Ref. No. 114/2026/I.B. Thrissur Branch

VALUATION REPORT

Name of the Owner the property	:	**MR. NIJU VIJAYAKUMAR**, S/o. Vijayakumar Chittlurputhenveedu House, Flat No.7-A, 7th Floor, Chiramels sondale Homes Apartments, Kizhakkumpattukara, Mannuthy Road Thrissur District
Name of the power of Attorney Holder	:	**NIL**
Name of the Promoter	:	**MR. NIJU VIJAYAKUMAR**
Property Address	:	**MR. NIJU VIJAYAKUMAR**, S/o. Vijayakumar Chittlurputhenveedu House, Flat No.7-A, 7th Floor, Chiramels sondale Homes Apartments, Kizhakkumpattukara, Mannuthy Road Thrissur District
Short Description of the property	:	Dry land with Residential
Date on which this valuation is made	:	20.07.2026

Name and address of valuer	:	**Er. Jamal K.K.** 'DURBAR' Koyaliparambil House Kodungallur, Trichur Dist. Kerala – 680 664
Telephone No. (Mobile)	:	+91 9846 999 444
E-mail	:	valuerjamal@gmail.com

Chartered Engineer, Approved valuer, Member in Institute of Engineers,
Registered Engineer in Urban Affairs Dept, (Reg.No. G6-1022/12/47/EA)
Income Tax Reg. CCIT/CHN/Cat-II/7/2013-14

Er. Jamal K.K.
B.Tech (Civil), M.I.E., F.I.V.
Chartered Engineer, Approved Valuer
Income Tax Valuer
Govt. Reg: G6-1022/12/457/EA,
Income Tax Reg: CCIT/CHN/Cat-II/7/2013-14

CERTIFICATE

To.

The Branch Manager
Indian Bank, Thrissur Branch

Dear Sir,

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

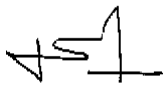
a. The prevailing **Market Value of The Land Share and Apartment** is

Market Value of Land	Rs.	
Market Value of the Land share and Apartment (Rupees Sixty Eight Lakhs and Eighty Nine Thousand Only)	Rs.	**68,89,000/-**
Realizable sale value of the Land share and Apartment (Rupees Sixty Two Lakhs Only)	Rs.	**62,00,000/-**
Forced / Distress sale value of the Land share and Apartment (Rupees Fifty Five Lakhs and Eleven Thousand Only)	Rs.	**55,11,000/-**

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



JAMAL.K.K.
(Panel Valuer)

Place : Kodungallur
Date : 21.07.2026

VALUATION REPORT

Branch : Indian Bank | Thrissur Branch

Name of the Person who accompanied the Engineer : **NIL**

Valuation Whether (Fresh Valuation / Revaluation) : Fresh Valuation

Old Valuation Report By : N.A.

1. List of Documents produced for perusal

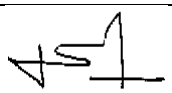
a)	Legal Opinion By	
b)	Reg. Power of Attorney	
c)	Document Number	4422/2014 dtd. 29.09.2014 of Thrissur SRO
d)	Basic Tax Receipt	
e)	Possession Certificate No	
f)	Location Sketch	
g)	Building Tax Receipt	
h)	Building Permit No.	19263/2012 dtd. 12.06.2012 of Thrissur Corporation
i)	Certificate from village office	
j)	Approved by	--

PROPERTY DETAILS :-

1.	Type of Property	Residential
2.	Ownership of the property	MR. NIJU VIJAYAKUMAR
3.	In case of Joint Ownership whether share is undivided / divided. If Undivided share of each owner	NA
4	Deed of purchase	Sale Deed
5.	Agreement of Easements (Encroachment details)	NIL
6.	Location & Description of the Property	**EAST FORT** **Dry Land , Purayidam, Rectangular Shaped** 2.10kmtr from the branch - hospital Junction - turn left and proceed 1.00km to East Fort continue 850mtr through Mannuthy road to the property. The property is located right side (South) of the road.
a.	S.y. No. / Re. Sy. No	Sy.No.637/2 of Chembukkavu Village
b.	Colony Name/ Ward No/ Block No	22/29/15 of Thrissur Corporation
c.	Village/ Block	Chembukkavu
d.	District/Municipality/Corporation	Thirssur
7.	Land Mark	East Fort
8.	Boundaries of the Property	

Boundaries of the Apartment (As per Document)

East	Property of Gopalakrishnan
North	Thrissur – Palakkad Road
West	Property of Thottan
South	Property of Kochukuttiamma



Boundaries of the Apartment (As per Location)	
East	Outer wall
North	Staircase
West	Outer wall
South	Outer wall
Boundaries of the Apartment	
East	Open space
North	Staircase & common space
West	Open space
South	Open space

9.	Dimensions of the Property	
	East to West on North	18.50m
	East to West on South	20.10m
	North to South on East	42.00m
	North to South on West	49.00m
10	Extent	3.25% undivided share of 8.70Ares (21.5cents)
11	Total Extent of Land	3.25% undivided share of 8.70Ares (21.5cents)
12	Extent of site considered for valuation	3.25% undivided share of 8.70Ares (21.5cents)

QUESTIONAIRE		
1.	What is the character of the locality	Residential Plot
2.	What is the classification of the locality	Urban
3.	Development of surrounding areas	Developing areas
4.	Is the locality subject to frequent flooding	No
5.	Feasibility to the Civic amenities like school, hospital, bus stop, market etc.	Civic amenities are available within 2.00 km
6.	Level of the land with topographical conditions	Level Land
7.	Shape of land	Almost Rectangular
8.	Type of use to which it can be put	Residential
9.	Any usage restriction of usage	No
10.	Whether Leasehold / Freehold	Freehold
11.	Is it in Town Planning Approval Layout	NA
12.	Corner plot or Intermittent plot	Intermittent Plot
13.	Type of road available at present	Municipality Road
14	Road facilities are available	3.30mtr Tarred Road
15.	Is it a land-locked land?	No
16.	Water Potentiality	Yes
17.	Underground Sewerage system	No
18.	Commercial potentiality of the property	No
19.	Any other sentimental / social issue which may Affect the value	No
20	Whether falls under " Land Ceiling Act " provisions	No
21	Legal Encumbrances if any	No
22	Latitude & Longitude	GPS Map Attached
23	Is the Property is Land locked	No
24	Remark if any	NIL

PART A – LAND		
	Details	**Guideline & Market Value Of the Land**
a)	**Total Extent of Land**	3.25% undivided share of 8.70Ares (21.5cents)
b)	Guideline Value Obtained from Website	Rs.19,56,240/- per Ares (Municipal Road Access)
c)	Prevailing Market Value	Value of the land is considered in the value of the Apartment
d)	Adopted rate of valuation	Value of the land is considered in the value of the Apartment
e)	Estimated Value of plot	**Rs.**

PART B – BUILDINGS

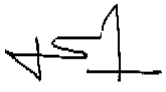
Floor	Year of Construction	Roof	Plinth Area Approved Area
7th Floor	2016	RCC	160.59Sqmtr.

SPECIFICATION OF THE BUILDING :	
Description	
Specification	--
Foundation & Basement	RCC Pile & RCC Beam
Super structure	Brick
Floor Finish	Vetrified Tiles & Granite
Roof	RCC
Doors	Hard wood
Windows	Steel, glass, wood
Weathering course	--
What is the probable monthly rent	Rs.25,000/- per month
ii) What is the advance amount	Rs. ---
Year of construction (as reported / as observed / as per the deed)	2015
Age of the building	11 years
Further expected life of the building	49 years
Total life of the Building estimated	60 years
Is the property maintained	No. Very poor maintenance
Depreciation percentage (assuming salvage value = 1.5 % Per Year)	22% @

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

Sl. No	Particulars of Item	Plinth area Sq. Mtr	Roof height Mtr.	Age of Building Yrs	Estimated replacement rate of construction (Rs) per Sq. Mtr. considering the present cost of construction	Replace-ment Cost (Rs)	Depreciation		Net Value after Depn. (Rs)
							%	Amount (Rs.)	
1	7th floor	160.59	3	11	55,000/-	88,32,450/-	22	19,43,139/-	**68,89,311/-**

Market Value of the Building: - Rs.68,89,000/- (Rupees Sixty Eight Lakhs and Eighty Nine Thousand Only)



PART – C: AMENITIES

A	Portico	NIL
B	Outside Flooring	NIL
C	Compound Wall With Gates	Considered in the valuation of building
D	Modular Kitchen	NIL
E	Interior Works	NIL
F	Elevation Works	NIL
G	Separate Toilet Room	NIL
H	Outer Pavements	NIL
	Bed room cupboards	NIL
	Fixed furniture's	NIL
	False sealing	NIL
I	Separate Water Tank/Sump	Considered in the valuation of building
J	Drainage Arrangement/ Septic Tank	Considered in the valuation of building
K	Bore well With Motor	NIL
L	Open Well	NIL
	Total	**Rs.**

ABSTRACT VALUATION

PART A	**Market Value Of The Land**	Rs.
PART B	**Market Value Of The Building**	Rs.68,89,000/-
PART C	**Amenities**	Rs.
	Total	**Rs.68,89,000/-**

Rs.68,89,000/- (Rupees Sixty Eight Lakhs and Eighty Nine Thousand Only)

Place : Kodungallur
Date : 21.07.2026

JAMAL.K.K.
(Panel 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 Land share and Apartment** is

Rs. 68,89,000/-	(Rupees Sixty Eight Lakhs and Eighty Nine Thousand Only)

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

Rs.62,00,000/-	(Rupees Sixty Two Lakhs Only)

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

Rs.55,11,000/-	(Rupees Fifty Five Lakhs and Eleven Thousand Only)

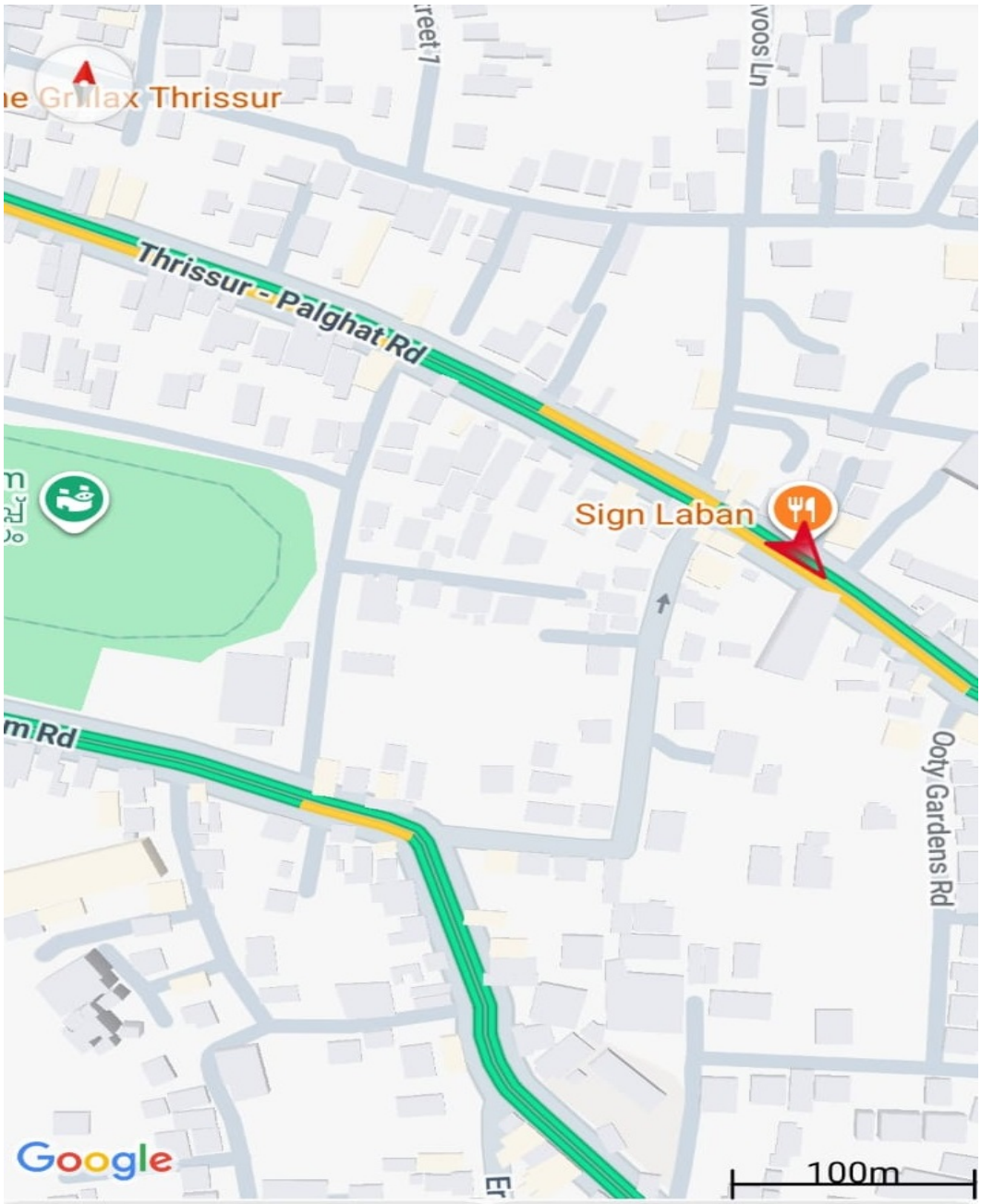
2. If this property is offered as collateral security, the concerned financial institution is requested to verify the extent of land shown in this valuation report with respect to the latest legal opinion.
3. Value varies with the purpose and date. This report is not to be referred if the purpose is different other than mentioned in (1).
4. The Property was inspected on (20.07.2026) In the presence of **Officer,** 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	**Thrissur Branch**

JAMAL.K.K.
(Panel Valuer)

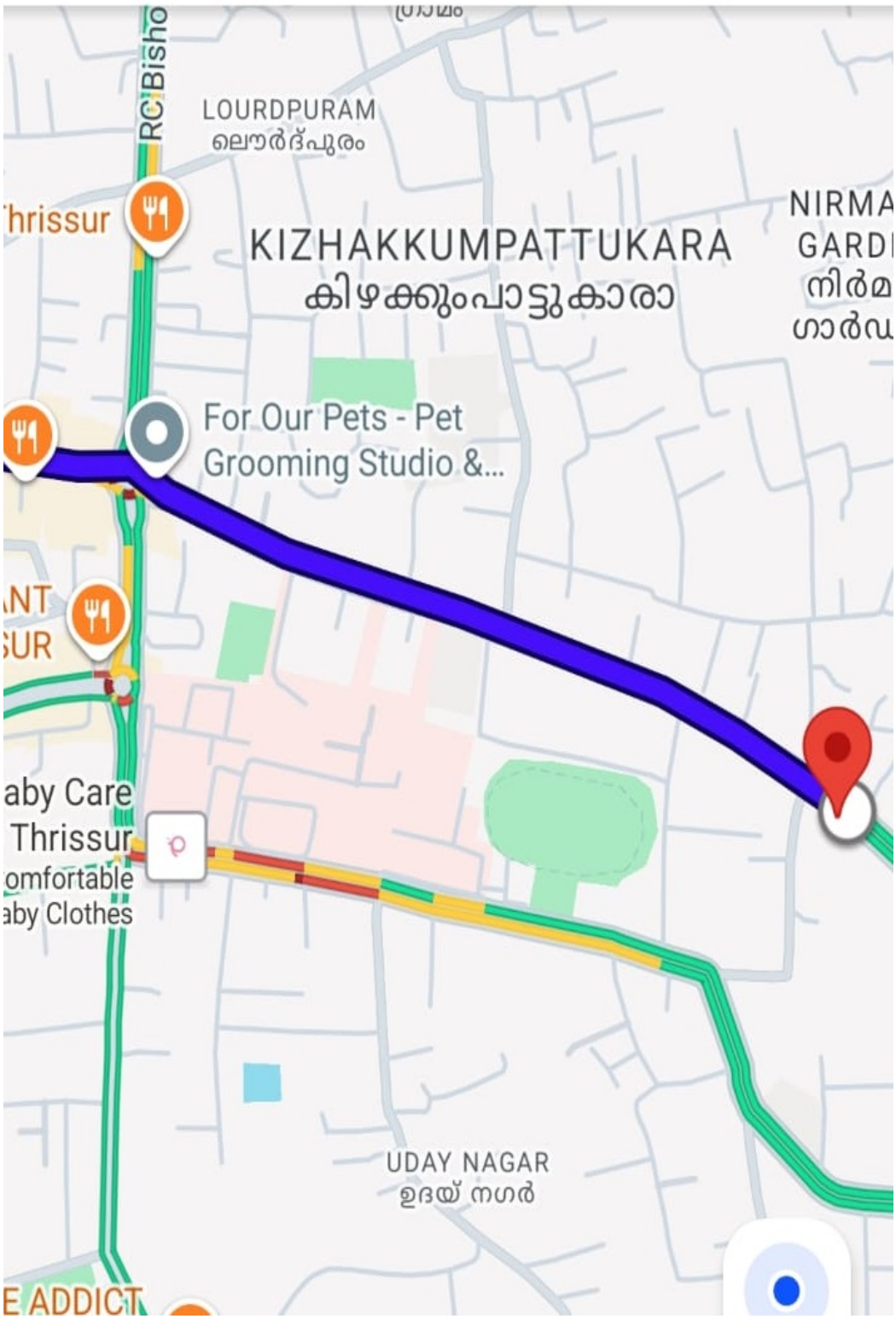
Place : Kodungallur
Date : 21.07.2026

PROPERTY OWNED BY MR. NIJU VIJAYAKUMAR



JAMAL K K
Valuer

PROPERTY OWNED BY MR. NIJU VIJAYAKUMAR



JAMAL K K
Valuer

PROPERTY OWNED BY MR. NIJU VIJAYAKUMAR

FAIR VALUE OF LAND
ഭൂമിയുടെ ന്യായവില
DEPARTMENT OF REGISTRATION

HOME (https://igr.kerala.gov.in/index.php/Login/index)

Fairvalue of land searched

[**Disclaimer:** The site is owned and maintained by Registration Department, Government of Kerala. But the Department will not accept responsibility and liability of whatever nature for the incorrectness of the data in the website. In this regard the users are advised to verify the original notification issued by the RDOs/Collectors in the official Gazette for confirmation of data given in this site.]

Back (https://igr.kerala.gov.in/index.php/Fairvalue/view_fairvalue/Thrissur -13-08-Thrissur -01-Chembukkavu -62-----637-2)

District : Thrissur
Taluk : Thrissur
Village : Chembukkavu
Survey Number : 637
Survey Sub Division Number : 2

Download Gazette

Show 10 entries Search:

Survey No	SubDivision No	Block	Resurvey No.	ReSurveySubDivision No	Land Type	Fairvalue Per Are(Rs)
637	2				Residential Plot with NH/PWD road access	4564560
637	2				Residential Plot with Corp./Mun./Panch. road access	1956240

Showing 1 to 2 of 2 entries Previous 1 Next

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

Show 10 entries Search:

No Records Found

No data available in table

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Fixation of Fairvalue by Collectors on appeals after 01.04.2010

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Valuer

PROPERTY OWNED BY MR. NIJU VIJAYAKUMAR















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