VINEESH & ASSOCIATES
Town Planning, Engineering, Architecture, Valuation
CALICUT I COCHIN I COIMBATORE
HO : 2V Towerz, Behind Kannankandy,
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VINEESH VIDYADHARAN
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B. Tech (Civil); PGDBA (NIT); D.T. Arch:
D. Vasthu; AMIE; FIV; MICI;
Cert (Concrete Tech) IIT (M),
Exe. Cert (Project Management) IIM (R);
Cert (Project Management) IIT (K);
Town Planner, Chartered Engineer (India);
Architectural Consultant;
Govt. Approved Land & Building Valuer;
Registered Valuer (IBBI) - IBBI/RV/02/2018/10437
Wealth Tax Valuer. Reg. No. Category
CCIT/CHN/Cat-II 1/2014-15

Ref. No	**02**	**Oct**	**2025**

VALUATION REPORT

1.	Name of the Owner of the Property	**:**	Mr. Jaseel
	Name of the Power of Attomey Holder	**:**	Mr. Jaseel
2.	Name of the Applicant	**:**	Mr. Jaseel
3.	Property Address	**:**	Door No: 7/114, Moodadi Village, Koyilandy Taluk, Kozhikode District.
4.	Referral Branch	**:**	**Indian Bank** — **Kallai Road Branch, Kozhikode**
5.	Short Description of the Property	:	There is 7.20 + 4.85 = 12.05 Ares (29.75 Cent) of Land and Residential Building having Building No: 7/114 of Moodadi Grama Panchayat in Plinth Area of 238.85 M^2 in Survey No: 87/35 (As per TP 49/36, 49/74) in Moodadi Village, Koyilandy Taluk, Kozhikode District.
6.	Date on which this Valuation is made	:	08/10/2025
7.	Name of the Valuer & Address	:	Mr. Vineesh Vidyadharan, 2V Towers, Behind Kannankandy, Mavoor Road, Calicut – 673004, Kerala

Registered Valuer



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(IBBI) - IBBI/RV/02/2018/10437
Wealth Tax Valuer Reg No. CCIT/CHN/Cat-II 1/2014-15

CERTIFICATE

To,

The Branch Manager,

Indian bank	**Kallai Road Branch, Kozhikode**

Dear Sir,

This is to certify that the valuation of Land with Existing Building for 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 (Rupees Eighty-Nine Lakh Twenty-Five Thousand Only)	**Rs.89,25,000/-**
Market Value of the Land and Existing Building With Amenities (Rupees One Crore Thirty-Seven Lakh Six Thousand Only)	**Rs.1,37,06,000/-**
Realizable sale Value of the Land and Existing Building With Amenities (Rupees One Crore Twenty-Three Lakh Thirty-Five Thousand Four Hundred Only)	**Rs.1,23,35,400/-**
Forced / Distress sale Value of the Land and Existing Building With Amenities (Rupees One Crore Nine Lakh Sixty-Four Thousand Eight Hundred Only)	**Rs.1,09,64,800/-**

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



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CERTIFICATE

To,

The Branch Manager,

Indian Bank	**Kallai Road Branch, Kozhikode**

Dear Sir,

This is to certify that the Breakup For the valuation of Land with Building for Mr. Jaseel been given briefly

Breakup of the Values

Market Value of the Land	**Rs.89,25,000/-**
Value Of the Proposed Construction/ Renovation Work (As per estimate of construction Remaining Work)	**NA**
Market Value of the Existing Building & Proposed Construction/Renovation Work	**Rs.47,81,000/-**
Market Value of the Land and Existing Building With Amenities	**Rs.1,37,06,000/-**

Registered Valuer



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VALUATION REPORT

Branch	:	**Indian Bank** | **Kallai Road Branch, Kozhikode**

Name of the Person who accompanied the Engineer : Manager Indian Bank, Kallai Road Branch, Kozhikode

Applicant : Mr. Jaseel

Owner of the property : Mr. Jaseel

Valuation Whether (Fresh Valuation / Revaluation) : Revaluation

Old Valuation Report By : Er. Charley J Thomas

1. List of Documents produced for perusal

a) Copy Of Deed	Deed No: 291/1995 & Date: 28/01/1995 & 153/2000, Date: 19/01/2000, SRO Koyilandy
b) Legal Opinion By	Adv. Thomas Mathew
c) Reg.Power of Attomey	NA
d) Partition Deed No	NA
e) Basic Tax Receipt	KL11020405269/2024 & Date: 17/05/2024
f) Encumbrance Certificate No	No: 2621/2024
g) Possession Certificate	No: 85304094/2024
h) Building Permit	Building Permit No: 307/2009 Date: 25/01/2010
i) Approved by	Moodadi Grama Panchayat
j) Location Sketch	Yes
k) Location Certificate	Yes

PROPERTY DETAILS:-

1.	Type of Property	:	Land & Residential Building
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	:	Deed No: 291/1995 & Date: 28/01/1995 & 153/2000, Date: 19/01/2000, SRO Koyilandy
5.	Value of Property as per Reg .Sale deed	:	NA
6.	Agreement of Easements (Encroachment details)	:	There is 7.20 + 4.85 = 12.05 Ares (29.75 Cent) of Land and Residential Building having Building No: 7/114 of Moodadi Grama Panchayat in Plinth Area of 238.85 M^2 in

			Survey No: 87/35 (As per TP 49/36, 49/74) in Moodadi Village, Koyilandy Taluk, Kozhikode District.
7.	Location & Description of the Property	:	400M Away From Purayil Juma Masjid, Muchukunnu, Moodadi, Kerala 673307
	a. S.y. No. / Re. Sy. No	:	Survey No: 87/35 (As per TP 49/36, 49/74)
	b. Colony Name/ Ward No/ Block No	:	7/114 of Moodadi Grama Panchayat
	c. Village/ Block	:	Moodadi Village
	d. Taluk / Ward	:	Koyilandy Taluk
	d. District/Municipality/Corporation	:	Kozhikode District
8.	Land Mark	:	Purayil Juma Masjid

9. Boundaries of the Property

Directions	As per Actual
North	Property of Kunhammed
South	Panchayat Road 12 Feet
East	Panchayat Road 7 Feet
West	Private Mud Road 6 Feet

10. Dimensions of the Property

Directions	As per Document	Actual
East to West on North	NA	NA
East to West on South	NA	NA
North to South on East	NA	NA
North to South on West	NA	NA
Extent	**12.05 Ares (29.75 Cent)**	

Total Extent of Land **12.05 Ares (29.75 Cent)**

11. Extent of site considered for valuation 12.05 Ares (29.75 Cent)

QUESTIONAIRE

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 1-2 KM
6. Level of land with Topographical conditions : Flat land road level
7. Shape of Land : Almost Rectangular Shape
8. Type of use to which it can be put : Residential

9. Any restriction of usage : No
10. Whether Leasehold / Freehold : Freehold
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 : Yes
16. Commercial potentiality of the property : Potential Area
17. Any other sentimental / social issue which may Affect the value : NA
18. Whether falls under " Land Ceiling Act " provisions : No
19. Legal Encumbrances if any : NA
20. Latitude & Longitude : 11°29'28.1"N 75°39'52.0"E [11.491143, 75.664449]
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	12.05 Ares (29.75 Cent)
b) Guideline Value Obtained from Website http://www.tnreginet.net/guideline_value.asp	Not Available Rs.
Total	**Rs.**
c) Prevailing Market Value	Rs.3,00,000/-
d) Adopted rate of valuation	Rs.3,00,000/-
e) Estimated Value of plot	29.75 Cent x Rs.3,00,000/- per cent = Rs.89,25,000/-
Total	**Rs.89,25,000/-**

PART B – BUILDINGS

1. Building details:

Floor	Year of Construction	Roof	Plinth Area
			Approved Area
GF	2013	3M	145.21 M^2
FF	2013	3M	93.64 M^2
Total			**238.85 M^2**

2. SPECIFICATION OF THE BUILDING**:-**

DESCRIPTION	PARTICULARS

Specification Flooring Superstructure Roof Doors Windows Weathering course	 Vitrified Tile Laterite Masonry RCC Hard Wood Hard Wood RCC
Year of construction (as reported / as observed / as per the deed)	2013
Age of the building	12 Years
Further expected life of the building	48 Years
Total life of the Building estimated	60 Years
Depreciation percentage (assuming salvage value = 1.66 % Per Year)	19.92 %

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

S.No	Particulars	Plinth Area In M^2	Rate / M^2 in Rs.	Age	Replace ment Cost In Rs.	Depreciation	Net Value In Rs.
1.	Ground	145.21	--	--	--	--	--
2.	First	93.64	--	--	--	--	--
Total		**238.85**	**25,000/-**	**12Y**	**59,71,250/-**	**11,89,473/-**	**47,81,777/-**
Total							**47,81,777/-**

Market Value of the Building: - Rs.47,81,777/- (Say) Rs.47,81,000/-

PART – C: AMENITIES

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

ABSTRACT VALUATION

PART A	**Market Value Of The Land**	**Rs.89,25,000/-**
PART B	**Market Value of The Building**	**Rs.47,81,000/-**
PART C	**Amenities**	**NA**
Total		**Rs.1,37,06,000/-**

Rs.1,37,06,000/- (Rupees One Crore Thirty-Seven Lakh Six Thousand Only)

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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 Building** is

Rs.1,37,06,000/-	**(Rupees One Crore Thirty-Seven Lakh Six Thousand Only)**

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

Rs.1,23,35,400/-	**(Rupees One Crore Twenty-Three Lakh Thirty-Five Thousand Four Hundred Only)**

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

Rs.1,09,64,800/-	**(Rupees One Crore Nine Lakh Sixty-Four Thousand Eight Hundred 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. I have inspected on **(04/10/2025).**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,
6. Sanctioned Plan not verified. Building area is taken from the previous valuation report

Indian Bank	**Kallai Road Branch, Kozhikode**

Place: Kozhikode

Date: 08/10/2025

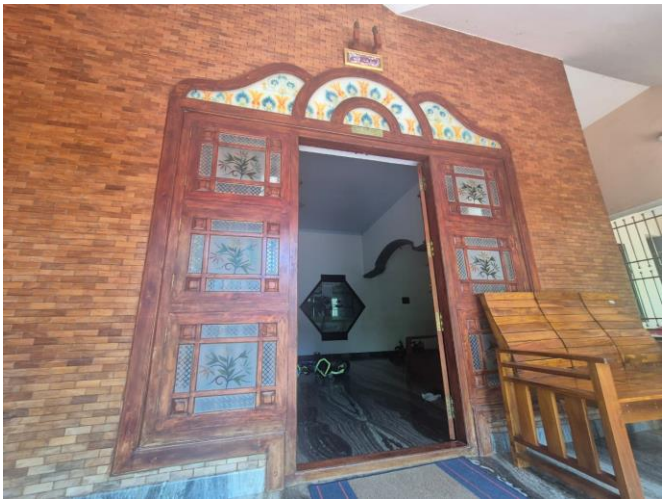
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PHOTOGRAPHS OF THE PROPERTY





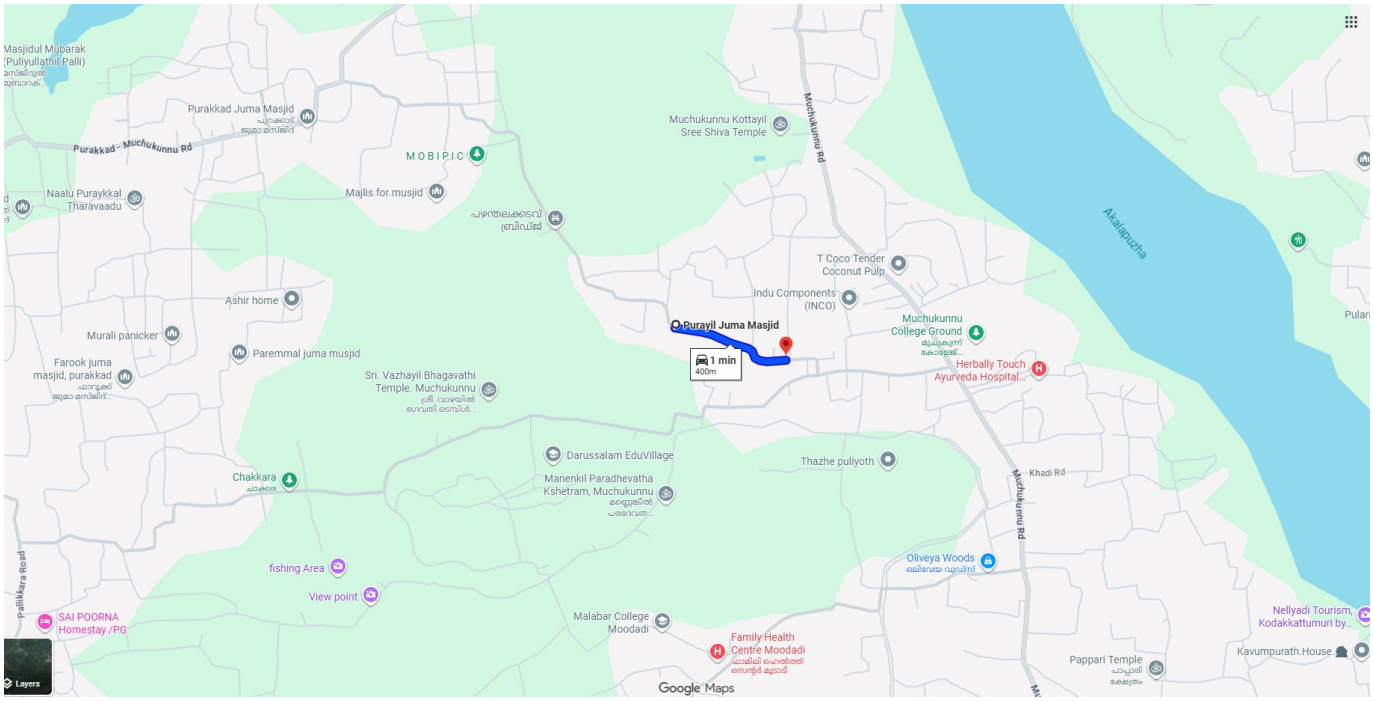








GOOGLE MAP LOCATION



GUIDELINE VALUE

