

**AJITHKUMAR.S.M** B.Tech (Civil),MIE,FIV, Chartered Engineer, Approved Valuer,

Registered as Valuer under Wealth Tax Act 1957.

House No.RRWA 36C, Ranni Lane, Peroorkada.P.O, Thiruvananthapuram. 695005


Ph.9446702072

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<b>PROPERTY VALUATION REPORT</b>				
<b>Manappuram Finance Ltd</b>				
<b>Customer Details</b>				
1	Branch Name	Thiruvananthapuram		
2	Application No.			
3	Date of technical request received	12.01.2024		
4	Date of report	20.01.2024		
5	Purpose of Loan			
6	Purpose of Valuation	To assess the present fair market value of the property		
7	Name of Customer	Anil Kumar.G, 2/68,Kulirma, Chullimanoor		
<b>Property Details</b>				
1	Property address with Pin code			
2	Sy.No	741/17-1		
3	Village	Tholicode		
4	Taluk	Nedumangad		
5	District	Thiruvananthapuram		
6	Area of land	50 Cent		
7	Brief description of the property	The property consists of 50 Cents of land in Sy.No.741/17-1 at Tholicode Village, Nedumangad Taluk, Thiruvananthapuram District owned by Sri. Anil Kumar S/o Govindanasari. The land is dry land and situated near Pachamala Jn.		
8	Boundaries of the property			
	Boundaries as per document	Boundaries as per the site visit		
	North	Property of Antony	North	Property of Antony
	South	Property of Manas/Yesudas	South	Property of Manas/Yesudas
	East	Property of Varghese	East	Property of Varghese
	West	Road	West	Road
9	Latitude and longitude	8.6626267,77.043374		
10	Owner Name	Anilkumar S/o Govindanasari		
11	Type of property	Residential		
12	Approved usage of property	Residential		
13	Actual use of the property	Vacant		
14	Property occupancy details	Possession taken by Manappuram Finance Ltd		
15	Name of person occupying the property			
16	If rented, Tenant name and Rent	NA		
17	Expected/ Rent Received	NA		
18	Relationship of person occupying with customer			

  
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19	Name and contact details of person met site	
20	Name of House/Door/Society Board	
21	Proximity to Civic amenities	Hospital -5Km School -3Km
22	Distance from MAHOFIN Branch	
23	Documents provided for valuation	1. Location Sketch No.3125/14 2. Tax receipt No.11633 Dt.21.08.2014 3. Deed No.1185/12 dt.28.06.2012
<b>Land/ Building Approval details</b>		
1	Approved plan provided Y/N	Not available
2	Approved plan number and date	-do-
3	Commencement Certificate provided Y/N	-do-
4	Commencement certificate number and date	-do-
5	Occupancy Certificate available Y/N	-do-
6	Occupancy Certificate number and date	-do-
7	Approving Authority name	-do-
8	Whether layout plan approved	-do-
9	Whether approving authority is authorised to approve the building plan under TP Act	-do-
10	Whether property is on Agricultural land	No
11	Non-Agricultural permission given by whom	Not available
12	Documents collected for non-agricultural permission	-do-
<b>STRUCTURAL DETAILS</b>		
1	Type of structure	Not applicable
2	Type of roofing & terracing	-do-
3	Height of Building	-do-
4	Height of the unit proposed for funding	-do-
5	No. of floors	-do-
6	No. of wings	-do-
7	No. of units per floor	-do-
8	Is set back provision is done	-do-
9	Age of the property	-do-
10	Estimated future life/Residual life	-do-
11	Whether building located on main road of arterial road	-do-
12	Stage of construction-%	-do-
13	Stage of recommendation-%	-do-
14	Quality of construction	-do-
15	Appearance and maintenance of the property	Not maintained properly
16	Amenities if any	Not applicable
17	Any internal modification done, if yes remarks	-do-
<b>VALUATION METHOD</b>		
1	Valuation method	Market approach

  
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2	Land Area (in Cents)	50 Cents
3	Land Value/cent	1,25,000/- per cent after considering location, access etc. to the property
4	Total land value	62,50,000/-
5	Carpet area as per plan (Sqft)	Land only
6	Carpet area as per agreement (Sqft)	Not applicable
7	Carpet area as per measurement (Sqft)	-do-
8	Loading considered	-do-
9	Super built-up area of the unit (Sqft)	-do-
10	Area considered for valuation	-do-
11	Total construction cost of building	-do-
12	Building value based on current stage of construction	-do-
13	Cost of construction done in last 6 months for refinance case	-do-
14	No. of car parking	-do-
15	Market value of the property – Current stage	-do-
16	Market value of property – On Completion	-do-
17	Govt. guide line value	No data available in the table
18	Distress value of the property	50,00,000/-
19	Realisable value of the property	56,25,000/-
<b>NDMA Parameters</b>		
1	Seismic Zone Details	Zone III
2	Structure type	NA
3	Footing type	NA
4	Roof Type	NA
5	Type of masonry	NA
6	Soil type	Hard soil
7	Demolition Risk if any with reason	NA
<b>Additional Details if any</b>		
1	Court order/Public notices, if any	NA
2	Whether property is in Sensitive Area/Concentrated area	NA
3	If construction work stopped, give details	NA
4	Whether proper fencing of the plot is done or not	Not done
5	Remarks on route to the property	Proceed to Nedumangad, then to Tholicode (Nedumangadu-Vithura road 12Km), turn left to Pachamala jn. 2.50Km. From Pachamala turn right and proceeded to 50m, then the property on right side of the road.
6.	Distance from Manjeri office	40 km

  
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## CERTIFICATE

Certified that the total market value of the property in Sy.No. 741/17-1, having 50.00 Cents of land at Tholicode Village, Nedumangad Taluk, Thiruvananthapuram District owned by Sri.Anilkumar, is assessed Rs. 62,50,000/- (Rupees Sixty Two Lakhs and Fifty Thousand only), the Distress sale value of the property is assessed Rs.50,00,000/- (Rupees Fifty Lakhs only) and the realisable value of the property is assessed Rs.56,25,000/- (Rupees Fifty Six Lakhs and Twenty Five Thousand Only)

### Undertaking

1. I have no direct or indirect interest in the property being valued.
2. The information furnished above is true and correct to my knowledge

Attachments: 1. Location Sketch

2. Photograph of the property with Latitude and Longitude

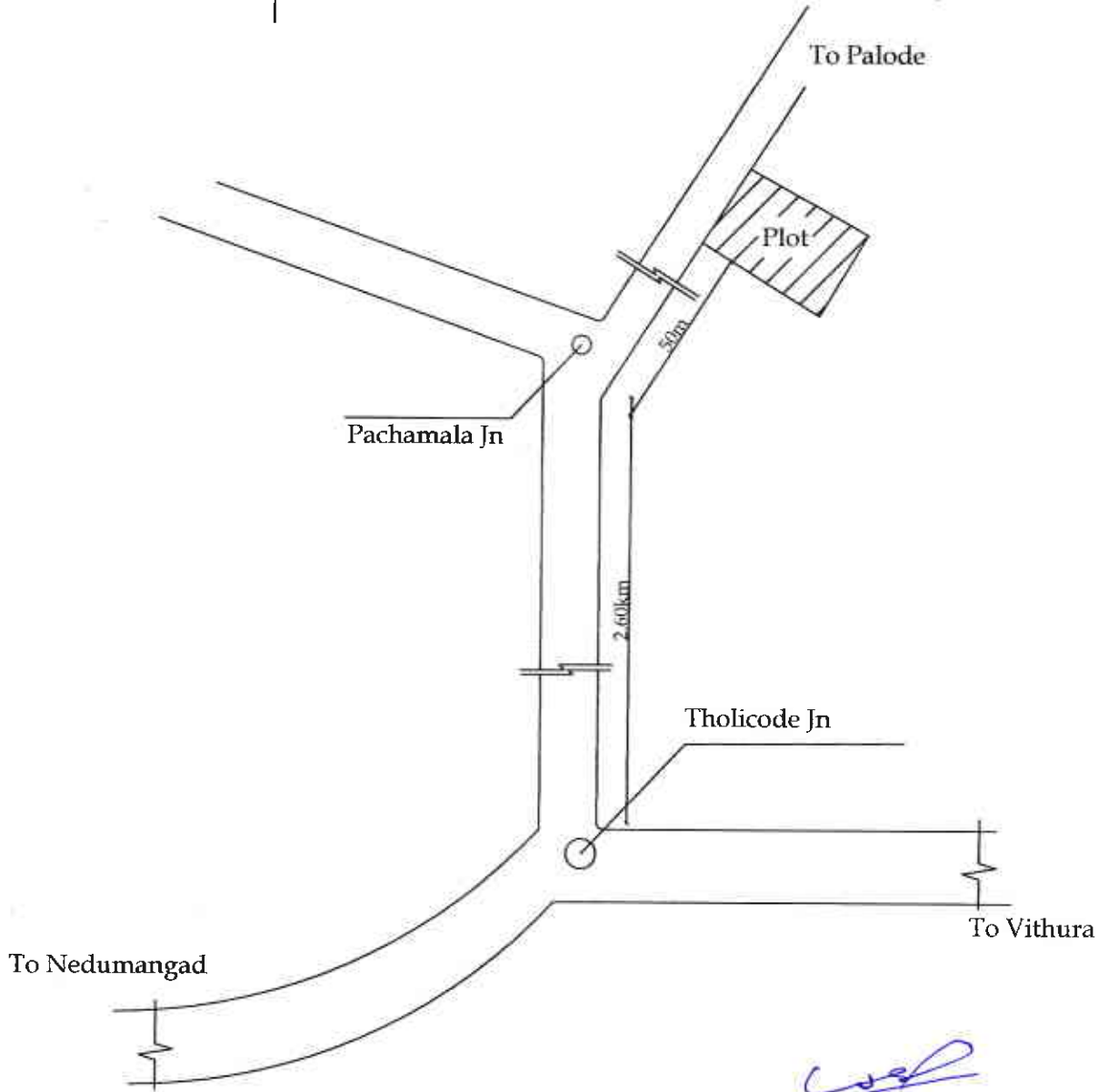
Place - Trupm

Date: 20.01.2024


  
Ajithkumar. S.M.  
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No. IBBI/RV/02/2021/14142

Sy. No. 741/17-1  
AREA - 50.00 Cents  
VILLAGE - Tholocode  
TALUK - Nedumangadu  
DISTRICT - Thiruvananthapuram  
LAND OWNER - Anilkumar  
APPLICANT'S NAME - Anilkumar

Latitude and Longitude - 8.6626267, 77.043374



Location Map  
Not to Scale

  
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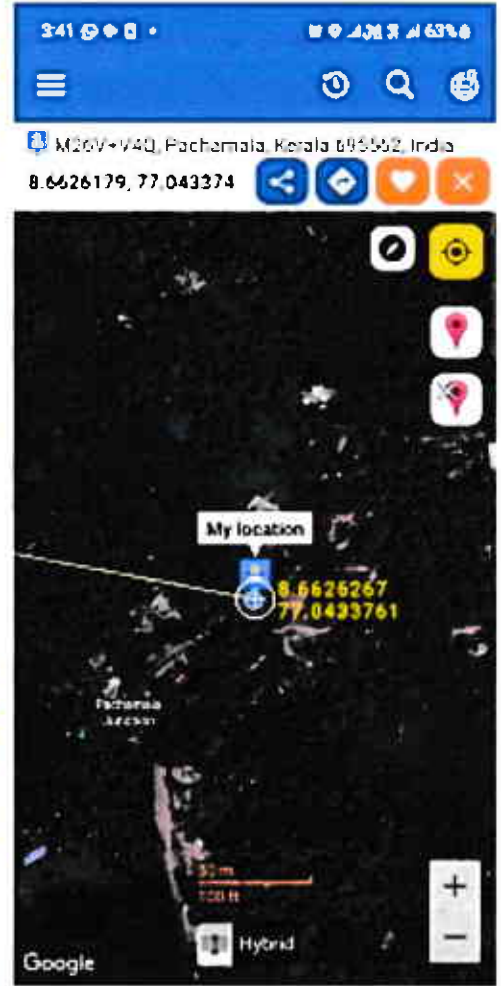
View inside of land



View at the entrance of land



View from road



These photographs taken by me belongs to the property in Sy.No.741/17-1 at Tholicaode Village, Nedumangadu Taluk, Tvpm Dist. owned by Anilkumar S/oGovindanasari

Name of applicant- Anilkumar.G

*(Signature)*  
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