





A.M. SHERIEF

→ Nearby Temple.

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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-Palakkad -05-Kodumba -03)

District : Palakkad
Taluk : Palakkad
Village : Kodumba

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Show 10 entries Search: 13

Survey No	SubDivision No	Block	Resurvey No.	ReSurveySubDivision No	Land Type	Fairvalue Per Are(Rs)
		46	13	3	Commercially important Plot	475200
		46	13	4	Commercially important Plot	475200
		46	13	5	Commercially important Plot	475200
		46	13	6	Commercially important Plot	475200
		46	13	7	Commercially important Plot	475200
		46	13	8	Commercially important Plot	475200
		46	13	9	Commercially important Plot	475200
		46	130	1	Government Property	79200
		46	130	2	Wet land	52800
		46	130	3	Wet land	52800

Showing 11 to 20 of 1,853 entries (filtered from 11,108 total entries)

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Additional Notification by the RDO's after the initial Notification above

Show 10 entries Search:

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

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	220	2025	

VALUATION REPORT

1.	Name of the Owner of the Property	:	Smt. Susheela,D/o Rugmani Amma Njavaloor house, Karingarapully
2.	Name of the Applicant	:	Smt. Susheela
3.	Property Address	:	Re.Sy.no.13/8,Old.sy.no.7/1A,Kodumbu village,Palakkad Taluk,Palakkad district
4.	Referral Branch	:	**IB** **Chandranagar branch**
5.	Short Description of the Property	:	6.50 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.

A.M. SHERIFF

CERTIFICATE

To,

The Branch Manager,

Indian bank	**Chandranagar branch**

Dear Sir,

This is to certify that the valuation of Land for Smt. Susheela,D/o Rugmani Amma Njavaloor house, Karingarapully, 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.32,50,000/-**	
Market Value of Building	-	
Market Value of the Land	**Rs.32,50,000/-**	
Realizable sale Value of the Land	**Rs.29,25,000/-**	
Forced / Distress sale Value of the Land	**Rs.26,00,000/-**	

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

A.M. SHERIFF

Registered Valuer

A.M. SHERIFF
Reg. No: M 12285
APPROVED VALUER
PALAKKAD.

CERTIFICATE

To,

The Branch Manager,

Indian Bank	**Chandranagar branch**

Dear Sir,

This is to certify that the Breakup For the valuation of Land for Smt. Susheela,D/o Rugmani Amma Njavaloor house, Karingarapully, has been Given Briefly

Breakup Of The Values

Market Value of the Land	**Rs.32,50,000.00**	
Value Of the Proposed Construction / Renovation Work	-	
Market Value of the - Building	-	
Market Value of the Land	**Rs.32,50,000.00**	
Market Value of the Existing Building & Proposed Construction / Renovation Work	-	
Total Market Value of the Land	**Rs.32,50,000.00**	

Remarks

1. *The vacant land is an extent of 6.50 cents of land is situated by the side of the house owned by Lonee*
2. *The common road is ending with the extreme left side edge of the compound.*
3. *The area is very near to the Palakkad – Thrissur highway which was under widening a few years back and the land prices in this area was suddenly increased.*
4. *The common mud road leading to this property from the tar road is not fully developed and there is a possibility of rain water entering into this road. And also the adjoining land are 'NILAM' category and hence new construction are not coming.*
5. *There is a big temple which was completed recently and the area is under developed*
6. *Due to the above reasons the present market value is around Rs.5,00,000/- only*

Registered Valuer

A.M. SHERIFF
Reg. No: M.12289
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	:	-

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:-

1.	Type of Property	:	Residential
2.	Ownership of the property	:	Smt. Susheela,D/o Rugmani Amma Njavaloor house, Karingarapully
3.	In case of Joint Ownership whether share is undivided / divided. If Undivided share of each owner	:	N A
4.	Deed of Purchase	:	-
5.	Value of Property as per Reg .Sale deed	:	-
6.	Agreement of Easements (Encroachment details)	:	

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7. Location & Description of the Property

a. S.y. No. / Re. Sy. No	:	Re.Sy.13/8 (Old.sy.no.7/1A)
b. Colony Name/ Ward No/ Block No	:	-
c. Village/ Block	:	Kodumbu village
d. Taluk / Ward	:	Palakkad Taluk
d. District/Municipality/Corporation	:	Palakkad District
8. Land Mark	:	Property situated at ayyappankavu, Karinkarapully,opposite to cosmopolitan club,700 mtr from branch office
Door No.	:	-

9. Boundaries of the Property

Directions	As per LSR	as per verification
East	Property of Haridas	Property of Haridas
South	Canal bund	Canal bund
West	Property of Sathyabhama	Property of Sathyabhama
North	6 meter wide access way	6 meter wide access way

10. Dimensions of the Property

Directions	As per verification
East	
West	
South	
North	
Extent	6.50 cents

Total Extent of Land : **6.50 cents**

11. Extent of site considered for valuation : **6.50 cents**

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QUESTIONAIRE

1.	Character of Locality	: Residential
2.	Classification	: Residential
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	: Residential
9.	Any restriction of usage	: Nil
10.	Whether Leasehold / Freehold	: Freehold
11.	Is it in Town Planning Approval Layout	: Kodumbu 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 : **10.7645345, 76.6780832**

21. Is the Property is Land locked : No

22. Remark if any : Property situated in residential area

PART A – LAND

Details	Guideline & Market Value Of the Land
a) **Total Extent of Land**	**6.50 cents**
b)Guideline Value Obtained from Website http://www.tnreginet.net/guideline_value.asp	Rs.4,75,200/are (Rs.1,92,388/cent) 6.50 cents x Rs.1,92,388/cent = Rs.12,50,522/-
Total	Rs.12,50,522/-
c) Prevailing Market Value	Rs.5,00,000/- to Rs.6,00,000/cent
d) Adopted rate of valuation	Rs.5,00,000/cent
e) Estimated Value of plot	6.50 cents x Rs.5,00,000/cent = Rs.32,50,000/-
Total	**Rs.32,50,000.00 (MV)**

PART B – BUILDINGS

1. Building details: (No building)

Floor	Year of Construction	Roof	Plinth Area
			Approved Area
GF			
FF			

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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./-

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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.32,50,000/-**
PART B	**Market Value Of The Building**	**Nil**
	Total	**Rs.32,50,000**

Rs. 32,50,000/- (Rupees Thirty two lakhs fifty 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.32.50 Lakhs	**(Rupees Thirty two lakhs fifty thousand Only)**

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

Rs.29.25 Lakhs	**(Rupees Twenty nine lakhs twenty five thousand Only)**

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

Rs.26 Lakhs	**(Rupees Twenty six 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 23.10.2025
5. This valuation work is undertaken by this valuer based upon the request from Branch Manager,

Indian Bank	**Chandranagar branch**

Place: Palakkad

Date: 23.10.2025

Registered Valuer

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

A.M. SHERIFF