VINEESH & ASSOCIATES
Town Planning, Engineering, Architecture, Valuation
CALICUT | COCHIN | COIMBATORE
HO : 2V Towerz, Behind Kannankandy,
Mavoor Road, Calicut-673004
Email : vineeshanda@gmail.com, 2vineesh@gmail.com
Phone:+91-9846054889 | Web: www.vineeshandassociates.com

(since 1999)

VINEESH VIDYADHARAN
M Plan (Town & Country Planning)
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	**16**	**Jan**	**2026**

VALUATION REPORT

1.	Name of the Owner of the Property	**:**	Mr. Sajeev Kumar
	Name of the Power of Attomey Holder	**:**	NA
2.	Name of the Applicant	**:**	M/s. Spare Tech
3.	Property Address	**:**	Re-Survey No: 70/5-1-1-1, Mr. Sajeev Kumar, Thrikkalangode Village, Ernad Taluk, Malappuram, Kerala.
4.	Referral Branch	**:**	**Indian Bank** | **Manjeri Branch**
5.	Short Description of the Property	:	There is 04.04 Ares (10.00 Cent) of Land in Re-Survey No: 70/5-1-1-1 in Thrikkalangode Village, Ernad Taluk, Malappuram District.
6.	Date on which this Valuation is made	:	31/01/2026
7.	Name of the Valuer & Address	:	Mr. Vineesh Vidyadharan, 2V Towers, Behind Kannankandy, Mavoor Road, Calicut – 673004, Kerala

Registered Valuer



CERTIFICATE

To,

The Branch Manager,

Indian bank	**Manjeri Branch**

Dear Sir,

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

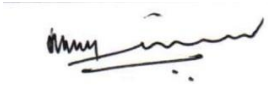
Market Value of Land (Rupees Sixteen Lakh Only)	**Rs.16,00,000/-**
Market Value of the Land and Existing Building With Amenities (Rupees Sixteen Lakh Only)	**Rs.16,00,000/-**
Realizable sale Value of the Land and Existing Building With Amenities (Rupees Fourteen Lakh Forty Thousand Only)	**Rs.14,40,000/-**
Forced / Distress sale Value of the Land and Existing Building With Amenities (Rupees Twelve Lakh Eighty Thousand Only)	**Rs.12,80,000/-**

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

Registered Valuer



CERTIFICATE

To,

The Branch Manager,

Indian Bank	**Manjeri Branch**

Dear Sir,

This is to certify that the Breakup For the valuation of Land for Mr. Sajeev Kumar has been Given Briefly

Breakup of the Values

Market Value of the Land	**Rs.16,00,000/-**
Value Of the Proposed Construction/ Renovation Work (As per estimate of construction)	**Vacant Land**
Market Value of the Existing Building & Proposed Construction/Renovation Work	**Rs.0.00/-**
Market Value of the Land and Existing Building With Amenities	**Rs.16,00,000/-**

Registered Valuer



VALUATION REPORT

Branch	:	**Indian Bank** | **Manjeri Branch**

Name of the Person who accompanied the Engineer : Manager Indian Bank, Manjeri Branch

Applicant : M/s. Spare Tech

Owner of the property : Mr. Sajeev Kumar

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: 433/2019 & Dated. 04/02/2019 SRO. Manjeri
b) Legal Opinion By	Yes. Adv. Satheesh Kumar
c) Reg.Power of Attomey	NA
d) Partition Deed No	NA
e) Basic Tax Receipt	NA
f) Encumbrance Certificate No	NA
g) Possession Certificate	NA
h) Building Tax Receipt	NA
i) Building Permit	NA
j) Approved by	NA
k) Location Sketch	NA
l) Certificate	NA

PROPERTY DETAILS:-

1.	Type of Property	:	Vacant 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	:	Deed No: 433/2019 & Dated. 04/02/2019 SRO. Manjeri
5.	Value of Property as per Reg .Sale deed	:	NA
6.	Agreement of Easements (Encroachment details)	:	There is 04.04 Ares (10.00 Cent) of Land in Re-Survey No: 70/5-1-1-1 in Thrikkalangode Village, Ernad Taluk, Malappuram District.
7.	Location & Description of the Property	:	600M Away From Oothalakandi Anganavadi, Eledathpadi, Trikkalangode, Kerala 676123.

	a. S.y. No. / Re. Sy. No	:	Re-Survey No: 70/5-1-1-1
	b. Colony Name/ Ward No/ Block No	:	NA
	c. Village/ Block	:	Thrikkalangode Village
	d. Taluk / Ward	:	Ernad Taluk
	d. District/Municipality/Corporation	:	Malappuram District
8.	Land Mark	:	Oothalakandi Anganavadi

9. Boundaries of the Property

Directions	As per Location Sketch	As per Visit
North	Property of Shylaja	Property of Shylaja
South	Property of Santhosh	Property of Santhosh
East	Property of Legal heirs of Kuttan	Property of Legal heirs of Kuttan
West	Property of Shylaja & 10 Feet Private Road	Property of Shylaja & 10 Feet Private Road

10. Dimensions of the Property

Directions	As per Document	As per Visit
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	**04.04 Ares (10.00 Cent)**	

Total Extent of Land **04.04 Ares (10.00 Cent)**

11**.** Extent of site considered for valuation 04.04 Ares (10.00 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 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 : No, Intermittent plot
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°09'08.6"N 76°07'43.8"E [11.152399, 76.128838]
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	04.04 Ares (10.00 Cent)
b)Guideline Value Obtained from Website http://www.tnreginet.net/guideline_value.asp	Rs.53,592/- per Ares [Residential Plot with Corp./Mun./Panch. road access]
	Rs.53,592/- per Ares x 04.04 Ares = Rs.2,16,511/-
Total	**Rs.2,16,511/-**
c) Prevailing Market Value	Rs.1,60,000/-
d) Adopted rate of valuation	Rs.1,60,000/-
e) Estimated Value of plot	10.00 Cent x Rs.1,60,000/- per cent = Rs.16,00,000/-
Total	**Rs.16,00,000/-**
Say	**Rs.16,00,000/-**

PART B – BUILDINGS

1. Building details:

Floor	Year of Construction	Roof	Plinth Area
			Approved Area
GF	NA	NA	NA
FF	NA	NA	NA
Total	NA	NA	NA

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

DESCRIPTION	PARTICULARS
Specification Flooring Superstructure Roof Doors Windows Weathering course	 NA NA NA NA NA NA
Year of construction (as reported / as observed / as per the deed)	NA
Age of the building	NA
Further expected life of the building	NA
Total life of the Building estimated	NA
Depreciation percentage (assuming salvage value = 1.66% Per Year)	NA

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

S.No	Particulars	Plinth Area In M^2	Rate / Sq.ft in Rs.	Age	Replace ment Cost In Rs.	Depreciation	Net Value In Rs.
1.	GF	--	--	--	--	--	--
2.	FF	--	--	--	--	--	--
	Total	**--**	**--**	**--**	**--**	**--**	**--**

Market Value of the Building: - Rs.0.00/- (Say) Rs.0.00/-

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.16,00,000/-**
PART B	**Market Value Of The Existing Building**	**Rs.0.00**
PART C	**Amenities**	**NA**
Total		**Rs.16,00,000/-**

Rs.16,00,000/- (Rupees Sixteen Lakh 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 Building** is

Rs.16,00,000/-	**(Rupees Sixteen Lakh Only)**

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

Rs.14,40,000/-	**(Rupees Fourteen Lakh Forty Thousand Only)**

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

Rs.12,80,000/-	**(Rupees Twelve Lakh Eighty Thousand Only)**

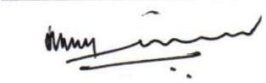
2. If this property is offered as collateral security, the concerned financial institution is requested to verify the extent of land shown in this valuation report with respect to the latest legal opinion.
3. Value varies with the purpose and date. This report is not to be referred if the purpose is different other than mentioned in (1).
4. The Property was inspected on (**30/01/2025).**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

Indian Bank	**Manjeri Branch**

Place: Kozhikode

Date: 31/01/2026

Registered Valuer



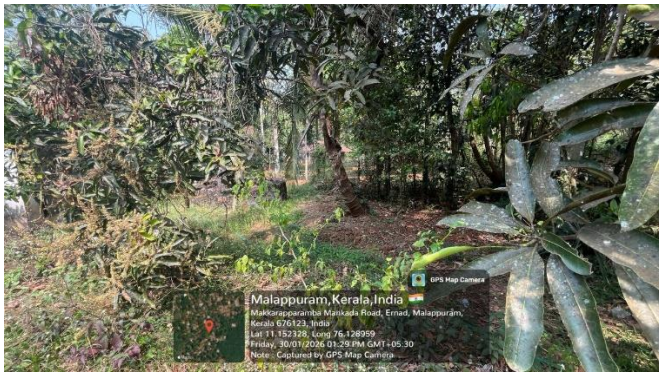
PHOTOGRAPHS OF THE PROPERRY





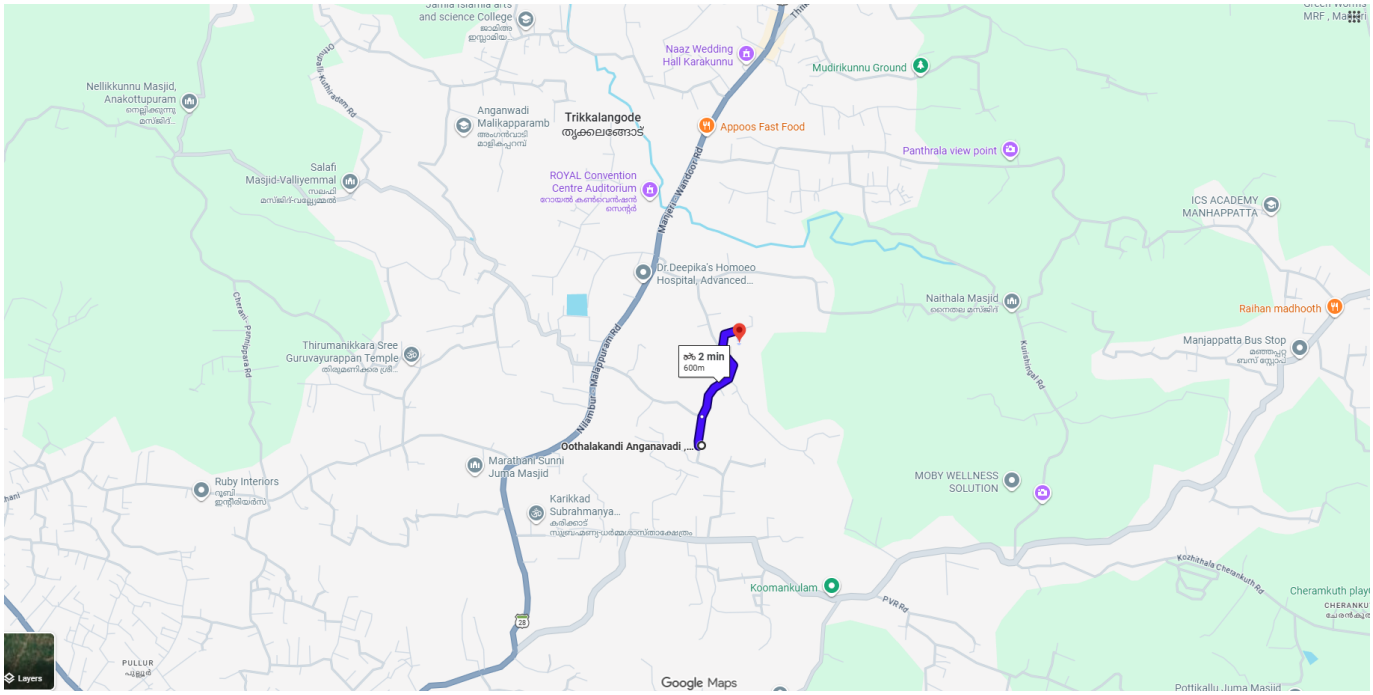




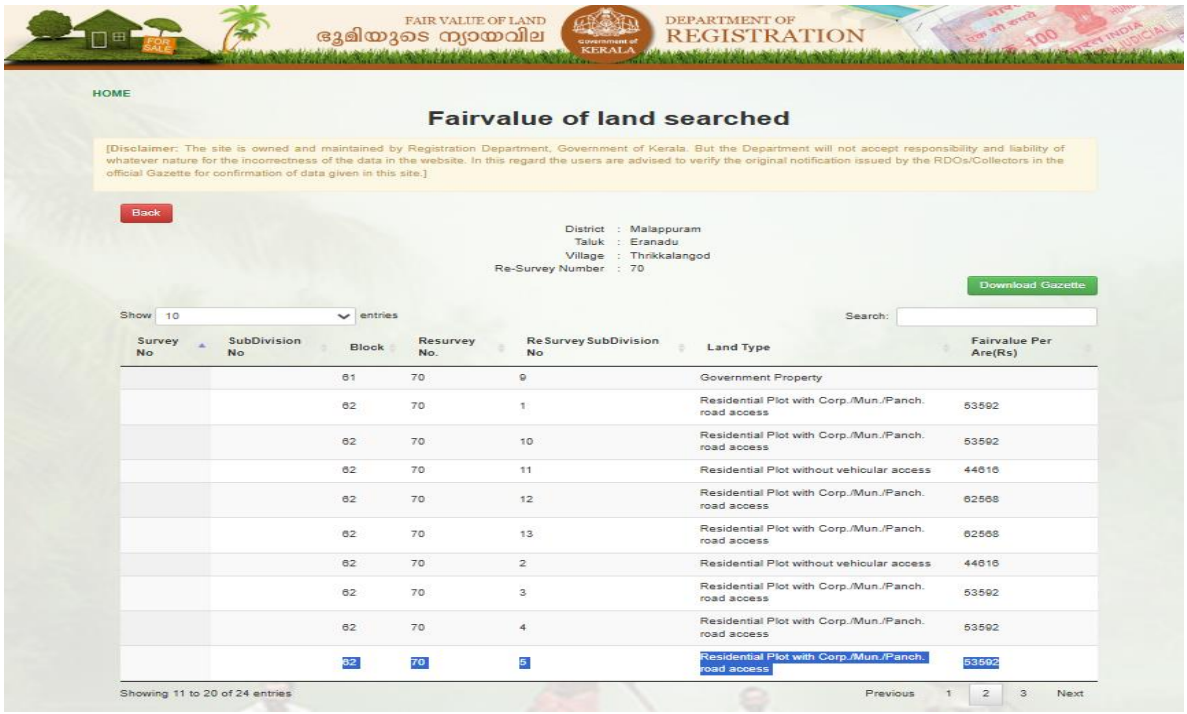




GOOGLE MAP LOCATION



GUIDELINE VALUE



Survey No	SubDivision No	Block	Resurvey No.	Re Survey SubDivision No	Land Type	Fairvalue Per Are(Rs)
		61	70	9	Government Property	
		62	70	1	Residential Plot with Corp./Mun./Panch. road access	53592
		62	70	10	Residential Plot with Corp./Mun./Panch. road access	53592
		62	70	11	Residential Plot without vehicular access	44616
		62	70	12	Residential Plot with Corp./Mun./Panch. road access	62568
		62	70	13	Residential Plot with Corp./Mun./Panch. road access	62568
		62	70	2	Residential Plot without vehicular access	44616
		62	70	3	Residential Plot with Corp./Mun./Panch. road access	53592
		62	70	4	Residential Plot with Corp./Mun./Panch. road access	53592
		62	70	5	Residential Plot with Corp./Mun./Panch. road access	53592