ANNEXURE – II
VALUATION OF PROPERTY (LAND & BUILDING)
REPORT ON VALUATION

Ref. No. Date: 8.7.2024

PART A – BASIC DATA I.

GENERAL:

1.	Purpose of valuation	:	To asses the present value of the property Canara Bank, Vadanapilly branch .(SARFAESI Valuation)
2.	a) Date of Inspection	:	3/7/2024
	b)Date on which the valuation is made	:	8/7/2024
3.	Name of the reported owner with present address and phone number Name of the owner(s) and his/their addresses(es) with Phone No.(details of share of each owner in case of joint ownership)	:	Mr.Renjith A.P S/o Pankajakshan . Eramvettil house,Chakkamkandam Paluvai.P.O,Thrissur 680522
4.	Documents produced for perusal	:	Deed no 1012/2021of SRO,Mulassery LSR of Adv.Biju .K.P &Ad.Dhany.K.Raj dated 29/11/2021
5.	Brief description of the property taken for valuation (Including leasehold/freehold etc)	:	4.84 Cents(1.96 Are) of land in Re Sy no 28/5A-2, of Annakkara village and 970 sft R.C.C.roof residence without the Finishing work
6.	Scope of valuation	:	Land & Residentional building
7.	If this report is to be used for any bank purpose, state the name of the bank and branch, if known	:	Canara Bank, Vadanappally Branch

II. DESCRIPTION OF THE PROPERTY:

1.	Postal address of the property with Pin code	:	Mr.Renjith A.P S/o Pankajakshan . Eramvettil house,Chakkamkandam Annakkara Village,Chavakkad Taluk
2.	City/Town	:	Town,
	Residential Area	:	Residentional Area
	Commercial Area	:	Nil
	Industrial Area	:	Nil
3.	Classification of the Area	:	Residentional Area
4.	Coming under Corporation Limit /Village Panchayat/Municipality	:	Mulassery Gramma Panchayat.
5.	Whether covered under any State/Central Govt. enactments (e.g.Urban Land Ceiling Act) or notified under agency area/scheduled area /cantonment area	:	No
6.	In case it is an agricultural land, any conversion to house site plots is contemplated	:	NA
7.	Location of the property	:	The plot is in a private road starting from

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			Kottapadam road which road is starting from Maliyammavu road starting from Pangu-Parapur main road near Mahakali Amman Temple,. Ward 2 of Mulassery Gramma Panchayat
	Plot No. / Nagar/Survey No.	:	Re Sy no 28/5A-2
	Door No.		Ward 2/283 nearest house no
	S.F. No. / T.S. No. / R.S. No.	:	-
	Village / Block		Annakara village .
	Taluk / Ward	:	Chavakkad
	Mandal/District/Municipality/ Corporation	:	Mullassery Gramma Panchayat.

8.	Boundaries of the property	As per the LSR		As per site inspection
	East	3m width Private road		3m width Private road
	North	Ammu alias Ammukutty Nathiar, Parambu of Kunjunny		Ammu alias Ammukutty Nathiar , Parambu of Kunjunny
	West	Parambu of Kallittukuhzyil Thanka Nathiar		Parambu of K.K. Nair.
	South	Parambu of Radamani		Parambu of Radamani

9.	Latitude, Longitude & Coordinates of the site	Latitude	10.551836 N
		Longitude	76.089849 E

10.	Property tax receipt referred	:	Land tax Recepit no KL08041402801/2021 of Annakkara Village Dated 18/09/2021
	Assessment number	:	
	Tax amount	:	Rs 105
	Receipt in the name of	:	Renjith
11.	Electricity service connection consumer No.	:	EB 90-18583
	In the name of	:	Renjith ,
	Other details if any		do
12.	Property is presently occupied by	:	Owner
13.	If tenanted fully, What is the gross monthly rent?	:	NA
14.	If occupied by both	:	NA
	By assuming the entire building is let out, (i) What is the probable monthly rent? (ii) What is the advance amount?	: :	The building work is not completed

III. PROCEDURE OF VALUATION:

	Valuation Details	:	Discussed in Part B,C,D,E &F
1	F.S.I. – 0.46	2	Plot Coverage -46 %

(Describe the property details)

PART B – LAND

1.	Dimension of the site			
		A) As per title Deed		**B) Actual**
	North	As per village sketch		As per village sketch
	South	"		"
	East	"		"
	West	"		"
2.	Extent of site (least of 1a &1b)		:	
	Size of the Plot		:	As per village sketch
	North & South		:	As per village sketch

	East & West	:	"
	Total Extent of the Plot	:	4.84 cents.(1.96 Are)
3.	Characteristics of the site	:	Level
	What is the character of the locality?	:	Middle Class Residentional Area
	What is the classification of the locality?	:	Rural area
	Development of surrounding areas	:	Area is Developed with Residentional building.
	Possibility of frequent flooding/submerging	:	No
	Feasibility to the civic amenities like school, hospital, bus stop, market etc.	:	Available Within short distance
	Level of land with topographical conditions	:	Level
	Shape of land	:	As per village sketch
	Type of use to which it can be put	:	Residentional
	Any usage restriction	:	No
	Is plot in town planning approved layout?	:	No
	Corner Plot or Intermittent Plot?	:	Intermittent plot
	Type of road available at present	:	Earthern road
	Road facilities are available?	:	Yes
	Is it a land – locked land?	:	No
	Water Potentiality	:	Yes
	What is the width of the Road?	:	3.0 mwide road
	Width of road –is it below 20ft or more than 20 ft.	:	do
	Underground sewerage system	:	no
	Is power supply available at the site?	:	Yes
	Advantage of the site	:	Developing area .
	Special remarks, if any, like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc (Distance from sea-coast/tidal level must be incorporated)	:	Nil
	Any factors which affect the marketability of the land?	:	Present market value after flood & covid -19
	Type of land	:	Residentional, dry land
	Accessibility	:	Four wheel traffic to the Panchayat road
4.	Value on adopting GLR (Guideline Rate) i) Guideline rate as obtained from the Registrar's office (an evidence thereof to be enclosed)	:	Residentional plot with panchayat road No Data available.
	ii) Value of land by adopting GLR (1.96 Are. X /Are.....)	:	Rs
5.	Value by adopting PMR (Prevailing Market Rate) Prevailing market rate(Along with details/reference of atleast two latest deals/transactions with respect to adjacent properties in the areas)	:	Rs. 2,25,000/cent-Rs 2,50,000.00/cent (By local enquiry & comparison, Documentary evidence not available) Market value of land is arrived after local enquiry in the nearby area and applying waitages for positive and negative aspects of this particular land. No documentary evidence is available because the documented value in deeds are as per the Government fair value only.

	Unit rate adopted in this valuation after considering the characteristics of the subject plot .		Rs 2,25,000.00
	Value of land by adopting PMR		Rs.2,25,000/cent x4.84 cent= Rs. 10,89,000.00

PART C – BUILDINGS

	Type of Building		
1.	Type of construction	:	Load bearing
2.	Quality of construction	:	ii Class
3.	Appearance of Building	:	Common
4.	Maintenance/Condition of the Building	:	Exterior: Fair Interior: comman
5.	Plinth Area	:	Plinth Area G.F =970 sft (building under Construction)
6	Number of floors and height of each floor including basement, if any	:	G.F =3.0 m

1.VALUATION OF BUILDING:

Floor	Year of Construction (as reported/ as per actual observation/ as per deed)	Roof	Plinth Area		
			Main Portion A	Cantilevered Portion B	Total A+50% of B
G.F.	2024 (Under Construction)	RCC	970 sft	nil	970 sft
	TOTAL		970 sft	nil	970 sft

1.	Drawing approval a. Date of issue and validity of layout of approved map/plan	:	The client obtained building permit vide order A3-BA (285474) dated 17/11/2021 refer application dated A3/1010/2021 from Mullassery Panchayat.
	b. Approved map/plan issuing authority	:	Mullassery Gramma Panchayat.
	c. Whether genuineness or authentic of approved map/plan is verified?	:	Plan is not available for verification
	d. Any other comments by our empanelled valuers on authentic of approved plan? (Discuss on the building approval, reference, violations observed, consequences of violation etc.)	:	Now the client constructed the residentional building 970 sft with out completing the plastering work ,flooring work ,doors and Window leaves ,toilet work and painting work etc.
8.	Value of building is estimated by adopting suitable unit plinth area rate depending upon the specifications. Depreciation is calculated by straight-line method assuming a salvage value of 6%.		

DESCRIPTION	Ground Floor	First floor
Specification		
Floor finish	Not done	
Superstructure	Solid concrete block work ,plastering partially completed.	
Roof	RCC roof	
Doors	Only frame fixed	

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Windows	Concrete frame fixed	
Weathering course	Nil	
Plinth area	970 sft	
Year of construction (as reported / as observed/ as per the deed)	2024	
Age of the building	Nil	
If the age is not exactly known, further life expected	55 years	
Total life of the building estimated	55yrs	
Depreciation percentage (assuming salvage value= 6%)	Nil	
Replacement rate of construction with the existing conditions and specifications	Rs 1050/sft	
Replacement Value	Rs.10,18,500.00	
Depreciation Value @ 1.71% years		
Present value of the building	Rs.10,18,500.00	
Total value of the building (GF	Rs.10,18,500.00	

(Note: Add extra sheets for additional floors and buildings)

(Value after Depreciation)

1.	Portico	:	Nil
2.	Ornamental Front / Pooja door	:	Nil
3.	Sitout/Verandah with Steel grills	:	do
4.	Extra Steel/collapsible gates	:	do
5.	Open staircase	:	do
6.	Wardrobes, showcases, wooden cupboards	:	do
7.	Glazed tiles	:	do
8.	Extra sinks and bath tub	:	Nil
9.	Marble/ceramic tiles flooring	:	Nil
10.	Interior decorations	:	Nil
11.	Architectural Elevation works	:	Nil
12.	False ceiling works	:	do
13.	Paneling works	:	do
14.	Aluminum works	:	Nil
15.	Aluminum handrails	:	Nil
16.	Separate Lumber Room	:	Nil
17.	Separate Toiler Room	:	Nil
18.	Separate water tank/sump	:	Nil
19.	Trees, gardening	:	Nil
20.	Any other	:	Nil

PART E – SERVICES (Value after Depreciation)

1.	Water supply arrangements		
	Open well	:	Nil
	Deep bore	:	Nil
	Hand pump	:	Nil

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	Motor	:	Nil
	Corporation Tap	:	nil
	Underground level sump	:	Nil
	Overhead water tank	:	Nil
2.	Drainage arrangements :		
	Septic tank		Nil
	Underground sewerage		Nil
3.	Compound Wall with gate	:	Nil
	Height		Nil
	Length		Nil
	Type of construction		Nil
4.	Pavements ..... Rm. @ Rs..../m2	:	Nil
5	Steel gate ..... Rm. @ Rs..../m2	:	Nil
6.	E.B Deposits, water deposits, drainage deposits etc.	:	EB as per records
7.	Electrical fittings & others	:	Yes
	Type of wiring	:	Concealed
	Class of fittings (superior/Ordinary/Poor)	:	Ordinary
	Number of light Points	:	Not Provided
	Fan Points	:	do
	Spare Plug Points	:	do
	Any other item	:	-
8.	Plumbing installation	:	Not completed
	No. of water closets and their type	:	do
	No.of wash basins	:	do
	No.of bath tubs	:	Nil
	Water meter, taps etc	:	Nil
	Any other fixtures	:	Nil
9.	Any other	:	Nil
	Total	:	Nil

PART F – ABSTRACT VALUE

Part	Description	Value of adopting	
		GLR Rs.	PMR Rs.
B	Land	No Data avilable	**Rs.**10,89,000.00
C	Building	Rs 10,18,500.00	Rs.10,18,500.00
D	Amenities	Nil	Nil
E	Services	Nil	Rs Nil
	Total	Rs.	Rs 21,07,500.00
Say		Rs.	Rs 21,00,000.00
Add (+)	Factors favouring for an additional value		Nil
Less (-)	Factors favouring for less value		Nil
Present Market Value			**Rs.** 21,00,000.00



ANY OTHER DETAILS:

The Valuation report is prepared on the basis of the documents produced by the customer and available at Bank assuming he/she has disclosed all the facts truly and all the documents are originals and not fake/forged. All details are verified & report submitted by Adv.Biju .K.P &Ad.Dhany.K.Raj dated 29/11/2021

The market value of land is arrived after local enquiry and comparison considering the factors like locational advantages/disadvantages, marketability, road width, access, size,shape, frontage neighbours etc.

Building valuation is done as per the specification of building, age of building etc with appropriate depreciation applied.

As a result of my appraisal and analysis, it is my considered opinion that the present fair market value of the above property in the prevailing condition with aforesaid specifications is **Rs.21,00,000.00 (Rupees Twenty one Lakhs only.)**The book value of the above property is as per the deed. the Relisable value Rs 18,90,000.00(Rupees eighteen Lakhs and ninty thousand only.) And the Distress value is.Rs.16,80,000. .00(Rupees sixteen lakhs and eighty thousand only.)

Place: Thrissur
Date: 8-7-2024

Signature

(Name and Official seal of the Approved Valuer)

Er. SUKUMARAN K. K.
B.Tech; M.I.E.; A.I.V.
Chartered Engineer
Approved Valuer - A - 29493
Income Tax Registered Valuer
Reg. No. CAT 11/22/2019-2020
Asst. Executive Engineer
PWD Buildings (Rtd.)
Mob No. 94463 90360
sukumar0691@gmail.com

PART G – CERTIFICATE

1. It is hereby certified that in my opinion

i) The present market value of the property discussed in the report (above)by adopting prevailing market rate for the property is Rs. 2,25,000/cents

ii) The forced sale value of the property is estimated as 20 % less than the present market value. The realizable sale value of the property is estimated as 10 % less than the present market value.
The relevant document for the subject property in the opinion of valuer involved in this property is the Deed no 1012/2021of SRO,Mulassery.

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 of valuation. This report is not to be referred if the purpose is different other than mentioned in I(1).
4. The property was inspected on 03/07/2024 by me
5. The legal aspects were not considered in this valuation.
6. This valuation work has been undertaken by the valuer based upon the request from the Manager, Canara Bank, Vadanapally Branch, Thrissur Dt.

(Panel Valuer)

Place : Thrissur
Date : 8/7/2024
Note : This report contains 9 Pages

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Enclosures:

- Key plan showing the location of the property
- Site plan with boundaries
- Photograph of owner/representative with property in background
- Screen shot of longitude/latitude and co-ordinates of property using GPS/Various Apps/Internet sites

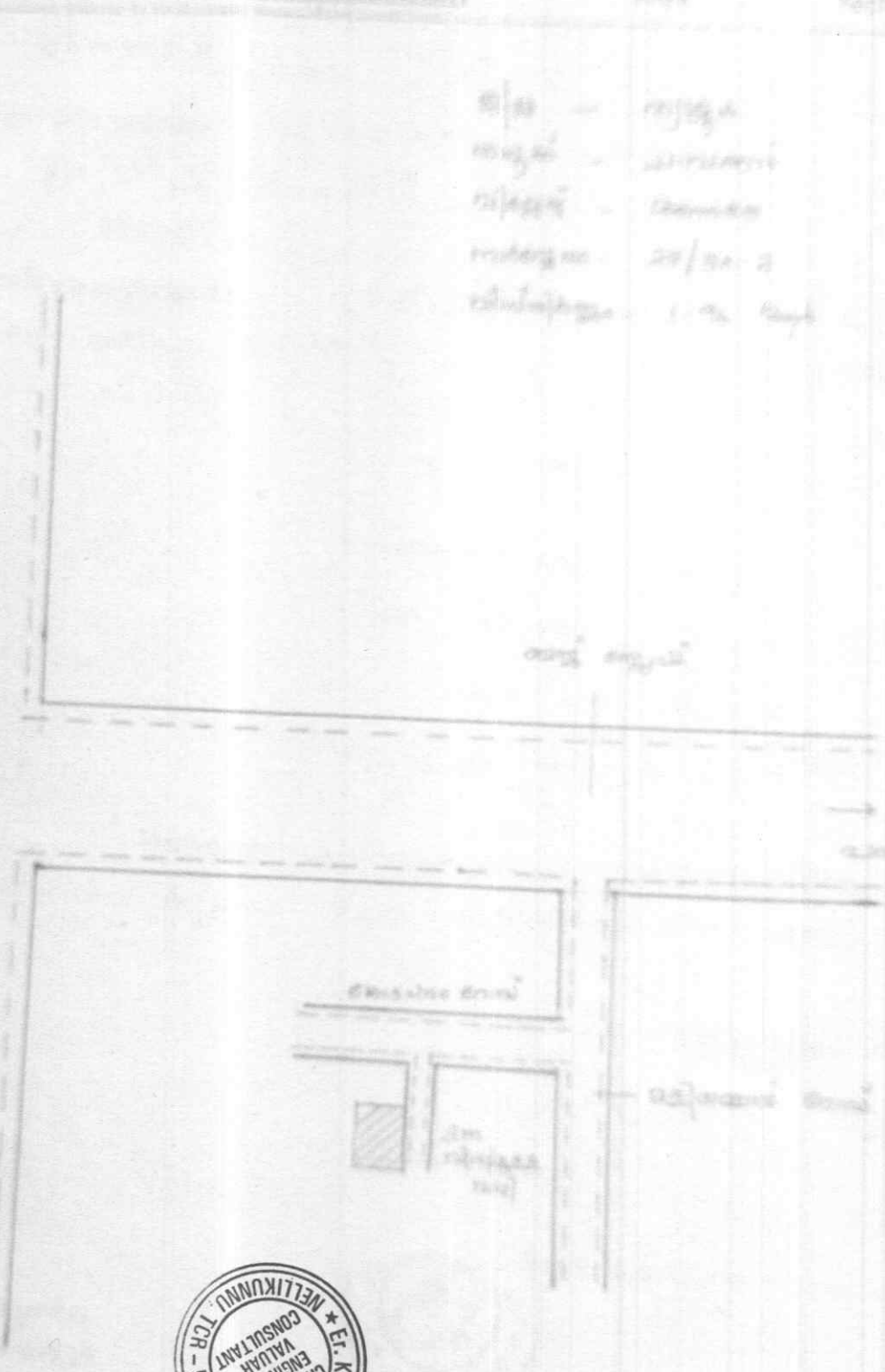
(Note: The valuer may add any number of additional sheets for providing any vital data and relevant information)

No: 309/2021

DISTRICT : THRISSUR

TALUK : THRISSUR

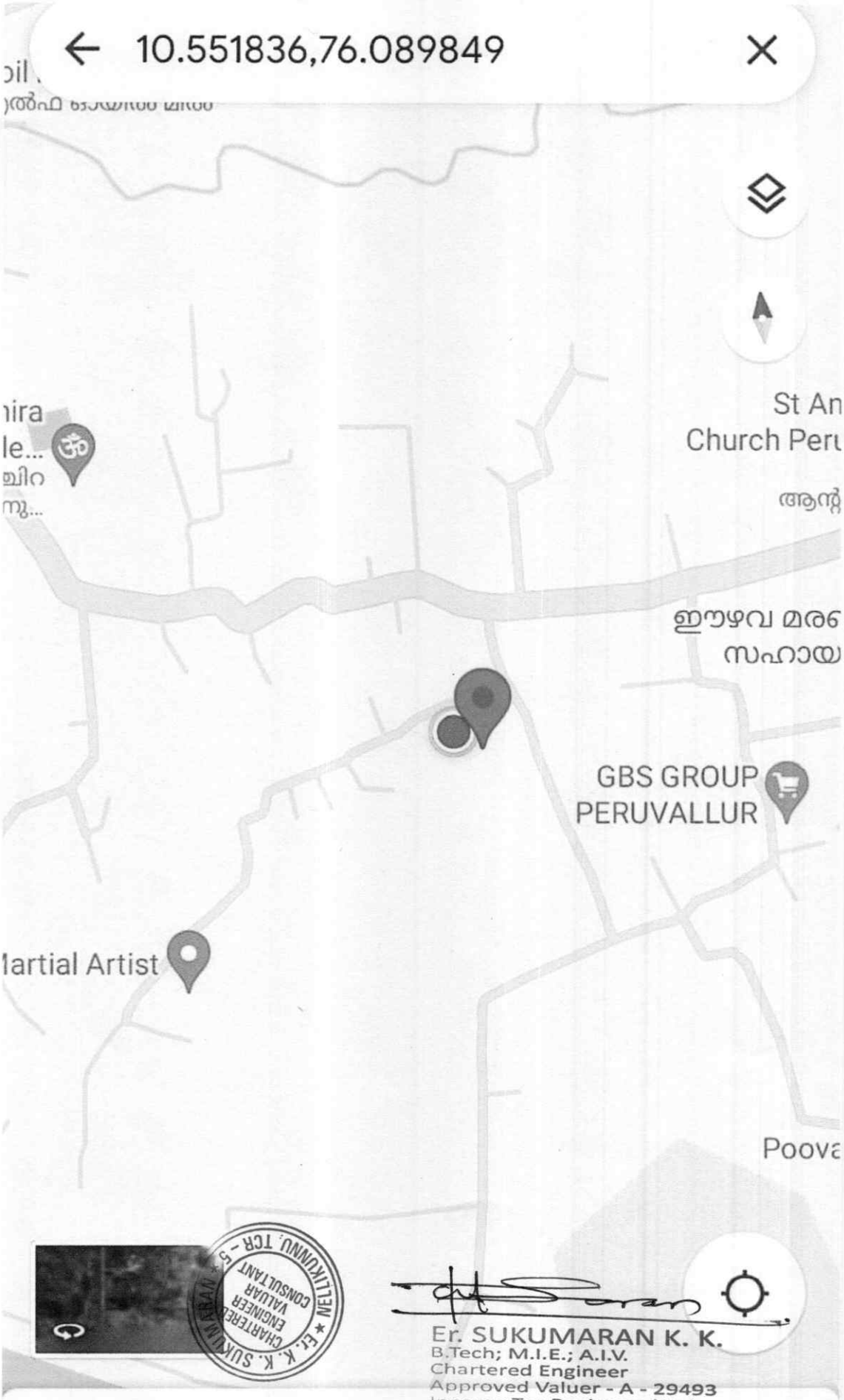
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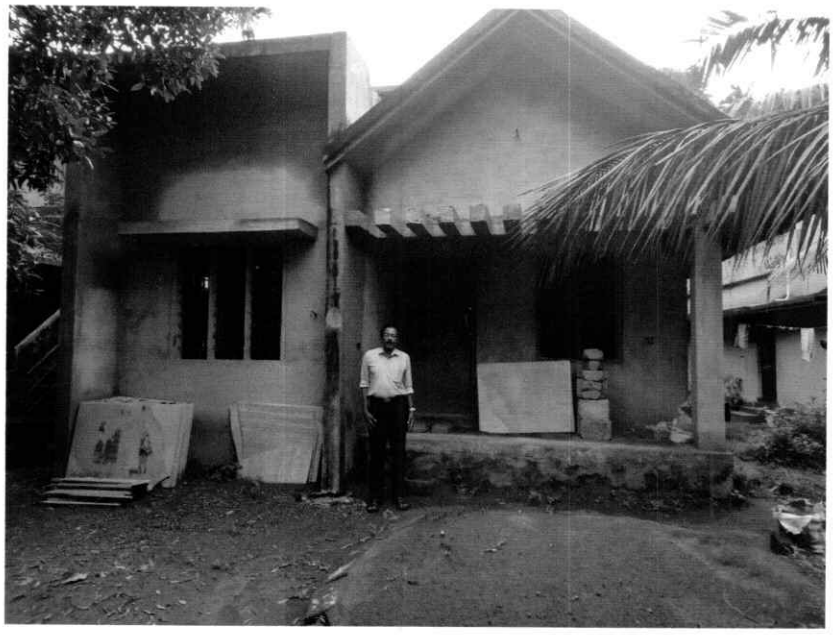


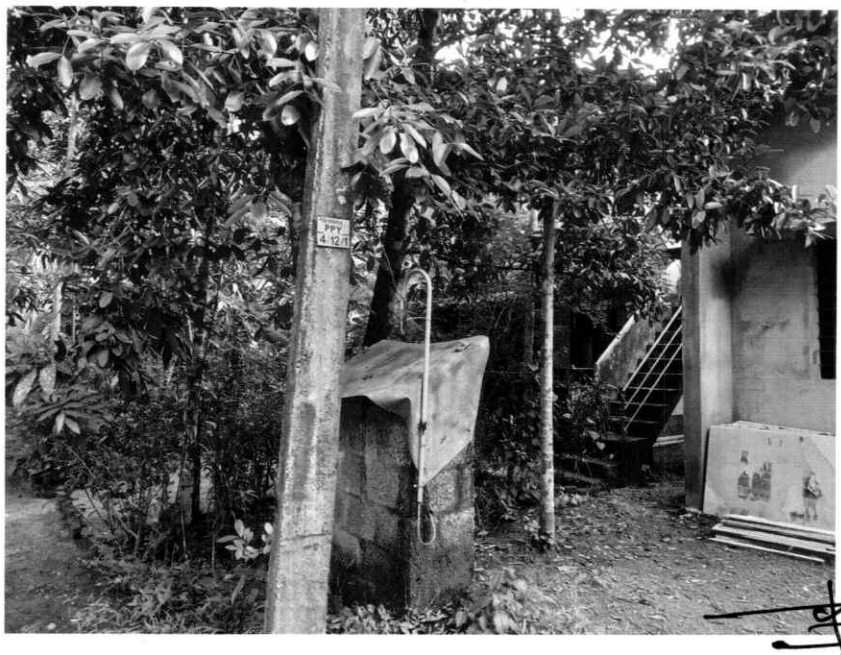
Village Office, Mullassery

Date 2/8/2021

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Directions
Start
Save







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