Proforma Invoice

VIVISH THOMAS Vettoor Centre, T.B Road, Kottayam GSTIN/UIN: 32ABJPT1151B3Z4 E-Mail : valuationdpt@gmail.com	Invoice No. **1062**	Dated **1-Nov-26**
	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
Consignee (Ship to) **Indian Bank Kozhikode** State Name : Kerala, Code : 32	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	Dispatched through	Destination
Buyer (Bill to) **Indian Bank Kozhikode** State Name : Kerala, Code : 32	Terms of Delivery **ACCOUNT DETAILS** **DR.VIVISH THOMAS** **AC NO.478965953** **IFS CODE:IDIB000K050**	

Sl No.	Description of Services	HSN/SAC	Quantity	Rate	per	Disc. %	Amount
1	**VALUATION FEE** *PRIYADARSHINI*	997224					**3,000.00**
	SGST (State Tax)						**270.00**
	CGST (Central Tax)						**270.00**
	Total						**₹ 3,540.00**

Amount Chargeable (in words) *E. & O.E*

INR Three Thousand Five Hundred Forty Only

HSN/SAC	Taxable Value	CGST		SGST/UTGST		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	3,000.00	9%	270.00	9%	270.00	540.00
Total	**3,000.00**		**270.00**		**270.00**	**540.00**

Tax Amount (in words) : **INR Five Hundred Forty Only**

Remarks:
PRIYADARSHINI

Declaration
We declare that this invoice shows the actual price of the goods described and that all particulars are true and correct.

for VIVISH THOMAS

Authorised Signatory

This is a Computer Generated Invoice

Dr. VIVISH THOMAS Ph.D, MIE, FIV, CE
Chartered Engineer (India)
Govt. Registered & IBBI Registered Valuer
Registered Under 34 AB/34AE of Wealth Tax Act 1957. Reg. No. 1-7/AV/CC-TVM
Registered Under Insolvency and Bankruptcy Board of India. Reg. No. IBBI/RV/02/2019/11136

Vettoor Centre, T.B. Road, Kottayam - 686 001
Tel: 0481-2561041, 2562332. Mob: 94471 15743.
E-mail: valuationdpt@gmail.com / vivishthomas@vettoor.in

02-11-2020

VALUATION CERTIFICATE

Name of Bank : INDIAN BANK KOZHIKODE BR.
Name of Valuer : DR.VIVISH THOMAS.
Name of Customer : BY:- DR. P.P PRIYADARSHINI

LAND VALUATION

1	Land Owner's Name and Address (If only owned full details to be Furnished – ie, names of joint owners, Share of each joint owner etc.	**DR. P.P PRIYADARSHINI, MAZHUVANCHERIL HOUSE, S.H MOUNT P.O, KOTTAYAM DIST, PIN : 686006**	
1a	Name of borrower	**DR. AJITHKUMAR & DR. P.P PRIYADARSHINI**	
2	Survey No. Register office where in the title deeds Registered. a. Whether verified with legal opinion – Survey no/Patta no. b. Extent of Land	Re .sy no.160/4 Kottayam Taluk, Kottayam SRO, Perumpayikkadu Village, Kottayam District, Kottayam Municipality Yes Legal opinion issued by Adv. Thomas Mathew, dtd- 12-09-2017 **2.00 Ares (4.94 Cents)**	
3	Type of land (Wet or Dry – Residential/Industrial/commercial/quarry/ Mine	Dry land.	
4	a. Postal address of the property	**DR. P.P PRIYADARSHINI, MAZHUVANCHERIL HOUSE, S.H MOUNT P.O, KOTTAYAM DIST, PIN : 686006**	
	b. Specify the Boundary description on all sides as per Location Sketch(2142/2017)	East	Private road
		West	Property of Shanmughan Chettiyar
		North	Property of Ajithkumar
		South	Road
	Specify the Boundary description on all sides as per Site Visit	East	Private road (No demarcated)
		West	Property of Shanmughan Chettiyar
		North	Property of Ajithkumar
		South	Municipal Road
5	Details of recent registration a.Buyer b.Executants c.Extent of area d. Registered for Rs. e.Date of Registration.	DR. PRIYADARSHINI P.P 2.00 Ares (4.94 cents)	

DR. VIVISH THOMAS B.Tech, Msc. (REV) Ph.D. FIV
Govt. Registered & IBBI Registered Valuer
Vettoor Centre T.B. Road Kottayam
Chartered Engineer

6	Whether the property is self acquired or Ancestral property If ancestral property, whether VOA certificate is available If self acquired, whether the original title deed is verified	Self acquired. - Yes
7	a. Whether freehold or leasehold If leasehold, un expired period of lease. b.Other infrastructure Possibility of frequent flooding Proxmity to civic amenities Proxomity to surface communications i.e.,Road,Rail etc. Availability of water/electricity etc. Whether the land or part of the land Notified for acquirement.	Free hold No All are available within 2 Km radius. By 3.10 meter wide Municipal road on the southern side Na No
8	Whether the property tax has been paid Regularly and the amount of tax and the Value of the property as per property tax Assessment.	It is requested to collect latest land tax receipt to ensure the possession/ownership as well as the extent of the property.
9	Date of physical inspection done by the Engineer a. Whether vacant b. Whether under unauthorised Occupation/under legal entanglement	01-11-2026 Yes Na
10	Whether falls under "Land Ceiling Act" Provisions.	Na
11	Legal encumbrances,if any.	No
12	VOA/Guideline value maintained at Registrar Office(Copy enclosed)	₹ 14,79,060.00/ Ares
12a	Justification in case the market value proposed by the valuer varies by 20% or more from the guideline value	The guideline value and the market value seldom tallies with each other as their purpose and determinants vary. The guideline value is fixed by the Government mainly for registration purpose and it is more or less same for a particular area. The market value on the other hand is determined by the market forces. It also takes into account the shape & size of the plot, nature of the locality, proximity to civic amenities, accessibility, road frontage etc.
13	Local/Market rate prevailing at the time Of valuation (Basis of Valuation) Adopted rate of valuation	₹ 14,82,000.00/Ares to ₹ 15,00,000.00/ Ares ₹ 14,82,000.00/Ares
14	Value arrived at by the undersigned and Reasons thereof a. Marketable Value	2.00 Ares @ ₹ 14,82,000/Ares = ₹ 29,64,000.00

DR. VIVISH THOMAS B.Tech, M.Sc. (REV) Ph.D. (V) Govt. Registered Valuer ★ Chartered Engineer ★ IBBI Registered & Vettoor Centre T.B. Road Kottayam

Vettoor Centre, T.B. Road, Kottayam - 686 001. Tel: 0481-2561041, 2562332. E-mail: valuationdpt@gmail.com

	b. Realisable value c. Forced/Distress sale value d. Comparable sale value (in the vicinity)	₹ 26,67,600.00/- ₹ 23,71,200.00/- ₹ 29,64,000.00/-
15	Any other Relevant Details	Nil

Location of the site:-. From Mathrubhoomi Junction Nagampadam on Kottayam- Ettumanoor M.C road, a Municipal road branches to south-west direction. This plot is located on the northern side of this municipal road. The distance from Mathrubhoomi junction to this plot is nearly 400 meter.

Brief Description: This plot is located in a residential area. It is fairly level & roughly rectangular in shape. The boundaries are shown by owner and are demarcated from the adjoining plots with compound wall on southern side & other sides no demarcation. The access to this property are through the 3.10 meter wide Municipal road on the southern side & 3 meter wide private road on the eastern side. It lies in Ward no - XII of Kottayam Municipality.

Certified that the property valuation has been done without any interest and the distress sale value has been taken into account for valuing the property.

Signature of Valuer with Seal

Dr. VIVISH THOMAS B.Tech, Msc. (REV), Ph.D, FIV
Govt. Registered & IBBI Registered Valuer
Vettoor Centre
T.B. Road
Kottayam
Chartered Engineer

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Chartered Engineer (India)
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E-mail: valuationdpt@gmail.com / vivishthomas@vettoor.in

Name of Valuer : DR.VIVISH THOMAS,
Name of Bank : INDIAN BANK KOZHIKODE BR.
Name of Customer : BY:- MRS. P.P PRIYADARSHINI

BUILDING VALUATION

1	Land Owner's Name and Address (If only owned full details to be Furnished – ie, names of joint owners, Share of each joint owner etc.	**DR. P.P PRIYADARSHINI, MAZHUVANCHERIL HOUSE, S.H MOUNT P.O, KOTTAYAM DIST, PIN : 686006**	
2	Survey No. Register office where in the title deeds Registered. c. Whether verified with legal opinion – Survey no/Patta no. d. Extent of Land	Re .sy no.160/4 Kottayam Taluk, Kottayam SRO, Perumpayikkadu Village, Kottayam District, Kottayam Municipality Yes Legal opinion issued by Adv. Thomas Mathew, dtd- 24-08-2017 **2.00 Ares (4.94 Cents)**	
3	a. Postal address of the property b. Specify the Boundary description on all sides as per Location Sketch(2142/2024)	**DR. P.P PRIYADARSHINI, MAZHUVANCHERIL HOUSE, S.H MOUNT P.O, KOTTAYAM DIST, PIN : 686006**	
		East	Private road
		West	Property of Shanmughan Chettiyar
		North	Property of Ajithkumar
		South	Road
	Specify the Boundary description on all sides as per Site Visit	East	Private road (No demarcated)
		West	Property of Shanmughan Chettiyar
		North	Property of Ajithkumar
		South	Municipal Road
4	Details of recent registration a.Buyer b.Executants c.Extent of area d. Registered for Rs. e.Date of Registration.	DR. P.P PRIYADARSHINI 2.00 Ares (4.94 cents)	
5	Whether the property is self acquired or Ancestral property If ancestral property, whether VOA	Self acquired. Yes	

VIVISH THOMAS B.Tech, Msc (REV) Ph.D, FIV Govt. Registered Valuer Vettoor Centre T.B. Road Kottayam ★ Chartered Engineer & IBBI Registered ★

	certificate is available If self acquired, whether the original title deed is verified	i) Possession Certificate no- 23537725 , dtd-03-03-2017 issued by Perumpayikkadu Village Office ii) Location sketch no- 2142/2017, dtd- 22-09-2017, issued by Perumpayikkadu Village Office iii) Old valuation report issued by Dr.Vivish Thomas, dtd 21-11-2024
6	If the building is leased out,terms of lease,unexpired period of lease and Possibility of getting vacant possession.	NA
7	Whether the land on which the building Stands is owned by the borrower	NA
8	Type of construction with details a.Whether constructed as per plan b.Whether any major deviation observed from the approved plan	-- -- --
9	a. Age of the building b.Life expectancy c.Locational disadvantages	-- -- Nil
10	a.whether property tax has been paid regularly b.Amount of tax	Latest land tax receipt not submitted Bank may collect & ensure the same
11	Any other relevant details Whether the premises used for residential/commercial purpose. Own/rental/long lease. If rented, rent yield per month. whether standard reny has been fixed under Reny control act ,If so details. Any dispute between the owner and tenant	-- -- -- --
12	Legal encumbrances, if any Any other details which affects our charge On the property as security	Not known
13	Total area of land Constructed Plinth area Year of construction Type of construction Type of roof Type of floor Availability of civic amenities Water supply Electricity Connection	2.00 Ares (4.94 Cents) -- -- -- -- -- 2 km Na Na

DR. VIVISH THOMAS B.Tech, Msc. (REV), Ph.D, FIV ★ Govt. Registered Valuer ★ Chartered Engineer ★ Vettoor Centre T.B. Road Kottayam IBBI Registered

	Drainage connection Transport/commutation Nearest Bus stop Nearest railway station Latitude Longitude	-- Yes Mathrubhoomi Bus stop Kottayam 9.597738 N 76.530910 E
14	VOV/Guideline value maintained at Registrar Office	NA
15	Local/market rate prevailing at the time of valuation (Basis of valuation)	Market Approach method has been adopted for this valuation. Valuations have been carried out after conducting local enquiries, with regard to the market prices of properties in the particular locality. Careful consideration has been given to the various important factors like nature of the locality, availability of resources, accessibility, proximity to civic amenities, specification, potential for marketability, etc. while arriving at the value
16	Value arrived at by the undersigned and reasons thereof	**Land valuation(Ward-XII, Kottayam Municipality)** 2.00 Ares @ ₹ 14,82,000/Ares = ₹29,64,000.00

VALUATION ABSTARCT	
Value of land	₹29,64,000.00
Value of building	
Total Amount	₹ 29,64,000.00
Say	₹29,64,000.00

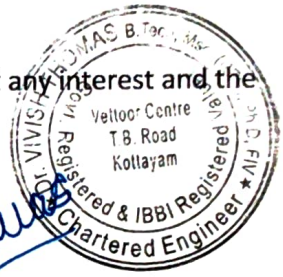
Market value -29,64,000.00
Realizable value - 26,67,600 00
Forced/distress value – 23,71,200.00

Dr. VIVISH THOMAS B.Tech, Mse (REV), Ph.D, FIV, Govt. Registered Valuer, Vettoor Centre, T.B. Road, Kottayam, ★ Chartered Engineer & IBBI Registered ★

Vettoor Centre, T.B. Road, Kottayam - 686 001. Tel: 0481-2561041, 2562332. E-mail: valuationdpt@gmail.com

Caveats, Limitations and Disclaimers
The analysis and conclusions are based on the assumption that the documents submitted to me are genuine and not forged.
The extend of land considered for valuation is based on the legal scrutiny report, location sketch, land tax receipts etc. and not by physical measurements.
The value will vary if the purpose is different.
The legal aspects are not in the scope of this valuation.

Certified that the Certified that the property/building valuation has been done without any interest and the distress sale value has been taken into account for valuing the property.



Signature of the valuer with seal

02-11-2026

Vettoor Centre, T.B. Road, Kottayam - 686 001. Tel: 0481-2561041, 2562332. E-mail: valuationdpt@gmail.com

MODEL CODE OF CONDUCT FOR VALUERS

Integrity and Fairness

1. I shall , in the conduct of my business, follow high standards of integrity and fairness in all my dealings with my clients and other valuers .
2. I shall maintain integrity by being honest , straightforward , and forthright in all professional relationships.
3. I shall endeavor to ensure that I provide true and adequate information and shall not misrepresent any facts or situations .
4. I shall refrain from being involved in any action that would bring disrepute to the profession .
5. I shall keep public interest foremost while delivering the services .

Professional competence and due care

6. I shall render at all times high standards of services , exercise due diligence ,ensure proper care and exercise independent professional judgment .
7. I shall carry out professional cervices in accordance with the relevant technical and professional standards that may be specified from time to time
8. I shall continuously maintain professionals knowledge and skill to provide competent professional service based on up to date developments in practice , prevailing regulations / guidelines and techniques .
9. In the preparation of a valuation report , I shall not declaim liability for his / its expertise or deny my duty of care ,expect to the extent that the assumption are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by me .
10. I shall not carry out any instruction of the client in safer as they are incompatible with the requirements of integrity , objectivity and independence .
11. I shall clearly state that to this client the services that that I would be competent to provide and the services for which I would be relaying on other valuers or professionals or for which the client can have a separate arrangement with other valuers .

Independence and disclosure of interest

12. I shall act with objectively In my professional dealings by ensuring that my decisions are made without the presence of any bias , conflict of interest , coercion , or undue influence of any party , whether directly connected to the valuation assignment or not
13. I shall not take up on assignment if I or any of my relatives or associates is no independent in terms of association to the company .
14. I shall maintain complete independence in my professional relationship and shall conduct the valuation independent of external influences .
15. I shall where ever necessary disclose to the client , possible source of conflict of duties and interest while providing unbiased services .
16. I shall not deal in securities of any subject company after any time when I first become aware of the possibility of my association with the valuation , and in accordance with the securities and exchange board of India (prohibition of insider trading) regulations , 2015 or till the time the valuation report becomes public , whichever is earlier
17. I shall not indulge in " mandate snatching" or offering " convenience valuation " in order to cater to a company or client 's needs .
18. As an independent valuer , I shall not charge success fee (success fees may be defined as a compensation / incentive paid to any third party for successful closure for transaction . in this case , approval of credit proposals.)
19. In any fairness opinion or independent expert opinion submitted by me , if there has been a prior engagement in an unconnected transaction , I shall declare the association with the company during during the last five years

confidentiality

20. I shall not use or divulge to other client or any other party any confidential information about the subject company , which has come to my knowledge without proper and specific authority of unless there is a legal or professional right or duty to disclosure

Information management

21. I shall ensure that I maintains written contemporaneous record for any decision taken the reasons for taking the decision and information and evidence in support of such decision this shall be maintained so as to suffiently enable to [illegible] person to take a view on the appropriateness of my decisions and actions .

DR. VIVISH THOMAS B.Sc. (Engg.), M.Sc. (REV), Ph.D. F.I.V. Govt. Registered & IBBI Registered Valuer * Chartered Engineer * Vettoor Centre T.B. Road Kottayam

22. I shall appear co-operate and be available for inspections and investigations carried out by the authority the registered valuers organization with which I am registered or any other statutory regulatory body .

23. I shall provide all information and records as may be required by the authority the tribunal appellate tribunal the registered valuers organization with which I am registered or any other statutory regulatory body .

24. I while respecting the confidentially of information acquired during the course of performing professional services , shall maintain proper working papers for a period of three years of such longer periods as required in its contract for a specific valuation . for production before a regulatory authority or for a peer review . in the event of a pending case before the tribunal or appellate tribunal the record shall be maintained till the disposal of the case

Gifts and hospitality

25. I or my relative shall not accept gift or hospitality which undermines or affect my independence as a valuer

Explanation :- for the purposes of this code the term "relative " shall have the same meaning as defined in clause (77) of section 2 of the companies Act ,2013 (18 of 2013).

26. I shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for myself or to obtain or retain an advantage in the conduct of Profession for myself .

Remuneration and costs

27. I Shall Provide Services for remuneration which is charged in a transparent manner , is a reasonable reflection of the work necessarily and properly undertaken and is not inconsistent with the applicable rules .

28. I shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom be rendering service.

Occupation , employability and restrictions.

29. I shall refrain from accepting too many assignments , if I am unlikely to be able to devote adequate time to each of my assignments.

30. I shall not conduct business which in the opinion of the authority or the registered valuer organization discredits the profession.

Date : 02-11-2026
Place : Kottayam

Dr. VIVISH THOMAS B.Tech, Msc. (REV), Ph.D, FIV
Govt. Registered Valuer
Vettoor Centre
T.B. Road
Kottayam
& IBBI Registered
Chartered Engineer

Signature
(Name of the Approved Valuer and seal of the firm / company)

Vettoor Centre, T.B. Road, Kottayam - 686 001. Tel: 0481-2561041, 2562332. E-mail: valuationdpt@gmail.com





Photography 1- VIEW OF LAND

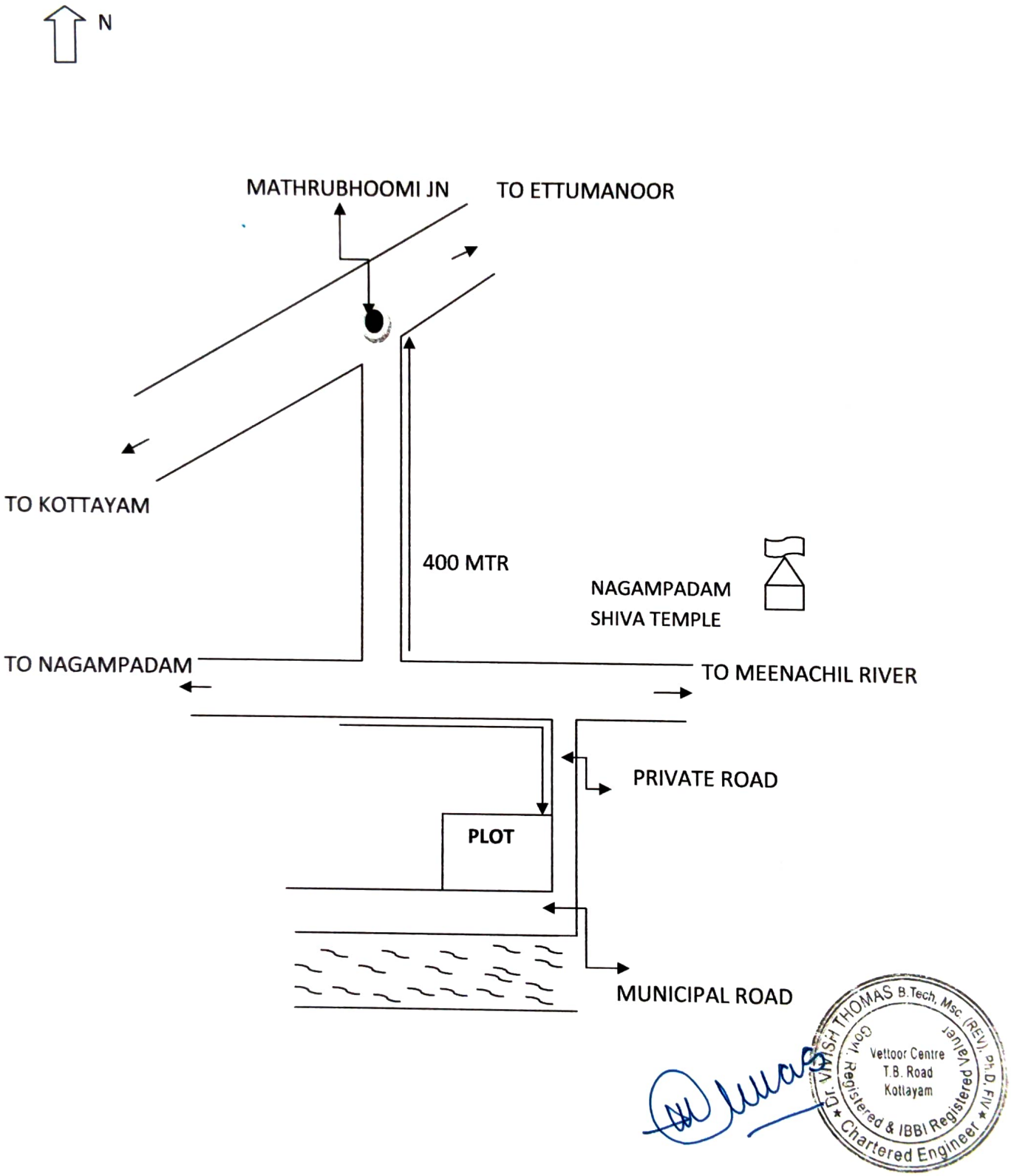


Photography 2-ACCESS WAY ON THE SOUTHERN SIDE

DR. VIVISH THOMAS B.Tech, Msc. (REV), Ph.D. (IV)
Govt. Registered Valuer
Vettoor Centre
T.B. Road
Kottayam
★ Chartered Engineer ★ Registered & IBBI Registered

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LOCATION PLAN



Dr. VINISH THOMAS B.Tech, Msc. (REV), Ph.D. FIV
Govt. Registered Valuer
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HOME (https://igr.kerala.gov.in/index.php/Login/index)

Fairvalue of land searched

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Back (https://igr.kerala.gov.in/index.php/Fairvalue/view_fairvalue/Kottayam -7-05-Kottayam -03-Perumpayikadu -22------160)

District : Kottayam
Taluk : Kottayam
Village : Perumpayikadu
Re-Survey Number : 160

Download Gazette

Show 10 entries Search:

Survey No	SubDivision No	Block	Resurvey No.	ReSurveySubDivision No	Land Type	Fairvalue Per Are(Rs)
		25	160	1	Government Property	
		25	160	2-22	Residential Plot with private road access	1479060
		26	160	1-19	Commercially important Plot	1109460

Showing 1 to 3 of 3 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

Showing 0 to 0 of 0 entries Previous Next

Fixation of Fairvalue by Collectors on appeals after 01.04.2010

Show 10 entries Search:

No Records Found

No data available in table

VIVISH THOMAS B.Tech, Msc.(REV), Ph.D., FIV
Govt. Registered Valuer
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Kottayam
Registered & IBBI Registered
Chartered Engineer

Google Maps 9°35'51.9"N 76°31'51.3"E

