REPORT ON VALUATION OF IMMOVABLE PROPERTY OF

FLAT

IN SURVEY No. 637/2

OF CHEMBUKAVU VILLAGE

THRISSUR TALUK, THRISSUR DT.

OWNED BY

Mr. NIJU VIJAYAKUMAR, S/o. VIJAYAKUMAR

Date of valuation : 17.05.2025

Market Value : **Rs.81,00,000.00**
Realizable Value : Rs. 73,00,000.00(90%)
Forced/Distress Value : Rs. 65,00,000.00 (80%)
(For SARFAESI purpose)

Valuation done by :

C.K.Vivekanandan, B.Tech,A.I.I.A MIE,FIV
Regd. Architect,Chartered. Engineer &
Regd. Valuer (Income Tax)
"Kailas", P.O.Puzhakkal, Muthuvara,
Thrissur- 680553

C.K.Vivekanandan, B.Tech,A.I.I.A MIE,FIV
Architect,Chartered Engineer &
Registered Valuer (Income Tax)
"Kailas", P.O.Puzakkal, Muthuvara,
Thrissur- 680553,email:ar.vivekck@gmail.com

VIVEK CONSULTANTS
1 st Floor, "Kailas"
DIC/Post Office Side Road
Ayyanthole, Trichur 680 003.
Mob: 9846060815 Off: 9846641092

Ref.No	CKV	25-26	IB	15

VALUATION REPORT

1.	Name of the Owner of the Property	:	Mr.Niju Vijayakumar, S/o.Vijayakumar, Chittlurputhenveedu house, Flat No.7-A, 7Th Floor, Chiramels Sundale Homes Apartments, Kizhakkumpattukara, Mannuthy Road, P.O.East Fort, Pin- 680 005,Thrissur
	Name of the Power of Attomey Holder	:	Nil
2.	Name of the Applicant	:	**Mr. Niju Vijayakumar**
3.	Property Address	:	Mr.Niju Vijayakumar, S/o.Vijayakumar, Chittlurputhenveedu house, Flat No.7-A, 7Th Floor, Chiramels Sundale Homes Apts, Kizhakkumpattukara, Mannuthy Road, P.O.East Fort, Pin- 680 005, Thrissur
4.	Referral Branch	:	**Indian Bank** | **Thrissur.**
5.	Short Description of the Property	:	03.25 % undivided share of 21.5 Cent of land in Sy No. 637/2, Chembukavu village, & 1728 sqft apartment
6.	Date on which this Valuation is made	:	**17.05.2025**
7.	Name of the Valuer & Address	:	**C.K.Vivekanandan, B.Tech,A.I.I.A MIE,FIV Architect,Chartered Engineer & Registered Valuer (Income Tax)** "Kailas", P.O.Puzakkal, Muthuvara, Thrissur- 680553

Registered Valuer

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REGD. VALUER CHN-I/T-6/Vol.1/06-07
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MUTHUVARA, THRISSUR - 680 553

CERTIFICATE

To

The Chief Manager,

Indian Bank	**Thrissur**

Dear Sir,

This is to certify that the valuation of Flat in

Sy. No. 637/2, Chembukavu Village, Thrissur Taluk has 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 Only)	**Rs.**	-
Market Value of the Land and Building Flat With Amenities (Rupees Eighty one Lakh Only)	**Rs.**	81,00,000.00
Realizable sale Value of the Land and Building Flat With Amenities (Rupees Seventy three Lakh Only)	**Rs.**	73,00,000.00
Forced / Distress sale Value of the Land and Building With Amenities (Rupees Sixty Five Lakh Only)	**Rs.**	65,00,000.00

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

Breakup of the Values

Market Value of the Land	**Rs.**	-
Value Of the Proposed Work	**Rs.**	-
Market Value of the Building – Flat including Land share	**Rs.**	81,00,000.00
Market Value of the Land and Building – Flat With Laand, Amenities	**Rs.**	81,00,000.00
Market Value of the Building & Proposed Work	**Rs.**	-
Total Market Value of the Land With Building & Proposed Work	**Rs.**	-

Registered Valuer

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VALUATION REPORT

Branch	:	**Indian Bank** **Thrissur**
Name of the Person who accompanied the Engineer		: Applicant – **Mr. Niju Vijayakumar**
Valuation Whether (Fresh Valuation / Revaluation)	:	Revaluation
Old Valuation Report By	:	Vivekanandan CK, dt.29.02.2024

1. List of Documents produced for perusal

a) Copy Of Deed	Sale Deed No. 4422/2014 dt. 29.09.2014 Thrissur SRO
b) Legal Opinion By	Adv. dt.
c) Reg. Power of Attorney	-
d) Partition Deed No	-
e) Basic Tax Receipt	Rpt. No. dt.
f) Encumbrance Certificate No	-
g) Possession Certificate	-
h) Building Permit No	19263/2012 dt.12.06.2012
i) Approved by	Thrissur Corporation
j) Location Sketch	-
k) Location Certificate	-

PROPERTY DETAILS:-

1.	Type of Property	:	Residential apartment
2.	Ownership of the property	:	Single ownership
3.	In case of Joint Ownership whether share is undivided / divided. If Undivided share of each owner	:	NA
4.	Deed of Purchase	:	Deed No. 4422/2014 dt.29.09.2014
5.	Value of Property as per Reg .Sale deed	:	Rs.25,94,000/-

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6.	Agreement of Easements (Encroachment details)	:	Nil
7.	Location & Description of the Property		
	a. S.y. No. / Re. Sy. No	:	Sy No. 637/2
	b. Colony Name/ Ward No/ Block No	:	Door No.22/29/15
	c. Village/ Block	:	Chembukavu
	d. Taluk / Ward	:	Thrissur
	d. District/Municipality/Corporation	:	Thrissur
8.	Land Mark	:	Flat No.7-A, 7Th Floor, Chiramels Sundale Homes Apartments, Kizhakkumpattukara, Mannuthy Road , P.O.East Fort, Pin- 680 005,Thrissur.

9. Boundaries of the Property

Directions	As per Actuals	
	Apartment boundaries	Plot boundaries
East	Outer wall	Prop. of Gopalakrishnan
North	staircase	Thrissur- Palakkad Road
West	Outer wall	Prop. of Thottan
South	Outer wall	Prop.of Kochukuttiamma

10. Dimensions of the Property

Directions	Dimensions (Approx.)
East to West on North	18.50 m
East to West on South	20.10 m
North to South on East	42.00 m
North to South on West	49.00 m
Extent	03.25% undivided share of 21.5 Cent

Total Extent of Land : **03.25% undivided share of 21.5 Cent**

11. Extent of site considered for valuation : **03.25% undivided share of 21.5 Cent**

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QUESTIONAIRE

1.	Character of Locality	:	Upper middle class residential area
2.	Classification	:	Urban
3.	Development of surrounding area	:	Developed
4.	Is the locality subjected to frequent flooding	:	No
5.	Feasibility to the Civic amenities Like schools, Hospitals, Offices & Market etc.	:	within 1 to 2 Km
6.	Level of land with Topographical conditions	:	Level
7.	Shape of Land	:	Almost rectangular
8.	Type of use to which it can be put	:	Residential Flat
9.	Any restriction of usage	:	No
10.	Whether Leasehold / Freehold	:	Pandaravaka
11.	Is it in Town Planning Approval Layout	:	No
12.	Is it a corner plot	:	No
13	Road facilities	:	Yes, Tarred Road, Motorable Access is available to property
14	Water Potentialities	:	Yes
15	Under ground sewerage system	:	Yes
16	Commercial potentiality of the property	:	Little
17	Any other sentimental / social issue which may Affect the value	:	Property under SARFAESI procedure. Present Market value after flood & Covid-19 etc
18	Whether falls under " Land Ceiling Act " provisions:		No
19	Legal Encumbrances if any	:	No
20	Latitude & Longitude	:	N 10° 31' 12"(10.520000) E 76° 13' 58"(76.232778)
21	Is the Property is Land locked	:	No, (motorable access is available to the property)
22	Remark if any	:	-

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PART A – LAND

Details	Guideline & Market Value Of the Land
a) **Total Extent of Land**	**03.25% undivided share of 21.5 Cent**
b)Guideline Value Obtained from Website (igr.kerala.gov.in)	Not considered separately
Total	-
c) Prevailing Market Rate	Not considered separately composite rate method adopted
d) Adopted rate of valuation	-
e) Estimated Value of plot	-
Total	**Not considered separately composite rate method adopted**

PART B – BUILDINGS

1. Building details:

Floor	Year of Construction	Roof	Plinth Area
			Approved Area
7th Floor	2014-15	RCC	1728 sqft
-	-	-	-

2. SPECIFICATION OF THE BUILDING:-

DESCRIPTION	PARTICULARS
Specification Flooring Superstructure Roof Doors Windows Weathering course	 Vitrified tiles & Granite Column, beam, slab & brick work RCC Hard wood Steel, glass, wood Nil
Year of construction (as reported / as observed / as per the deed)	2014-15
Age of the building	10 yrs
Further expected life of the building	65 yrs
Total life of the Building estimated	**75 yrs**
Depreciation percentage (assuming salvage value = 4 %)	1.25 % per year

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

S.No	Particulars	Plinth Area In Sq.Ft	Rate / Sq.ft in Rs.	Age	Replace ment Cost In Rs.	Net Value In Rs.
1.	7st Floor	1728 sqft	5000/sqft	10 yrs	86,40,000.00	81,00,000.00
	-	-	-	-	(Depr. 1728 sft @2500/sft)	-
	Total					**81,00,000.00** RSV = 73.0Lakh FSV = 65.00Lakh

Market Value of the Building: - Rs. 81,00,000.00 Rs. Eighty one Lakh only

PART – C: AMENITIES

A	Portico	:	Nil
B	Outside flooring	:	Nil
C	Compound wall with gates	:	Yes, common
D	Modular kitchen	:	-
E	Interior works	:	-
F	Elevation works	:	-
G	Separate toilet room	:	-
H	Outer pavements	:	-
I	Separate water tank/sump	:	Yes, common
J	Drainage arrangement/ septic tank	:	Yes, common
K	Bore well with motor	:	Nil

ABSTRACT VALUATION

PART A	**Market Value Of The Land**	-
PART B	**Market Value Of Flat including Land share**	**Rs. 81,00,000.00**
PART C	**Amenities**	-
	Total	**Rs. 81,00,000.00 /-**

Rs. 81,00,000.00/- (Rupees Eighty one Lakh Only)

Registered Valuer

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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 Building – Flat** is

Rs. 81.00 Lakhs	**(Rupees Eighty one Lakh only)**

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

Rs. 73.00 Lakhs	**(Rupees Seventy three Lakh Only)**

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

Rs. 65.00 Lakhs	**(Rupees Sixty five lakh 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 **16.05.2025** In the presence of **Bank Manager,** 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,

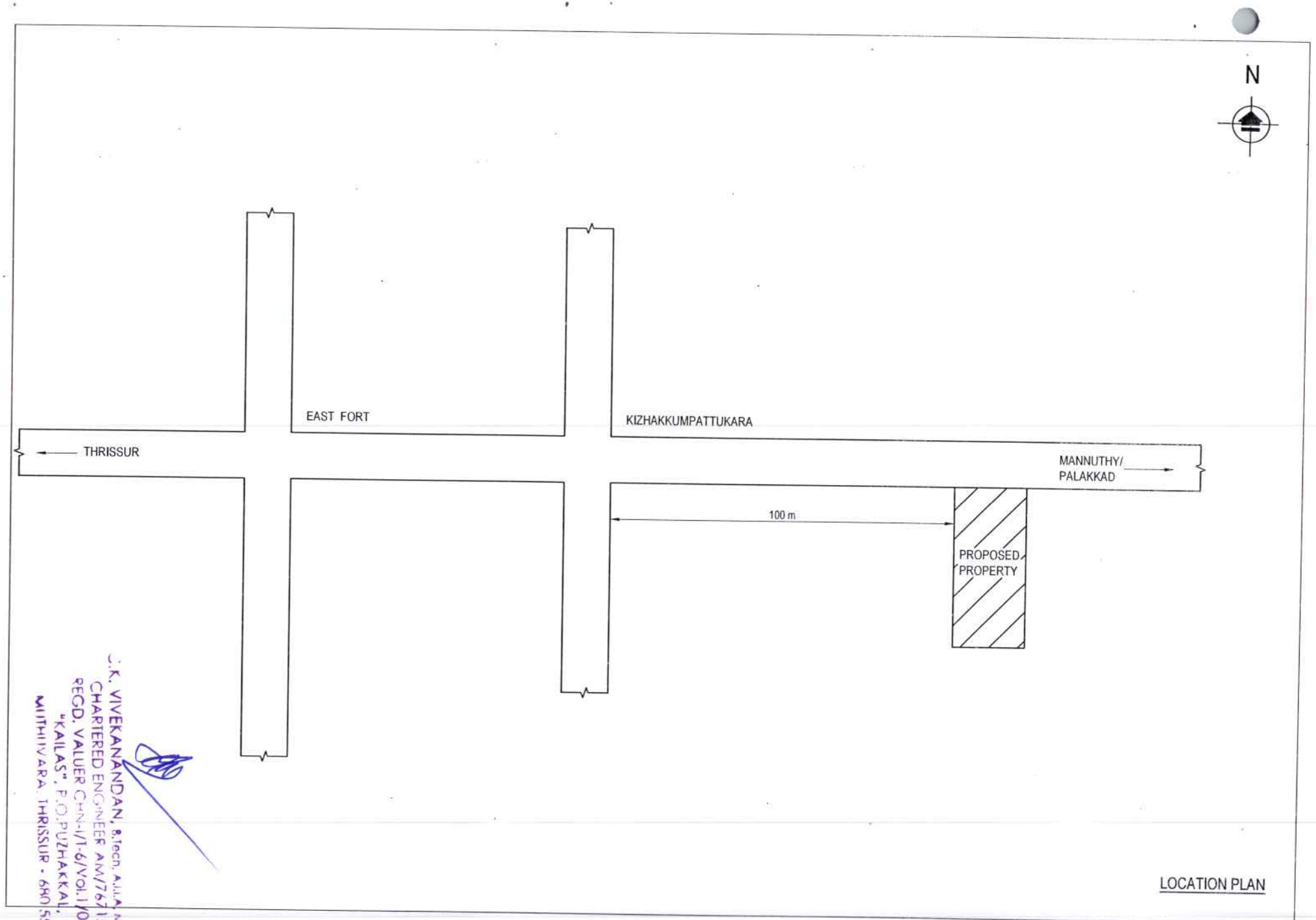
Indian Bank	**Thrissur**

Place: Thrissur

Date: **17.05.2025**

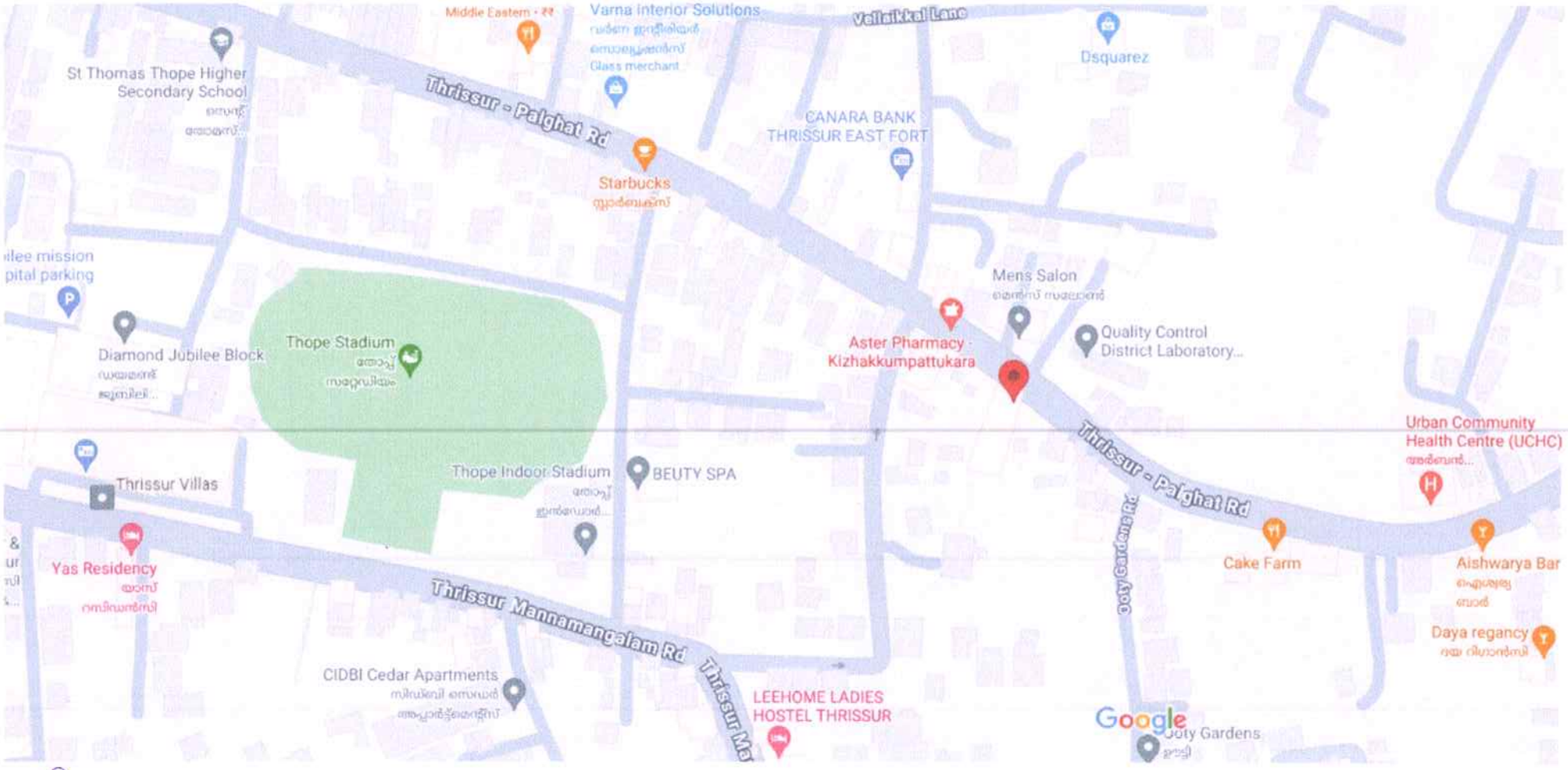
Registered Valuer

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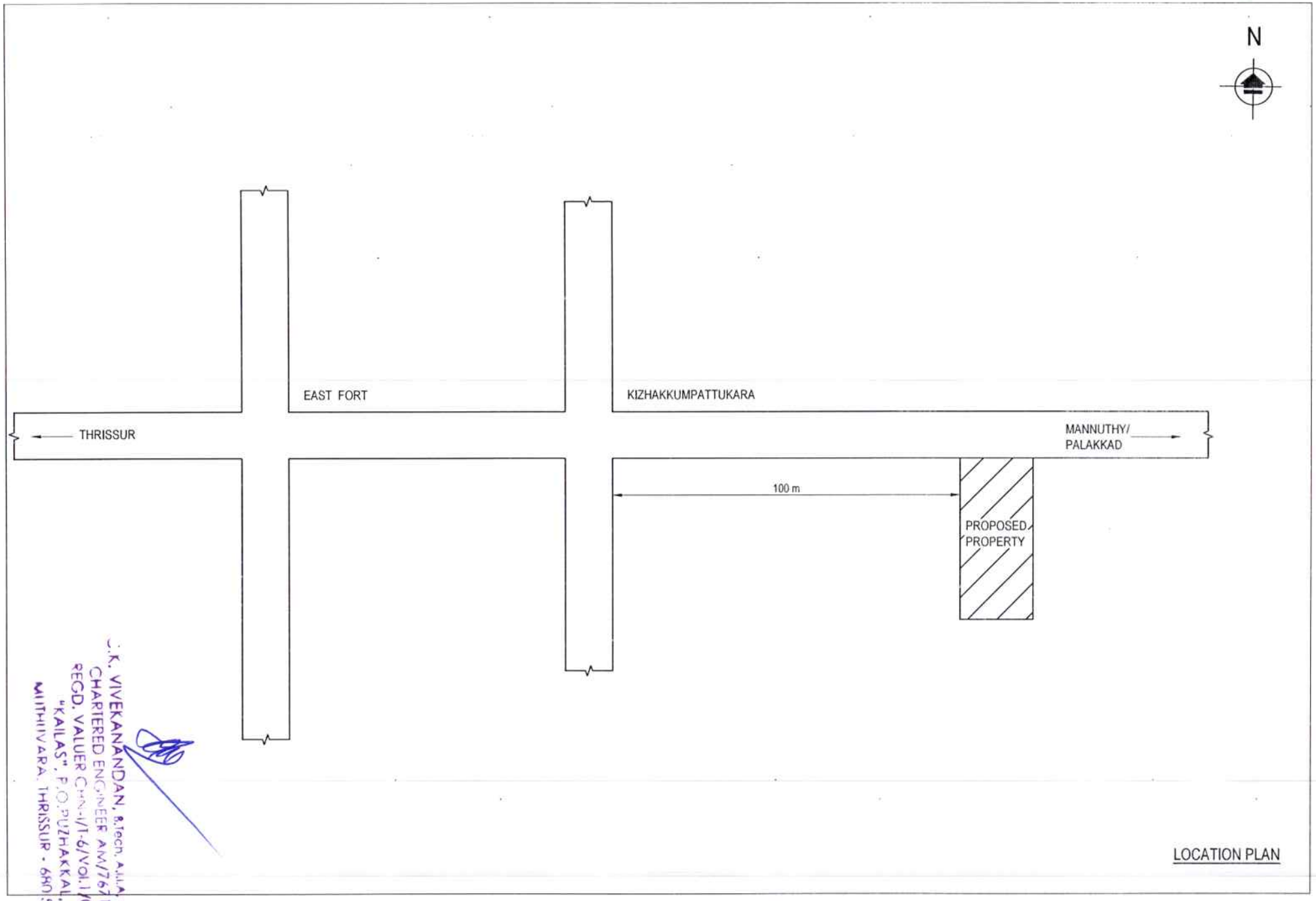


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Google Maps 10°31'12.0"N 76°13'58.0"E



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LOCATION PLAN

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FLAT FOR SALE
FLAT FOR RENT
Chramels
SUNDALE
Homes


इंडियन बैंक
Indian Bank
THIS PROPERTY IS UNDER THE PHYSICAL POSSESSION
INDIAN BANK AS PER SARFAESI ACT
TRESPASSERS WILL BE PROSECUTED


FLAT FOR SALE
LAT FOR RENT
Chramels
SUNDALE
Homes