

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

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PROPERTY VALUATION REPORT				
Manappuram Finance Ltd				
Customer Details				
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	Ahamed Kabeer, Vilayil Vilakathu House, Koliyakod, Nemom		
Property Details				
1	Property address with Pin code			
2	Sy.No	401/2, 400/5		
3	Village	Perumkulam		
4	Taluk	Kattakada		
5	District	Thiruvananthapuram		
6	Area of land	73.46 Are(181.45Cent) in Sy.No.401/2 and 48.00Ares (118.55Cents) in Sy.No.400/5 Total area =181.45+118.55=300 Cents		
7	Brief description of the property	The property consists of 73.46Ares (181.45Cent) of land in Sy.No.401/2 and 48.00Ares (118.55Cents) of land in Sy.No.400/5 at Perumkulam Village, Kattakada Taluk, Thiruvananthapuram District owned by Smt.M.R.Nimi D/oRajiya Beevi. The land is dry land and situated opposite sides of mud path having 3m width. The property contains full of rubber plantation.		
8	Boundaries of the property in Sy.No.401/2			
	Boundaries as per document	Boundaries as per the site visit		
	North	Property of Aliyarukunju	North	Property of Aliyarukunju
	South	3m mud road	South	3m mud road
	East	Property of Palayyan Nair	East	Property of Palayyan Nair
	West	Property of Bhargavan Nair	West	Property of Bhargavan Nair
	Boundaries of the property in Sy.No.400/5			
	North	3m mud road	North	3m mud road
	South	Property of Nimi	South	Property of Nimi
	East	Property of Palayyan Nair	East	Property of Palayyan Nair
	West	Property of Himavathi	West	Property of Himavathi


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9	Latitude and Longitude	8.5321887,77.0715447
10	Owner Name	Smt.M.R.Nimi D/oRajiya
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
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	
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
Land/ Building Approval details		
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-
STRUCTURAL DETAILS		
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-


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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-
VALUATION METHOD		
1	Valuation method	Market approach
2	Land Area (in Cents)	300 Cents
3	Land Value/cent	16,000/- per cent after considering location, access etc. to the property
4	Total land value	48,00,000/-
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	38,40,000/-
19	Realisable value of the property	43,20,000/-
NDMA Parameters		
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
Additional Details if any		
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


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5	Remarks on route to the property	Proceed to Kattakada, then to Irayancode jn., near Kappikad (Kattakada-Poovachal turn left for 350m and turn right to 350m.
6	Distance from the Manappuraam office	45Km

CERTIFICATE

Certified that the total market value of the property in Sy.No. 401/2, 400/5, having 300.00 Cents of land at Perumkulam Village, Kattakada Taluk, Thiruvananthapuram District owned by M.R.Nimi D/oRajiya, is assessed Rs. **48,00,000/- (Rupees Forty Eight Lakhs only)**, the Distress sale value of the property is assessed Rs.38,40,000/- (Rupees Thirty Eight Lakhs and Forty Thousand only) and the realisable value of the property is assessed Rs.43,20,000/- (Rupees Forty Three Lakhs and Twenty 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. Photographs of the property with Google map

Place. Gupm

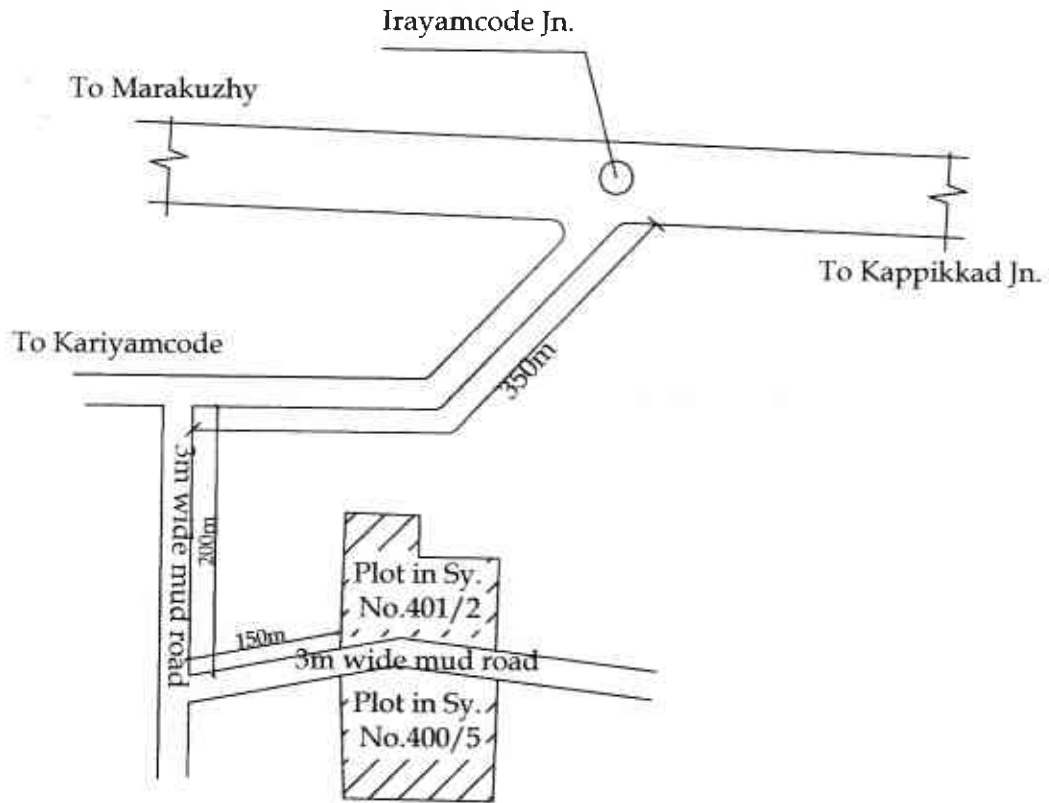
Date. 20.01.2024


Ajithkumar.S.M.
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Sy. No. 401/2, 400/5
AREA - 181.45 Cents 118.55 Cents
VILLAGE - Perumkulam
TALUK - Kattakada
DISTRICT - Thiruvananthapuram
LAND OWNER - M.R.Nimi
APPLICANT'S NAME - Ahamed Kabeer



Latitude and Longitude - 8.5321887, 77.0715447



Location Map
Not to Scale


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View at the entrance



View at the middle portion



View at the end point



These photographs taken by me belongs to the property in Sy.No.401/2,400/5 at Perumkulam Village, Kattakda Taluk, Tvpm Dist. owned by M.R.Nimi D/oRajiyai

Name of applicant- Ahamed Kabeer

(Signature)
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