land
a) Total Extent of Land	15 cents (6.07 ares)
b)Guideline Value Obtained from Website	Rs. 12,377.00 per are
	Rs. 12,377.00 per are x 6.07 ares = Rs. 75,128.00
Total	Rs. 75,128.00
c) Prevailing Market Value @ Rs. 2,00,000.00 per cent	Rs.30,00,000.00
d) Adopted rate of valuation @ Rs. 2,00,000.00 per cent	Rs.30,00,000.00
e) Estimated Value of plot	Rs.30,00,000.00
Total	Rs.30,00,000.00

PART B – BUILDINGS

1. Building details: **There are no buildings in the property**

Floor	Year of Construction	Roof	Plinth Area
			Approved Area
Nil	Nil	Nil	Nil

2. SPECIFICATION OF THE BUILDING:-

DESCRIPTION	PARTICULARS
Specification Existing Flooring Superstructure Roof Doors Windows Weathering course	Nil
Year of construction (as reported / as observed / as per the deed)	Nil
Age of the building	Nil
Further expected life of the building	Nil
Total life of the Building estimated	Nil
Depreciation percentage (assuming salvage value = 1.25 % Per Year)	Nil

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

S.No	Particulars	Plinth Area In Sq.Ft	Rate / Sq.ft in Rs.	Age	Replacement Cost In Rs.	Depreciation	Net Value In Rs.
Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil

Market Value of the Building: - Nil

PART – C: AMENITIES Nil

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. 30,00,000.00
PART B	Market Value Of The Existing Building	Nil
PART C	Amenities	Nil
Total		Rs. 30,00,000.00

Rs. 30,00,000.00/- (Rupees Thirty Lakhs only)**Registered Valuer**

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 With Existing Construction** is

Rs. 30,00,000.00	(Rupees Thirty Lakhs only)
-------------------------	-----------------------------------

b. The **Realizable sale value of the Property** is estimated as 10% less than the present market value is

Rs. 27,00,000.00	(Rupees Twenty Seven Lakhs only)
-------------------------	--

c. The **Forced Sale value of the Property** is estimated as 20% less than the present market value is

Rs. 24,00,000.00	(Rupees Twenty Four Lakhs only)
-------------------------	--

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 **(10-09-2024)**. The legal aspects were not considered in this valuation.
5. This valuation work is undertaken by this valuer based upon the request from Branch Manager,

Indian Bank	Edappal Branch
--------------------	-----------------------

Place: **Kozhikode**

Registered Valuer

Date: **17-09-2024**



View of the Property