M.K. SUDHA.B.Tech,MIE,FIV
Chartered Engineer & Registered Valuer
PALLYALIL,NELLAYI(PO),
THRISSUR -680 305
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Registered under section 34 AB of Wealth Tax Act,1957 -Category I/T -5/Vol.II/2009-10
Registered under Company Act-2013-Reg.No- IBBI/RV/02/2019/10756

ANNEXURE-8
VALUATION OF PROPERTY (LAND & BUILDING)

REPORT ON VALUATION

Ref. No-			Date:03/07/2026
To THE CHIEF MANAGER CANARA BANK BRANCH –AROORMOOZHY			
PART A- BASIC DATA			
1	**GENERAL**		
	Name of The Borrower/Purchaser		**Mr. SANIL**
1	Purpose of valuation		To assess the present Fair Market Value of the property -SARFAECI VALUATION
2	Date of Inspection		01/07/2026
3	Date on which the valuation is made		03/07/2026
	Name of the reported owner(s) and his / their address (es)with Phone no. (details of share of each owner in case of joint ownership)		Mr. Sanil, S/o.Sankarankutty, Kanduruthy House, Vettilapara(PO),Chalakudy Thrissur, Pin. 680 721 *Mobile No- 9633132505*
4	List of Documents produced for inspection		.
	a	Copy of Legal opinion by Panel Advocate	
	b	Copy of Settlement Deed	No.457/1/2022 dated 07/02/2022 of SRO Chalakudy
	c	Copy of Basic Tax Receipt	No. KL08063200578/2023 dated 25/04/2023 issued by the Village Officer, Athirapilly
	d	Copy of Possession Certificate	No. Nil dated 25/04/2023 issued by the Village Officer, Athirapilly
	e	Copy of Location sketch	No. Nil issued by the Village Officer, Athirapilly
	f	Copy of Building Permit	No-B2-2167/2016/11 dated12/07/2016 and Ownership Changed as per application No- SC3-1703/23 dated 10/03//2023 valid up to 11/07/2026 issued by Athirapilly Grama Panchayth
5	**Brief Description of the Property-** (including Lease Hold/Free hold Etc)		
	A	Land	5.26 Ares(13.0Cents) -Free Hold
	B	Building	RCC Residence having plinth area of 218.01SQM under construction
6	Scope of Valuation		Ascertain Present Fair Market Value for purpose

		of sanctioning Bank Loan
7.	If this report is to be used for any Bank purpose ,state the name of the Bank and branch if known	CANARA Bank, Aroormoozhy Branch
11	**DESCRIPTION OF THE PROPERTY**	
1.	Postal address of the Property with Pin code	Athirapilly Village, Chalakudy Taluk, Vettilappara(P.O), Thrissur(DT),Pin. 680 721
2.	City / Town	Chalakudy /Thrissur
	Residential Area	Residential Area
	Commercial area	
	Industrial area	
3	Classification of the area	
	a. High / poor/Middle	Middle
	b. Urban /Semi Urban/ Rural	Rural
4	Coming Under Corporation limit / Municipality/ Panchayath	Athirapilly Grama Panchayth
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	Refer LSR
7	**Location of the Property**	
	~~Plot No/ Nagar~~/ / ~~Re-~~ Survey No	1734/1-25
	Door No	2/296/C-Athirapilly Grama Panchayth
	S.F No/T S No/R.S No	NIL
	Village/Block	Athirapilly
	Mandal/District/Municipality/Corporation	Athirapilly Grama Panchayth
8	Boundaries of the Property As per Location Certificate	
	North	Property of Kanduruthy Sankaran
	South	Thodu
	East	Property of Kalankoli Anilan
	West	Private way
	Boundaries of the Property As on Inspection/Actual	
	North	Property of Kanduruthy Sankaran
	South	Thodu
	East	Property of Kalankoli Anilan
	West	Private way 10 feet wide
9	Latitude, Longitude and Coordinates of the site	Latitude –10.306198^{0}N Longitude -76.475367^{0}E

	Land Mark	Located at Vettilapara-13 in a private lane from Malayora Highway about 150M from Vaissery Centre,near to SNDP Mandiram. Second plot from main road
10	Property tax receipt referred Assessment number Tax amount Receipt in name of	Mr. Sanil
11	Electricity service connection consumer numberIn the name of Other details, if any	Yes,
12	Property is presently occupied by	Owner
13	If tenanted fully, What is the gross monthly rent?	NA
14	If occupied by both By assuming the entire building is let out, (i) What is the probable monthly rent? (ii) What is the advance amount	NA
111	**PROCEDURE OF VALUATION**	
	Valuation Details	Discussed in Part B,C,D,E &F
	F.S.I -	Plot Coverage-
	Describe the Property Details	5.26 Ares(13.0Cents) of Land and RCC residence having plinth area of 218.01 SQM under construction
	PART B - LAND	
1.	Dimension of the site	
	As per Sale Deed	As per Actual
	North	
	South	
	East	
	West	
2	Extent of the site(Least of 1a & 1b)	5.26 Ares(13.0Cents)
	Size of the Plot : North & South : East & West : Total Extent of the Plot	
3	CHARACTERISTICS OF THE SITE	
	What is the character of the locality	Residential
	What is the classification of the locality?	Middle Class
	Development of surrounding areas	Developed
	Possibility of frequent flooding/sub merging	No
	Feasibility to the Civic amenities like school, hospital,bus stop, market etc	Available within 2.50KM
	Level of land with topographical conditions	Level
	Shape of land	Rectangular

	Type of use to which it can be put Any usage restriction Is plot in town planning approved layout? Corner Plot or Intermittent Plot? Type of road available at present Road facilities are available? Is it a land – locked land? Water Potentiality What is the width of the Road? Width of road – is it below 20ft or more than 20 ft. Underground sewerage system Is power supply available at thesite? Advantage of the site 1. 2. 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) Any factors which affect the marketability of the land?	Residential No NA Intermittent Mud Way Direct access from private Road Yes 3.0 M wide Below 20 feet Yes Yes, No Nil
	Type of the land? Accessibility	Residential Mud way not developed in to road
4.	Value on adopting GLR(Guideline Rate) i) Guideline rate as obtained from the Registrar's office (an evidence thereof to be enclosed) ii) Value of land by adopting GLR (……. X …….)	From website www.igr.kerala.gov.in is -not available for Athirapilly village
5.	Value by adopting PMR (Prevailing Market Rate) Prevailing market rate(Along with details/reference of at least two latest deals/transactions with respect to adjacent properties in the areas) Unit rate adopted in this valuation after considering the characteristics of the subject plotValue of land by adopting PMR (…… X ……..)	Rs. 1,50,000/- to Rs. 2,00,000/-per Cents for similar residential plots Similar transactions not available. Plot is at Vettilapar-Vyssery road (Malayoora Highway). residential area ,accessed by private way,3. 0 m wide. .Considering these factors I have adopted the market value and adopted Rs. 1,50,000/-per cent for land 13.0 Cents @ Rs.1,50,000/- per cent = **Rs. 19,50,000/-**
	PART- C - BUILDINGS	
	Type of Building (Residential / Commercial / Industrial)	Residential-Under Construction
1	Type of construction (Load bearing / RCC / Steel Framed)	Load bearing
2	Quality of construction (Superior / I Class / II Class)	1 Class

3	Appearance of Building (Common / Attractive / Aesthetic)		Common		
4	Maintenance/Condition of the Building		Exterior: ~~New one / Excellent/Good~~ /~~Normal~~/ Average/~~Poo~~r Interior: ~~Excellent/Good /Normal~~/Average/ ~~Poor~~		
5	Plinth Area		GF-169.39SQM(1822SQFT), FF- 48.62SQM(523 sQFT)		
6	Number of floors and height of each floorincluding basement, if any		3.0M		
Floor	Year of Construction (as reported/ as per actual observation/ as per deed)	Roof	RCC		
			Main Portion A	Cantilevered Portion B	Total A+50% of B
GF	2024	RCC	169.39SQM		169.39SQM
FF					
	Total				
7.	Drawing approval a. Date of issue and validity of layout of approved map/plan b. Approved map/plan issuing authority c. Whether genuineness or authentic of approved map/plan is verified? 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.)		- o-B2-2167/2016/11 dated12/07/2016 and Ownership Changed as per application No- SC3-1703/23 dated 10/03//2023 valid up to 11/07/2026 issued by Athirapilly Gram Panchayth Valuer is not a competent person to test the genuineness of the document Nil-Some changes from Permit plan noticed		
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 5 %.				
8	**VALUATION OF BUILDING**				
	DESCRIPTION	**Residence**		Second Floor	Other floor, ifany
SL No	**Particulars of items**	GF		**Sheet roofed work area**	**Other floors**
1	Plinth area	169.39 SQM(1822SQFT)			
2	Age of the building	1 Years			
3	If the age is not exactly known, further life	55 years			

	expected				
4	Total life of the building estimated	55 years			
5	(assuming salvage value =……%)	5%			
6	Replacement rate of construction with the existing conditions and specifications per SQFT	Rs. 800/-			
7	Replacement Value	Rs. 14,57,600/-			
8	Depreciation Value at the rate of 1.7%	Nil			
9	Present value of the building	Rs. 14,57,600/-			
10	Total value of the building floors if any) (GF + FF+ Stair)	**Rs. 14,57,600.00**			

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

PART D – AMENITIES & EXTRA ITEMS
(Value after Depreciation)

1	Sheet roofed porch, compound wall	Included in building value
2	Ornamental Front / Pooja door	
3	Sitout/Verandah with Steel grills	
10	Interior decorations	
20	Any other	

PART E – SERVICES (Value after Depreciation)

1	Water supply arrangements Open Well	Included in the building value
2	Drainage arrangements Septic Tank :	
3	Sheet roofed Work area and additional room in Back side	
6	E.B Deposits, water deposits, drainage deposits etc.	
	Class of fittings(superior/Ordinary/Poor)	
	Total	

PART F – ABSTRACT VALUE

Part	Description	Value of adopting	
		GLR Rs	PMR Rs.
B	Land	**Not available**	Rs.19,50,000/-
C	Building		Rs.14,57,600.00
D	Amenities		Included in the building value
E	Services		Included in the building value
Total			Rs.34,07,600/-
Say			**Rs.34,07,000/-**

	Factors favoring for an additional value 1 . 2.Add (+) Factors favoring for less value 1. 2.Less (-)	
	Present Market Value	**Rs. 34,07,000/-**
	Realizable Value	**Rs. 30,66,000/-**
	Distress value	**Rs.27,25,000/-**
	ANY OTHER DETAILS: Nil	

(Valuation: Here the approved valuer should discuss in detail his approach to valuation of property and indicate how the value has been arrived at, supported by necessary calculations. Also, such aspects as i) Salability ii) Likely rental valuers in future in iii) Any likely income it may generate, may be discussed).

Market Approach is adopted for arriving market value. Guide line rate is not matching with prevailing market rate in the locality. This Guideline value/Fair value notified by Govt. is only for registration Purposes ie the minimum value for registration .

In order to arrive a genuine market value, Online Real estate sites/ enquiry with local agents in the locality is done. Sale prices of similar nature in the locality is not available in the web sites like Magic bricks,99acers,etc . Guideline rate is not matching with prevailing market rate, Development potential is considered while assessing market value.

The social factors like civil amenities (proximities to Hospitals, Schools, Bus stand, Worship places, and further development potential of the location are considered as positive factors

Further it is noted that Similar transactions is not available for adjacent properties. Hence Sale comparison is not possible. A screen shot of on line real estate site is attached for a reference for market value. Property is in residential area, accessed by Private road .The plot is small extent house plot, demarcated with compound walls. Considering these factors , I have adopted Rs. 1.5 L/- per cents for Land.

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.34,07,000/- (Rupees Thirty fourLakhs seven thousands only).

The book value of the above property as of Sale Deed Is

And the distress value Rs.27,25,000/- (Rupees Twenty seven Lakhs twenty fiveThousands only).

Realizable Value is Rs.30,66,000/- (Rupees Thirty Lakhs sixty sixThousands only).

SUDHA M K

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Date: 2026.07.07 17:23:24 +05'30'

Place: Nellayi
Date: 03/07/2026

Signature
(Name and Official seal of the Approved Valuer)

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 land **Rs.34,07,000/- (Rupees Thirty fourLakhs seven thousands only).**
ii) The forced sale value of the property is estimated as 20% less than thepresent market value.
2. Number of title deed(s) involved in this property is one.
The relevant document for the subject property in the opinion of this valuer is the deed dated with Registration Number mentioned earlier registered in the Registrar's Office Chalakudy
3. 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.
4. 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)
5. The property was inspected on 01/07/2026. by me in the presence of purchaser.
6. The legal aspects were not considered in this valuation.
7. This valuation work was/ has been undertaken by the valuer based upon the request from Chief Manager, Canara Bank, Aroormoozhy

SUDHA M K

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Place :Nellayi (Panel Valuer)
Date :03/07/2026

Encl:

1. Declaration-cum-undertaking from the valuers (Annexure-IV)
2. Model code of conduct for valuer
3. Photograph of owner/representative with property in background
4. Screen shot of longitude/latitude and co-ordinates of property using GPS/Various





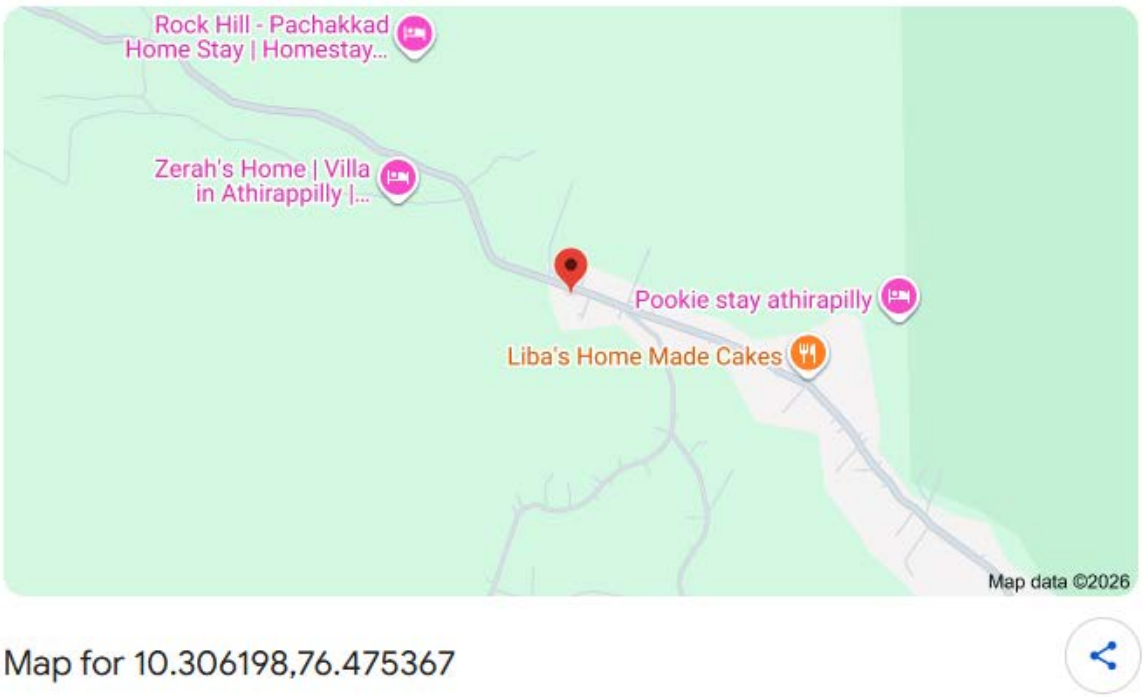


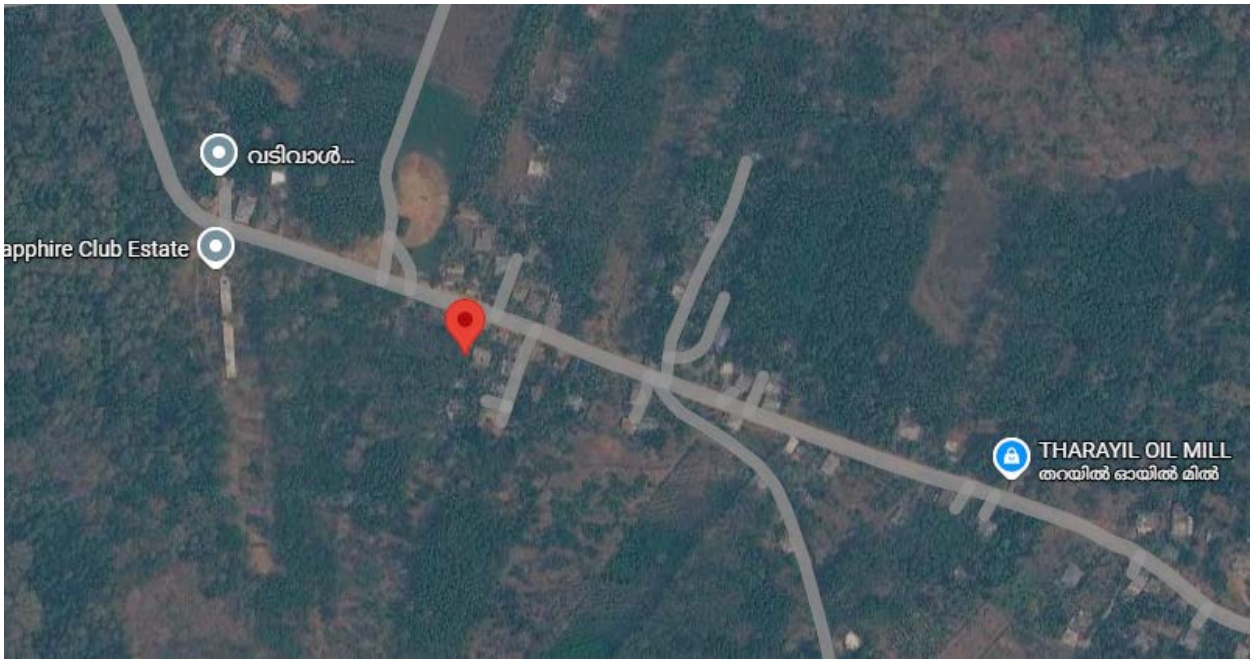






PHOTOGRAPHS OF THE PROPERTY





Google Location Map

DECLARATION FROM VALUERS

I hereby declare that

The information furnished in my valuation report dated 03/07/2026 is true and correct to the best of my knowledge and belief and I made an impartial and true valuation of the property.

I have no direct or indirect interest in the property valued.

I have personally inspected the property 01/07/2026

The work is not sub contracted to any other valuer and carried out by myself.

I have not been convicted of any offence and sentenced to a term of imprisonment.

I have not been found guilty of misconduct in my professional capacity.

I have read the hand book on policy standards and produce for the real estate valuation 2009 of IBA and this report is conformity to the standards enshrined for valuation in the part B of the above hand book to the best of my ability.

I abide by the Model code of conduct for empanelment of valuer in the Bank.

I am registered under Section 34 AB of the Wealth Tax Act,1957.

Further, I hereby provide the following information.

Sl No	Particulars	Valuer comment
1	Back ground information of the asset being valued	
2	Purpose of the valuation and appointing authority	Bank Loan,
3	Identity of the Value rand any other experts involved in the valuation	Manager,CANARA BANK, Chaalkudy-Branch SUDHA M K,-F-19405
4	Disclosure of Valuer interest or conflict, if any	
5	Date of appointment, valuation date and date of report Inspections and/or investigations undertaken	Date of appointment-26/06/2026 Date of Inspection- 201/07/2026
6	Nature and sources of the information used or relied upon	Date of report-03/07/2026
7	Procedure adopted in carrying out the valuation and valuation standards Restrictions on use of the report if any	Local enquiry, Online Web sites Land and Building method, market approach
8	Major facts that were taken into account during the valuation	Only for Bank Loan purpose
9	Caveats, limitations and disclaimers to the extent they	Road access, size of plot, Distance from bus stop
10	explain or elucidate the limitation faced by the valuer which shall not be for the purpose of limiting his responsibility for	Documents produced for perusal is photo copies only. Originals are not
11	the valuation.	verified.

Place: Nellayi

SUDHA M K

Date: 03/07/2026 **Signature**

(Name and Official seal of the Approved Valuer)

MODEL CODE OF CONDUCT FOR VALUERS
{Adopted in line with Companies (Registered Valuers and Valuation Rules, 2017)}
All valuers empanelled with bank shall strictly adhere to the following code of conduct:
Integrity and Fairness
1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness
in all his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
3. A valuer shall endeavour to ensure that he/it provides true and adequate information and shall
not misrepresent any facts or situations.
4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
5 A valuer shall keep public interest foremost while delivering his services.
Professional Competence and Due Care
6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time
8. A valuer shall continuously maintain professional 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, the valuer shall not disclaim liability for his/its expertise
or deny his/its duty of care, except to the extent that the assumptions 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 the valuer.
10. A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
11. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

Independence and Disclosure of Interest

23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organisation with which he/it is registered, or any other statutory regulatory body.
24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years
or such longer period 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. A valuer or his/its relative shall not accept gifts or hospitality which undermines or affects his 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. A valuer 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 himself/ itself, or to obtain or retain an advantage in the conduct of profession for himself/ itself.

Remuneration and Costs.

27. A valuer 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. A valuer shall not accept any fees or charges other than those which are disclosed in a written
contract with the person to whom he would be rendering service.

Occupation, employability and restrictions.

29. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.

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

Date:03/07/2026
Place: Nellayi

SUDHA M K

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Signature