

Dr. VIVISH THOMAS Ph.D, MIE, FIV, CE

Chartered Engineer (India)

Govt. Registered & IBBI Registered Valuer

Registered Under 34 AB/34AE of Wealth Tax Act 1957. Reg. No. 1-7/AV/CC-TVM

Registered Under Insolvency and Bankruptcy Board of India. Reg. No. IBBI/RV/02/2019/11136

Vettoor Centre, T.B. Road, Kottayam - 686 001

Tel: 0481-2561041, 2562332. Mob: 94471 15743.

E-mail: valuationdpt@gmail.com / vivishthomas@vettoor.in

FORMAT FOR EXPERT VALUATION FORMAT A

TO,
NAME OF THE BANK: SOUTH INDIAN BANK
BRANCH: THOPPUMPADY

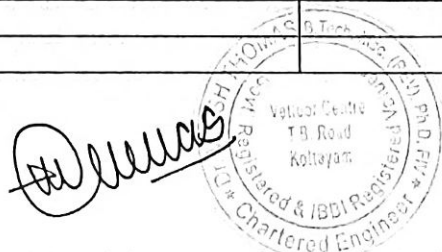
VALUATION REPORT (IN RESPECT OF LAND / SITE AND BUILDING)

(To be filled in by the Approved Valuer)

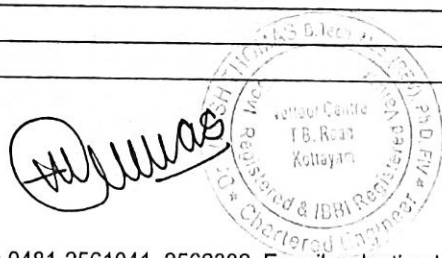
I. GENERAL				
1.	Purpose for which the valuation is made	In Order to assess the market value of the property		
2.	a)	Date of inspection	:	07..03..2023
	b)	Date on which the valuation is made	:	07..03..2023
3.	List of documents produced for perusal			
	i)	:	Possession Certificate no. 4701/19, dtd-16..12..2019, issued by Elappara /Village Office	
	ii)	:	Location Sketch no-4587/19,dtd-21..11..2019 issued by Elappara Village office	
	iii)	:	Old valuation report issued by Dr.Vivish Thomas,dtd-30..11..2019	
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	:	M/S.HEILEY BURIA TEA ESTATE LTD, ELAPPARA P.O, ELAPPARA, IDUKKI-	
5.	Brief description of the property (Including leasehold/freehold etc)	:	This plot is located in a Tea Plantation area. It lies in terrace and Irregular in shape. The boundaries were shown by the owner and are demarcated from the adjoining plots. The access to this property is through the 3.60 meter wide Estate road on the eastern & western side. A single storied Hospital Building, Doctors Bungalow & Manager Bungalow are seen in this plot. About 152.43 Hectare area planted with tea & nearly 500 number of peppers.Main area is planted with coffee and shade trees in the coffee & tea field are planted with Pepper wines. Hill highway is passing through this estate & this estate has got nearly 5 km road frontage of this highway. Land is situated on the both side of hill highway. This estate has also got the road frontage of PWD which is going to Vagamon & got nearly 5 km of road frontageIt lies in ward V & VII of Elappara Panchayath	



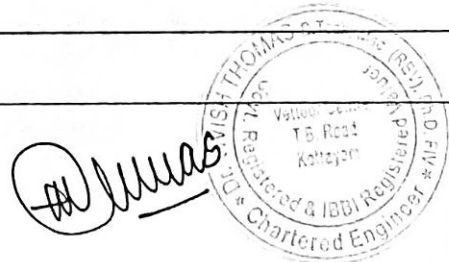
6.	Location of property		From Bheemankal Devi temple padi on Elappara-Kattappana road, a estate road branches to north leading to 4 th mile. This plot is located on the both side of this road. The distance from Bheemankal Devi temple padi to this plot is nearly 500 meter.		
	a)	Plot No. / Survey No.	:	Sy. No – 500/1,500/3,669,670,672,772,773,775/1,777, 779,1000,1001,1002,1003,1004,1005,1007& 1008	
	b)	Door No.	:	119,120& 105	
	c)	T. S. No. / Village	:	Elappara	
	d)	Ward / Taluka	:	V & VII/ Peermade	
	e)	Mandal / District	:	Idukki	
7.	Postal address of the property (including pincode)		:	ELAPPARA P.O, KOTTAYAM DIST	
8.	City / Town		:	Peermade	
	Residential Area		:	Tea Plantation Area	
	Commercial Area		:		
	Industrial Area		:		
9.	Classification of the area		:		
	i)	High / Middle / Poor	:	Middle Class	
	ii)	Urban / Semi Urban / Rural	:	Semi Urban	
10	Coming under Corporation limit / Village Panchayat / Municipality		:	Elappara Panchayath	
11	Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area		:	No	
12	In case it is an agricultural land, any conversion to house site plots is contemplated		:	NA	
13	Boundaries of the property		:	As Per Location Sketch(4587/19)	As Per Site visit
	North		:	Government Property & Thodu	Government Property & Thodu
	South		:	Thodu	Thodu
	East		:	Thodu & Road	Thodu & Estate Road
	West		:	Properties of Fairfield Estate , Semini valley Estate & Road	Properties of Fairfield Estate , Semini valley Estate & Estate Road
14.1	Dimensions of the site		:	A	B
	Survey sketch is not submitted		:	As per the Deed	Actuals
	North		:		
	South		:		
	East		:		



	West	:	
14.2	Latitude, Longitude and Coordinates of the site	:	9.652271 N,76.968854 E
15	Extent of the site	:	5086.48+1263.02+1085.36+1027.49+1082.53+87.00+900.02+2433.77+293.80+1476.29+969.22+31.16+30.76+10.12+12.14+196.27+526.90+186.15 = 16698.48 Ares(41261.94 Cents)
16	Extent of the site considered for valuation (least of 14 A & 14 B)	:	16698.48 Ares
17	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.	:	Owner
II. CHARACTERISTICS OF THE SITE			
1.	Classification of locality		Middle class
2.	Development of surrounding areas		Partly Developed area
3.	Possibility of frequent flooding / submerging		No
4.	Feasibility to the Civic amenities like school, hospital, bus stop, market etc.		All are available with in 3 km radius
5.	Level of land with topographical conditions		Terrace
6.	Shape of land		Irregular in shape
7.	Type of use to which it can be put		Agricultural Purpose
8.	Any usage restriction		No
9.	Is plot in town planning approved layout?		No
10	Corner plot or intermittent plot?		Intermittent plot
11	Road facilities		Estate Road on the eastern & western side
12	Type of road available at present		Estate Road
13	Width of road – is it below 20 ft. or more than 20 ft.		3.60 meter
14	Is it a land – locked land?		No
15	Water potentiality		Yes
16	Underground sewerage system		Through Septic tank & dry pits
17	Is power supply available at the site?		Yes,
18	Advantage of the site		
	1.		
	2.		
19	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)		NA
	1.		
	2.		
Part – A (Valuation of land)			
1.	Size of plot		



	North & South		
	East & West		
2.	Total extent of the plot		16698.48 Ares
3.	Prevailing market rate (Along with details /reference of atleast two latest deals/transactions with respect to adjacent properties in the areas)		₹ 18,500/Ares to ₹ 19,000/Ares
4.	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)		₹ 12,375/Ares
5.	Assessed / adopted rate of valuation		₹ 18,500/Ares
6.	Estimated value of land		₹ 30,89,21,880.00
Part – B (Valuation of Building)			
1.	Technical details of the building		
	a)	Type of Building (Residential / Commercial / Industrial)	Hospital building, Doctors Bungalow & Manager Bungalow
	b)	Type of construction (Load bearing / RCC / Steel Framed)	Load bearing wall structure
	c)	Year of construction	Hospital building - Renovated in 1979 Doctors Bungalow - Renovated in 1979 Manager Bungalow - Renovated in 1990
	d)	Age of the building	Hospital building - 44 years Doctors Bungalow - 44 years Manager Bungalow - 33 years
	e)	Future life of the building	Hospital building --- Doctors Bungalow --- Manager Bungalow - 7 years (If it is maintained under normal whether condition)
	f)	Number of floors and height of each floor including basement, if any	Single storied 3.5 meter height
	g)	Plinth area floor-wise	Plinth Area Hospital building G.F = 290.08 Sq.m Doctors Bungalow G.F = 181.56 Sq.m Manager Bungalow G.F = 239.64 Sq.m
	h)	Condition of the building	
	i)	Exterior – Excellent, Good, Normal, Poor	Normal
	ii)	Inferior - Excellent, Good, Normal, Poor	Normal
	g)	Date of issue and validity of layout of approved map / plan	--
	h)	Approved map / plan issuing authority	



i)	Whether genuineness or authenticity of approved map / plan is verified	YES / NO
j)	Any other comments by our empanelled valuers on authentic of approved plan	

Specifications of construction (floor-wise) in respect of

S. No.	Description	Hospital Building	Doctors Bungalow	Manager Bungalow
1.	Foundation	Random Rubble Masonry	Random Rubble Masonry	Random Rubble Masonry
2.	Basement	Random Rubble Masonry	Random Rubble Masonry	Random Rubble Masonry
3.	Superstructure	Random Rubble Masonry	Random Rubble Masonry	Random Rubble Masonry
4.	Joinery / Doors & Windows (please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber)	Wooden doors and Glazed windows shutters & fitted on wooden outer frames	Wooden doors and Glazed windows shutters & fitted on wooden outer frames	Wooden doors and Glazed windows shutters & fitted on wooden outer frames
5.	RCC works			
6.	Plastering	Cement Plastering	Cement Plastering	Cement Plastering
7.	Flooring, Skirting, dadoing	Cement flooring	Cement flooring	Red oxide flooring
8.	Special finish as marble, granite, wooden paneling, grills, etc			
9.	Roofing including weather proof course	AC Sheet laid over wooden purling on super structure	AC Sheet & Tiled roof	AC Sheet & Tiled roof
10.	Drainage	Through septic tank & Dry pits	Through septic tank & Dry pits	Through septic tank & Dry pits

S. No.	Description		Ground floor	Other floors
2.	Compound wall	:		
	Height	:		
	Length			
	Type of construction			
3.	Electrical installation			
	Type of wiring	:		
	Class of fittings (superior / ordinary / poor)	:		
	Number of light points	:		
	Fan points	:		
	Spare plug points	:		
	Any other item			
4.	Plumbing installation			
	a) No. of water closets and their type	:		
	b) No. of wash basins	:		
	c) No. of urinals	:		



d)	No. of bath tubs	:		
e)	Water meter, taps, etc.	:		
f)	Any other fixtures	:		

Details of valuation

Sr. no	Particulars of item	Plinth area	Roof height	Age of building	Estimated replacement rate of construction Rs.	Replacement cost Rs.	Depreciation Rs.	Net value after depreciations Rs.
	Hospital Building	290.08 Sq.m	3 meter	44 years	₹6,000/ Sq.m (Depreciated value)	₹17,40,480.00		₹17,40,480.00
	Doctors Bungalow	181.56 Sq.m	3 meter	44 years	₹6,000/ Sq.m (Depreciated value)	₹10,89,360.00		₹10,89,360.00
	Manager Bungalow	239.64 Sq.m	3 meter	33 years	₹6,500/ Sq.m (Depreciated value)	₹15,57,660.00		₹15,57,660.00
	Total	711.28 Sq.m						₹43,87,500.00

Part C- (Extra Items)

(Amount in Rs.)

1.	Portico	:	All are included in building rates
2.	Ornamental front door	:	
3.	Sit out/ Verandah with steel grills	:	
4.	Overhead water tank	:	
5.	Extra steel/ collapsible gates	:	
	Total	:	

Part D- (Amenities)

(Amount in Rs.)

1.	Wardrobes	:	All are included in building rates
2.	Glazed tiles	:	
3.	Extra sinks and bath tub	:	
4.	Marble / ceramic tiles flooring	:	
5.	Interior decorations	:	
6.	Architectural elevation works	:	
7.	Paneling works	:	
8.	Aluminum works	:	
9.	Aluminum hand rails	:	
10.	False ceiling	:	
	Total	:	

Part E- (Miscellaneous)

(Amount in Rs.)

1.	Separate toilet room	:	All are included in building rates
2.	Separate lumber room	:	
3.	Separate water tank/ sump	:	
4.	Trees, gardening	:	
	Total	:	



Part F- (Services)**(Amount in Rs.)**

1.	Water supply arrangements	:	All are included in building rates
2.	Drainage arrangements	:	
3.	Compound wall	:	
4.	C. B. deposits, fittings etc.	:	
5.	Pavement	:	
	Total	:	

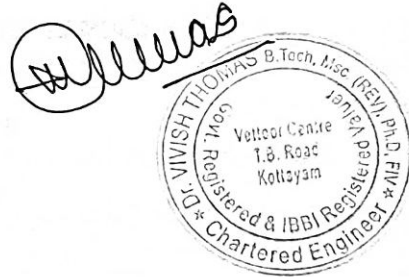
Total abstract of the entire property

Part- A	Land	:	₹ 30,89,21,880.00
Part- B	Building	:	₹ 43,87,500.00
Part- C	Extra Items	:	
Part- D	Amenities	:	
Part- E	Miscellaneous	:	
Part- F	Services	:	
	Total	:	₹ 31,33,09,380.00
	Say	:	₹ 31,33,00,000.00

(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 values in future in iii) Any likely income it may generate, may be discussed).

Photograph of owner/representative with property in background to be enclosed.


Screen shot of longitude/latitude and co-ordinates of property using GPS/Various Apps/Internet sites




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 ₹ 31,33,00,000.00 (Rupees. Thirty One Crore Thirty Three Lakhs Only). The realizable value of the above property ₹ 28,19,70,000.00 (Rupees. Twenty Eight Crore Nineteen Lakhs Seventy Thousand Only) and the distress value ₹ 25,06,40,000.00 (Rupees. Twenty Five Crore Six Lakhs Forty Thousand Only).

Market value	₹ 31,33,00,000.00
Realizable value	₹ 28,19,70,000.00
Forced sale value	₹ 25,06,40,000.00

Place: Kottayam
Date: 13..03..2023


Signature
(Name and Official seal of the Approved Valuer)



The undersigned has inspected the property detailed in the Valuation Report dated _____ on _____. We are satisfied with the marketability, acceptability, access to the property, etc.

Signature
(Name of the Bank Official with Official seal and PPC)

Signature
(Name of the Bank Official with Official seal and PPC)

Date:

Encl:

1. Declaration from the valuer in Format E
2. Model code of conduct for valuer

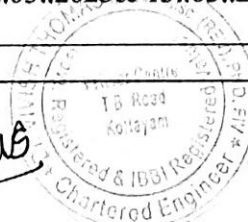
**FORMAT E
DECLARATION FROM VALUERS**

I hereby declare that-

- a. The information furnished in my valuation report dated 13..03..2023 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- b. I have no direct or indirect interest in the property valued;
- c. I have personally inspected the property on 07..03..2023 The work is not sub-contracted to any other valuer and carried out by myself.
- d. I have not been convicted of any offence and sentenced to a term of Imprisonment;
- e. I have not been found guilty of misconduct in my professional capacity.
- f. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part-B of the above handbook to the best of my ability.
- g. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable.
- h. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure III- A signed copy of same to be taken and kept along with this declaration)
- i. I am registered under Section 34 AB of the Wealth Tax Act, 1957.
- j. I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.
- k. Further, I hereby provide the following information.

SI No.	Particulars	Valuer comment
1	background information of the asset being valued;	Residential
2	purpose of valuation and appointing authority	For taking collateral security for loan as per the request for the Manager, South Indian Bank , Thoppumpady Branch
3	identity of the valuer and any other experts involved in the valuation;	Dr. Vivish Thomas, Reg. No. 1-7/AV/CC-TVM
4	disclosure of valuer interest or conflict, if any;	Nil
5	date of appointment, valuation date and date of report;	06..03..2023, 07..03..2023 & 13..03..2023
6	inspections and/or investigations	Local enquiry

(Signature)



	undertaken;	
7	nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> i) Possession Certificate no. C-4704, dtd- 16..12..2019, issued by Elappara /Village Office ii) Possession Certificate no. C-4704, dtd- 16..12..2019, issued by Elappara /Village Office iii) Old valuation report issued by Dr.Vivish Thomas,dtd-30..11..2019
8	procedures adopted in carrying out the valuation and valuation standards followed;	Market Approach Method – Valuations have been carried out after conducting local enquiries, with regard to the market prices of properties in the particular locality.
9	restrictions on use of the report, if any;	Restricted to the current scope of the valuation
10	major factors that were taken into account during the valuation;	nature of the locality, availability of resources, accessibility, proximity to civic amenities, specification present condition and age of the building, depreciation, potential for marketability, etc
11	major factors that were taken into account during the valuation;	--
12	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	<ul style="list-style-type: none"> a) The analysis and conclusions are limited by the reported assumptions and conditions. b) The extent of the land considered for valuation is based on legal scrutiny report and other documents. c) The value varies with the purpose and the date. This report is not to be referred if the purpose is different. d) The legal aspects are not in the scope of this valuation e) Plinth Area considered for valuation is based on the previous valuation report as approved plan or testimonial certificate was not submitted for verification

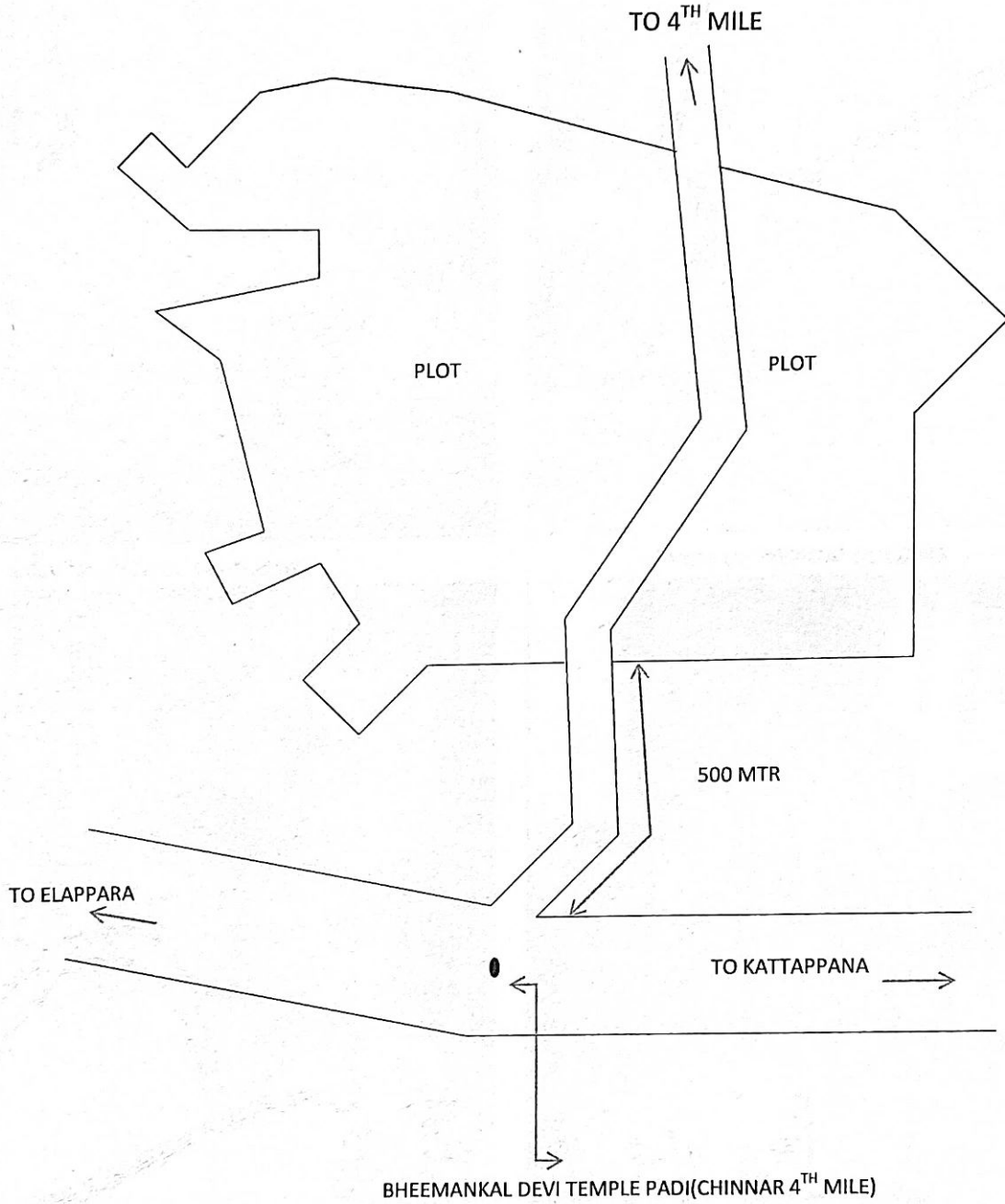
Date: Kottayam
Place:09..03..2023

(Handwritten Signature)

Signature
(Name of the Approved Valuer and Seal of the Firm / Company)

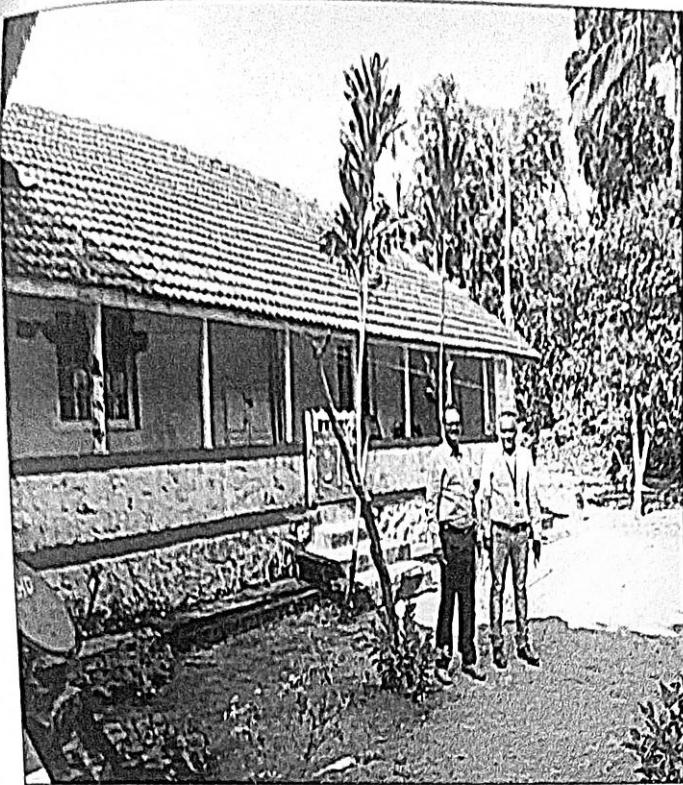


LOCATION PLAN

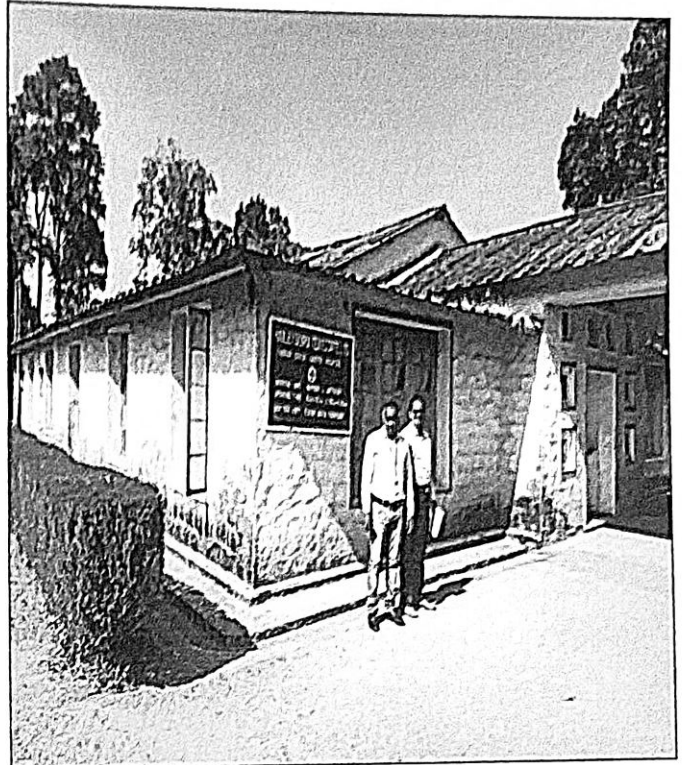


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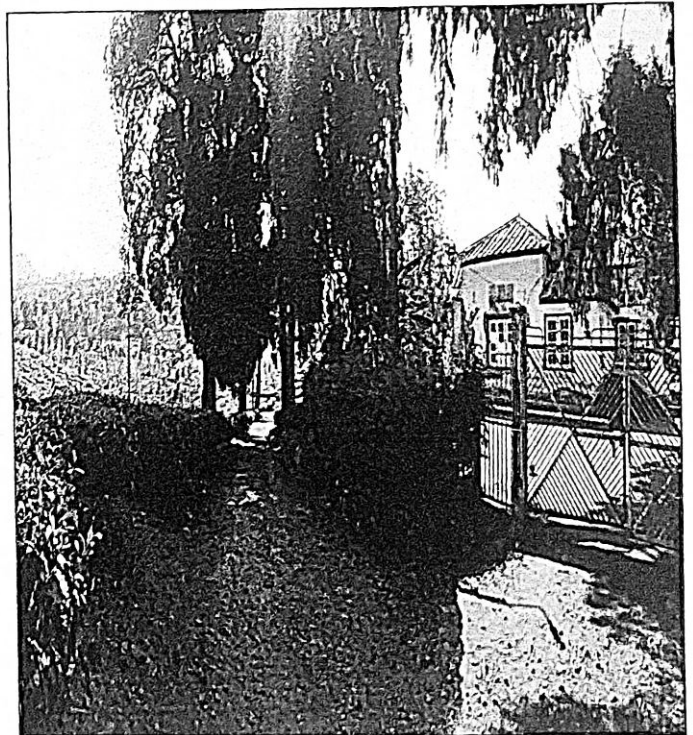
VIEW OF DOCTORS BUNGALOW



VIEW OF HOSPITAL BUILDING



VIEW OF MANAGER BUNGALOW



ESTATE ROAD ON THE BOTH SIDE

M. M. S. 12

 M. M. S. B Tech, Msc (P&T), Ph.D. FIIV *

 Valuation Centre

 T.B. Road

 Kottayam

 Registered & IBBI Registered

 Chartered Engineer

Dr. VIVISH THOMAS Ph.D, MIE, FIV, CE

Chartered Engineer (India)

Govt. Registered & IBBI Registered Valuer

Registered Under 34 AB/34AE of Wealth Tax Act 1957. Reg. No. 1-7/AV/CC-TVM

Registered Under Insolvency and Bankruptcy Board of India. Reg. No. IBBI/RV/02/2019/11136

Vetloor Centre, T.B. Road, Kottayam - 686 001

Tel: 0481-2561041, 2562332. Mob: 94471 15743.

E-mail: valuationdpt@gmail.com / vivishthomas@vetloor.in

FORMAT FOR EXPERT VALUATION

FORMAT A

TO,
NAME OF THE BANK: SOUTH INDIAN BANK
BRANCH: THOPPUMPADY

VALUATION REPORT (IN RESPECT OF LAND / SITE AND BUILDING)

(To be filled in by the Approved Valuer)

I.	GENERAL		
1.	Purpose for which the valuation is made		In Order to assess the market value of the property
2.	a)	Date of inspection	: 07..03..2023
	b)	Date on which the valuation is made	: 07..03..2023
3.	List of documents produced for perusal		
	i)		: Possession certificate no-4703/19 ,dtd-16..12..2019,issued by Elappara Village Office.
	ii)		: Location Sketch no-866/18, dtd-23..07..2018,issued by Elappara Village Office
	iii)		: Old valuation report issued by Dr.Vivish Thomas,dtd-30..11..2019
	iv)		: Building tax receipt no-121020100210, dtd-23..04..2021, issued by Elappara panchayath
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)		: M/S HEILEY BURIA TEA ESTATE LTD, ELAPPARA P.O, IDUKKI DIST.
5.	Brief description of the property (Including leasehold/freehold etc)		: This plot is located in a tea plantation area. It lies in terrace & irregular in shape. The boundaries are demarcated from adjoining plots.The northern and southern boundaries are esatate road.About 226 Hector are planted with tea & nearly 40 hector planted with coffee.Main area is planted with tea of Camelia Sinensis & Assamica type.Small area is planted with coffee

		and shade trees in the coffee & tea field are planted with pepper vines. The access to this property is through the 3.65 meter wide estate road on the northern & southern side. An M.D.Bungalow , Guest house, Factory building , Godown and sub office building,G.M bungalow & Factory manager bungalow are seen in this plot. M.D.Bungalow consist of five bedrooms with attached toilet,dining cum visisting room,front varanda & kitchen. Hill highway is passing through this estate & this estate has got nearly 5 km road frontage of this highway. Land is situated on the both side of hill highway. This estate has also got the road frontage of PWD which is going to Vagamon & got nearly 5 km of road frontage. It lies in ward- XII of Elappara panchayath .
6.	Location of property	At about 150 meter east of Elappara junction on Kuttikanam-Kattappana road,an estate road branches to north leading to Chemmannu.This plot is located on the both side of this road.The distance from Elappara junction to this plot is nearly 1.15 km.
	a) Plot No. / Survey No.	: Sy.No – 185/1-5,185/7, 191, 185/2, 185/3,28,29,185/6,551/1,25/3,185/1-10-1-13, 761, 763, 677, 679, 681, 683, 684,685,686,687,689,690,504/1,505/3, 504/3,506/1,506/9,506/10,688,506/3,505/1,507,508/3,506/7,506/8,508/1,506/5,506/6,509/1, 510/1,510/2,511,512, 513,840,1010,1011,680/2,680/3, 680/4, 185/10,755
	b) Door No.	: M.D.Bungalow – 222 Guest house –257 Factory building –47 Godown & sub office building-44 G.M.Bungalow –90 Factory manager Bungalow-94
	c) T. S. No. / Village	: Elappara
	d) Ward / Taluka	: XII/Peermade
	e) Mandal / District	: Idukki
7.	Postal address of the property (including pincode)	: M/S.SEMNIVALLY TEA ESTATE LTD, ELAPPARA P.O, IDUKKI DIST.
8.	City / Town	: Elappara

	Residential Area	:	Plantation Area												
	Commercial Area	:													
	Industrial Area	:													
9.	Classification of the area	:													
	i) High / Middle / Poor	:	Middle Class												
	ii) Urban / Semi Urban / Rural	:	Semi Urban												
10	Coming under Corporation limit / Village Panchayat / Municipality	:	Elappara panchayath												
11	Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area	:	No												
12	In case it is an agricultural land, any conversion to house site plots is contemplated	:	NA												
13	Boundaries of the property	:	As per site visit												
	North	:	Property of Pattayam holders & Stream & Estate road												
	South	:	Properties of Fairfield estate & Twyford estate & estate road												
	East	:	Properties of Chinnar estate & government												
	West	:	Property of Twyford Estate												
14.1	Dimensions of the site	:	<table border="1"> <thead> <tr> <th>A</th> <th>B</th> </tr> </thead> <tbody> <tr> <td>As per the Deed</td> <td>Actuals</td> </tr> <tr> <td colspan="2">Survey sketch not submitted</td> </tr> <tr> <td></td> <td></td> </tr> <tr> <td></td> <td></td> </tr> <tr> <td></td> <td></td> </tr> </tbody> </table>	A	B	As per the Deed	Actuals	Survey sketch not submitted							
A	B														
As per the Deed	Actuals														
Survey sketch not submitted															
	North	:													
	South	:													
	East	:													
	West	:													
14.2	Latitude, Longitude and Coordinates of the site	:	9.644599 N, 76.972178 E												
15	Extent of the site	:	<p>41.28+753.95+13565.76+1014.17+1383.66+745.05+1269.54+127.07+2.42+141.64+276.00+2203.59+424.93+704.17+97.12+2380.44+194.25+414.81+13.75+17.80+48.96+169.56+710.65+156.21+360.18+208.42+149.73+04.86+4.86+119.38+419.81+203.15+229.46+226.63+4.86+2.02+104.41+1.61+2.02+252.53+2615.17+1629.32+231.48+42.49+131.52+157.02+265.48+0.40+1.61+16.18+29.94+123.02+140.02</p> <p>Total = 34839.8Ares(86089.14 Cents)</p>												
16	Extent of the site considered for valuation (least of 14 A & 14 B)	:	34839.8 Ares												
17	Whether occupied by the owner / tenant? If	:	Owner												

	occupied by tenant, since how long? Rent received per month.		
II.	CHARACTERISTICS OF THE SITE		
1.	Classification of locality		Middle class
2.	Development of surrounding areas		Partly Developed area
3.	Possibility of frequent flooding / submerging		No
4.	Feasibility to the Civic amenities like school, hospital, bus stop, market etc.		All are available with in 2 km radius
5.	Level of land with topographical conditions		Terrace
6.	Shape of land		Irregular in shape
7.	Type of use to which it can be put		Agricultural Purpose
8.	Any usage restriction		No
9.	Is plot in town planning approved layout?		No
10.	Corner plot or intermittent plot?		Intermittent plot
11.	Road facilities		Estate road on the northern & southern side
12.	Type of road available at present		Estate Road
13.	Width of road – is it below 20 ft. or more than 20 ft.		3.65 meter
14.	Is it a land – locked land?		No
15.	Water potentiality		No
16.	Underground sewerage system		-
17.	Is power supply available at the site?		No
18.	Advantage of the site		
	1.		
	2.		
19.	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)		NA
	1.		
	2.		
Part – A (Valuation of land)			
1.	Size of plot		
	North & South		
	East & West		
2.	Total extent of the plot		34839.8 Ares
3.	Prevailing market rate (Along with details /reference of atleast two latest deals/transactions with respect to adjacent properties in the areas)		₹ 17,000/Ares to ₹ 17,500/Ares
4.	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)		₹ 1,54,000/Ares
5.	Assessed / adopted rate of valuation		₹ 17,000/Ares

6.	Estimated value of land	₹ 59,22,76,600.00	
Part – B (Valuation of Building)			
1.	Technical details of the building		
a)	Type of Building (Residential / Commercial / Industrial)	Industrial Building	
b)	Type of construction (Load bearing / RCC / Steel Framed)	Load bearing wall structure	
c)	Year of construction	Building	Year
		M.D.Bungalow	1989
		Guest house	1999
		Factory building	1980
		Godown & Sub office building	1989
		G.M.Bungalow	1999
		Factory manager bungalow	1999
d)	Age of the building	Building	Age
		M.D.Bungalow	34
		Guest house	24
		Factory building	43
		Godown & Sub office building	34
		G.M.Bungalow	24
		Factory manager bungalow	24
e)	Future life of the building	Building	Future life
		M.D.Bungalow	6
		Guest house	16
		Factory building	--
		Godown & Sub office building	6
		G.M.Bungalow	16
		Factory manager bungalow	16
f)	Number of floors and height of each floor including basement, if any	M.D.Bungalow -Single storied 4.5 meter height Guest house -Single storied 3 meter height Factory building -Single storied 6.70 meter height Godown & Sub office building -Single storied 4 meter height G.M.Bungalow -Single storied 3.5 meter height Factory manager bungalow -Single storied 3.5 meter height	

	g)	Plinth area floor-wise	<u>M.D.Bungalow</u> G.F – 677.65 Sq.m <u>Guest house</u> G.F – 168.02 Sq.m <u>Factory building</u> Kirby section -2686.20 Sq.m Truss work and sheet area -1790.80 Sq.m <u>Godown & sub office building</u> G.F – 345.10 Sq.m <u>G.M.Bungalow</u> G.F – 255.26 Sq.m <u>Factory manager bungalow</u> G.F – 181.78 Sq.m
	h)	Condition of the building	
	i)	Exterior – Excellent, Good, Normal, Poor	Normal
	ii)	Inferior - Excellent, Good, Normal, Poor	Normal
	i)	Date of issue and validity of layout of approved map / plan	
	j)	Approved map / plan issuing authority	
	k)	Whether genuineness or authenticity of approved map / plan is verified	
	l)	Any other comments by our empanelled valuers on authentic of approved plan	

Specifications of construction (floor-wise) in respect of M.D.Bungalow

S. No.	Description	M.D.Bungalow	
1.	Foundation	Random Rubble Masonry	
2.	Basement	Random Rubble Masonry	
3.	Superstructure	Random Rubble Masonry	
4.	Joinery / Doors & Windows (please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber)	Wooden doors and glazed window shutters fitted on wooden outer frames.	
5.	RCC works	--	
6.	Plastering	Cement Plastering	
7.	Flooring, Skirting, dadoing	Taracotta flooring	
8.	Special finish as marble, granite, wooden paneling, grills, etc	--	
9.	Roofing including weather proof	A.C Sheet	

	course		
10.	Drainage	Through septic tank & dry pits	

Specifications of construction (floor-wise) in respect of Guest house

S. No.	Description	Guest house	
1.	Foundation	Random Rubble Masonry	
2.	Basement	Random Rubble Masonry	
3.	Superstructure	Random Rubble Masonry	
4.	Joinery / Doors & Windows (please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber)	Wooden doors and glazed window shutters fitted on wooden outer frames.	
5.	RCC works	--	
6.	Plastering	Cement Plastering	
7.	Flooring, Skirting, dadoing	Cement flooring	
8.	Special finish as marble, granite, wooden paneling, grills, etc	--	
9.	Roofing including weather proof course	--	
10.	Drainage	Through septic tank & dry pits	

Specifications of construction (floor-wise) in respect of Factory building

S. No.	Description	Factory building	
1.	Foundation	Column footing	
2.	Basement	Columns & connective beams	
3.	Superstructure	I section and all four covered with GI sheet	
4.	Joinery / Doors & Windows (please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber)	Steel doors & windows & MS rolling shutter	
5.	RCC works	--	
6.	Plastering	Cement Plastering	
7.	Flooring, Skirting, dadoing	Cement flooring	
8.	Special finish as marble, granite, wooden paneling, grills, etc	Marble	
9.	Roofing including weather proof course	G I Sheet over iron truss work	

10.	Drainage	Through septic tank & dry pits	
-----	----------	--------------------------------	--

Specifications of construction (floor-wise) in respect of Godown & sub office building

S. No.	Description	Factory building	
1.	Foundation	Random Rubble Masonry	
2.	Basement	Random Rubble Masonry	
3.	Superstructure	Bricks Masonry	
4.	Joinery / Doors & Windows (please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber)	Wooden doors and glazed window shutters fitted on wooden outer frames.	
5.	RCC works	--	
6.	Plastering	Cement Plastering	
7.	Flooring, Skirting, dadoing	Cement flooring	
8.	Special finish as marble, granite, wooden paneling, grills, etc	--	
9.	Roofing including weather proof course	G.I Sheet	
10.	Drainage	Through septic tank & dry pits	

Specifications of construction (floor-wise) in respect of G.M.Bungalow

S. No.	Description	G.M.Bungalow	
1.	Foundation	Random Rubble Masonry	
2.	Basement	Random Rubble Masonry	
3.	Superstructure	Random Rubble Masonry	
4.	Joinery / Doors & Windows (please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber)	Wooden doors and glazed window shutters fitted on wooden outer frames.	
5.	RCC works	--	
6.	Plastering	Cement Plastering	
7.	Flooring, Skirting, dadoing	Red oxide flooring	
8.	Special finish as marble, granite, wooden paneling, grills, etc	--	
9.	Roofing including weather proof	G.I Sheet	

	course		
10.	Drainage	Through septic tank & dry pits	

Specifications of construction (floor-wise) in respect of Factory manager bungalow

S. No.	Description	Factory manager bungalow	
1.	Foundation	Random Rubble Masonry	
2.	Basement	Random Rubble Masonry	
3.	Superstructure	Random Rubble Masonry	
4.	Joinery / Doors & Windows (please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber)	Wooden doors and glazed window shutters fitted on wooden outer frames.	
5.	RCC works	--	
6.	Plastering	Cement Plastering	
7.	Flooring, Skirting, dadoing	Red oxide flooring	
8.	Special finish as marble, granite, wooden paneling, grills, etc	--	
9.	Roofing including weather proof course	G.I Sheet	
10.	Drainage	Through septic tank & dry pits	
S. No.	Description	Ground floor	Other floors
2.	Compound wall	:	
	Height	:	
	Length	:	
	Type of construction		
3.	Electrical installation		
	Type of wiring	:	
	Class of fittings (superior / ordinary / poor)	:	
	Number of light points	:	
	Fan points	:	
	Spare plug points	:	
	Any other item		
4.	Plumbing installation		
	a) No. of water closets and their type	:	
	b) No. of wash basins	:	
	c) No. of urinals	:	
	d) No. of bath tubs	:	
	e) Water meter, taps, etc.	:	
	f) Any other fixtures	:	

Details of valuation

Sr. no.	Particulars of item	Plinth area	Roof height	Age of building	Estimated replacement rate of construction Rs.	Replacement cost Rs.	Depreciation Rs. (%)	Net value after depreciations Rs.
	M.D bungalow	677.65 Sq.m	4.5 m	34 years	₹11,000/Sq.m (Depreciated value)	₹ 74,54,150		₹ 74,54,150
	Guest house	168.02 Sq.m	3 m	24 years	₹7,000/Sq.m (Depreciated value)	₹ 11,76,140		₹ 11,76,140
	Factory building	2686.20 Sq.m	6.70 m	43 years	₹12,000/Sq.m (Depreciated value)	₹ 3,22,34,400		₹ 3,22,34,400
		1790.80 Sq.m	6.70 m	43 years	₹7,000/Sq.m (Depreciated value)	₹ 1,25,35,600		₹ 1,25,35,600
	Godown & sub office building	345.10 Sq.m	4 m	34 years	₹7,000/Sq.m (Depreciated value)	₹ 24,15,700		₹ 24,15,700
	G.M. bungalow	255.26 Sq.m	3.5 m	24 years	₹10,000/Sq.m (Depreciated value)	₹ 25,52,600		₹ 25,52,600
	Factory manager bungalow	181.78 Sq.m	3.5 m	24 years	₹7,000/Sq.m (Depreciated value)	₹ 12,72,460		₹ 12,72,460
	Total	6100.81 Sq.m						₹5,96,41,050.00

Part C- (Extra Items)

(Amount in Rs.)

1.	Portico	:	All are included in building rate
2.	Ornamental front door	:	
3.	Sit out/ Verandah with steel grills	:	
4.	Overhead water tank	:	
5.	Extra steel/ collapsible gates	:	
	Total	:	

Part D- (Amenities)

(Amount in Rs.)

1.	Wardrobes	:	All are included in building rate
2.	Glazed tiles	:	
3.	Extra sinks and bath tub	:	
4.	Marble / ceramic tiles flooring	:	
5.	Interior decorations	:	
6.	Architectural elevation works	:	
7.	Paneling works	:	
8.	Aluminum works	:	
9.	Aluminum hand rails	:	

10.	False ceiling	:	
	Total		

Part E- (Miscellaneous) (Amount in Rs.)

1.	Separate toilet room	:	All are included in building rate
2.	Separate lumber room	:	
3.	Separate water tank/ sump	:	
4.	Trees, gardening	:	
	Total		

Part F- (Services) (Amount in Rs.)

1.	Water supply arrangements	:	All are included in building rate
2.	Drainage arrangements	:	
3.	Compound wall	:	
4.	C. B. deposits, fittings etc.	:	
5.	Pavement	:	
	Total	:	

Total abstract of the entire property

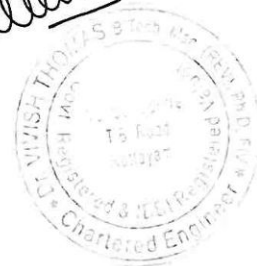
Part- A	Land	:	₹ 59,22,76,600.00
Part- B	Building	:	₹ 5,96,41,050.00
Part- C	Extra Items	:	
Part- D	Amenities	:	
Part- E	Miscellaneous	:	
Part- F	Services	:	
	Total	:	₹ 65,19,17,650.00
	Say	:	₹ 65,19,00,000.00

(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 values in future in iii) Any likely income it may generate, may be discussed).

Photograph of owner/representative with property in background to be enclosed.

Screen shot of longitude/latitude and co-ordinates of property using GPS/Various Apps/Internet sites

(Handwritten Signature)



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 ₹ 65,19,00,000.00 (Rupees .Sixty Five Crore Nineteen Lakhs Only). The realisable value of the above property as of ₹ 58,67,10,000.00 (Rupees.Fifty Eight Crore Sixty Seven Lakhs Ten Thousand Only) and the distress value ₹ 52,15,20,000.00 (Rupees.Fifty Two Crore Fifteen Lakhs Twenty Thousand Only).

1	Market value	₹ 65,19,00,000.00
2	Realizable value (90%)	₹ 58,67,10,000.00
3	Forced value (80%)	₹ 52,15,20,000.00

Place: Kottayam
Date:13..03..2023



Signature

(Name and Official seal of the Approved Valuer)

The undersigned has inspected the property detailed in the Valuation Report dated _____ on _____. We are satisfied with the marketability, acceptability, access to the property, etc.

Signature

(Name of the Bank Official with Official seal and PPC)

Signature

(Name of the Bank Official with Official seal and PPC)

Date:

Encl:

1. Declaration from the valuer in Format E
2. Model code of conduct for valuer

FORMAT E

DECLARATION FROM VALUERS

I hereby declare that-

- a. The information furnished in my valuation report dated 13..03..2023 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- b. I have no direct or indirect interest in the property valued;
- c. I have personally inspected the property on 07..03..2023 The work is not sub-contracted to any other valuer and carried out by myself.
- d. I have not been convicted of any offence and sentenced to a term of Imprisonment;
- e. I have not been found guilty of misconduct in my professional capacity.
- f. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part-B of the above handbook to the best of my ability.
- g. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable.
- h. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure III- A signed copy of same to be taken and kept along with this declaration)
- i. I am registered under Section 34 AB of the Wealth Tax Act, 1957.
- j. I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.

k. Further, I hereby provide the following information.

Sl No.	Particulars	Valuer comment
1	background information of the asset being valued;	Residential
2	purpose of valuation and appointing authority	For taking collateral security for loan as per the request for the Manager, South Indian Bank , Thoppumpady
3	identity of the valuer and any other experts involved in the valuation;	Dr. Vivish Thomas, Reg. No. 1-7/AV/CC-TVM
4	disclosure of valuer interest or conflict, if any;	Nil
5	date of appointment, valuation date and date of report;	06..03..2023,07..03..2023&13..03..2023
6	inspections and/or investigations	Local enquiry

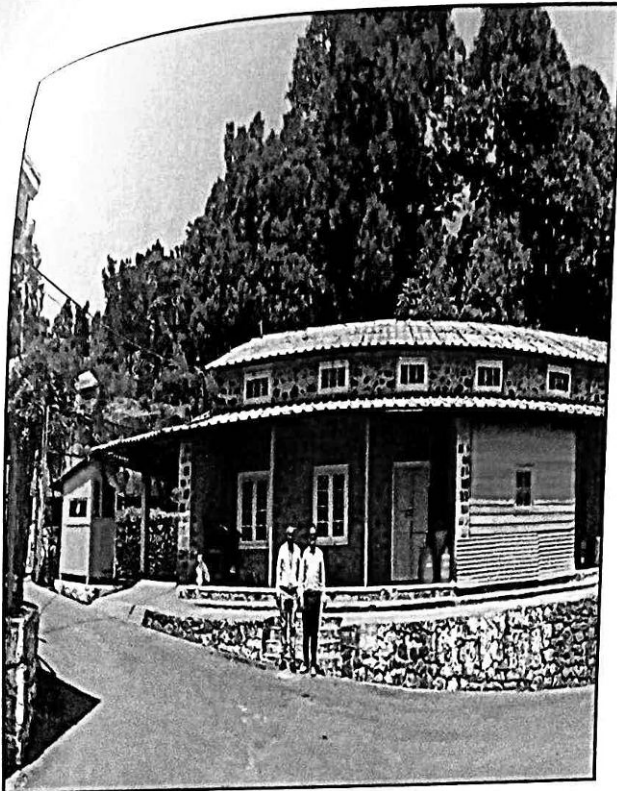
	undertaken;	
7	nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> i) Possession certificate no-4703/19 ,dtd-16..12..2019,issued by ElapparaVillage Office. ii) Location Sketch no-866/18, dtd-23..07..2018,issued by Eraviperoor Village Office iii) Old valuation report issued by Dr.Vivish Thomas,dtd-30..11..2019 iv) Building tax receipt no-121020100210, dtd-23..04..2021, issued by Elappara panchayath
8	procedures adopted in carrying out the valuation and valuation standards followed;	Market Approach Method – Valuations have been carried out after conducting local enquiries, with regard to the market prices of properties in the particular locality.
9	restrictions on use of the report, if any;	Restricted to the current scope of the valuation
10	major factors that were taken into account during the valuation;	--
11	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	<ul style="list-style-type: none"> a) The analysis and conclusions are limited by the reported assumptions and conditions. b) The extent of the land considered for valuation is based on legal scrutiny report and other documents. c) The value varies with the purpose and the date. This report is not to be referred if the purpose is different. d) The legal aspects are not in the scope of this valuation e) Plinth Area considered for valuation is based on the previous valuation report as approved plan or testimonial certificate was not submitted for verification

Date: Kottayam
Place:13..03..2023

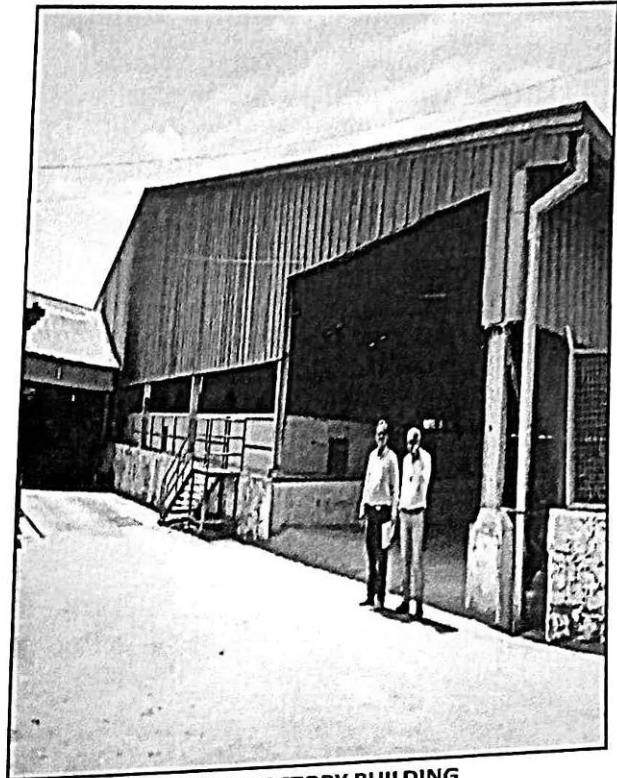


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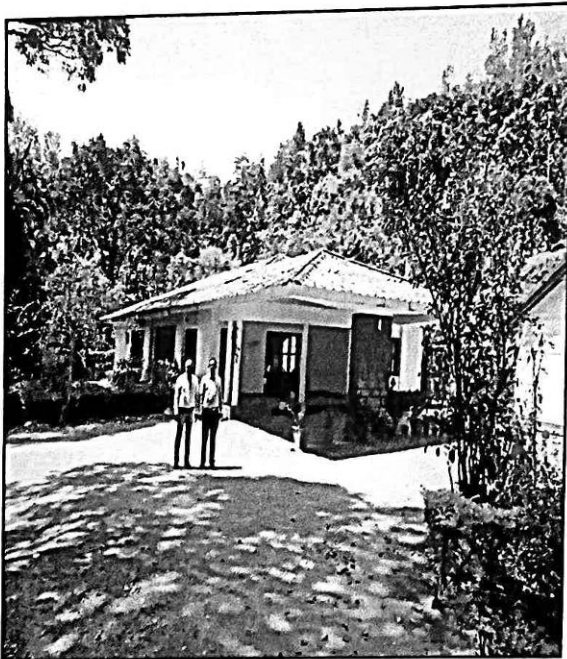
(Name of the Approved Valuer and Seal of the Firm / Company)



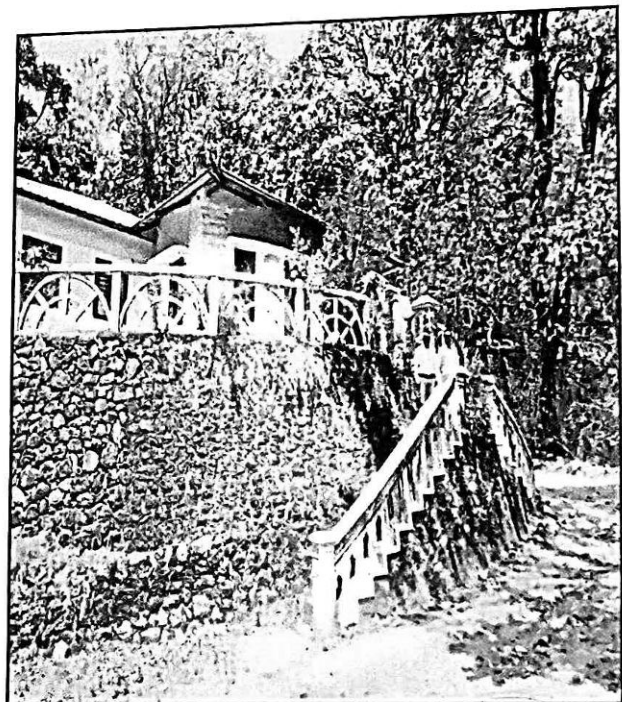
VIEW OF OFFICE BUILDING



VIEW OF FACTORY BUILDING



VIEW OF G.M.BUNGALOW

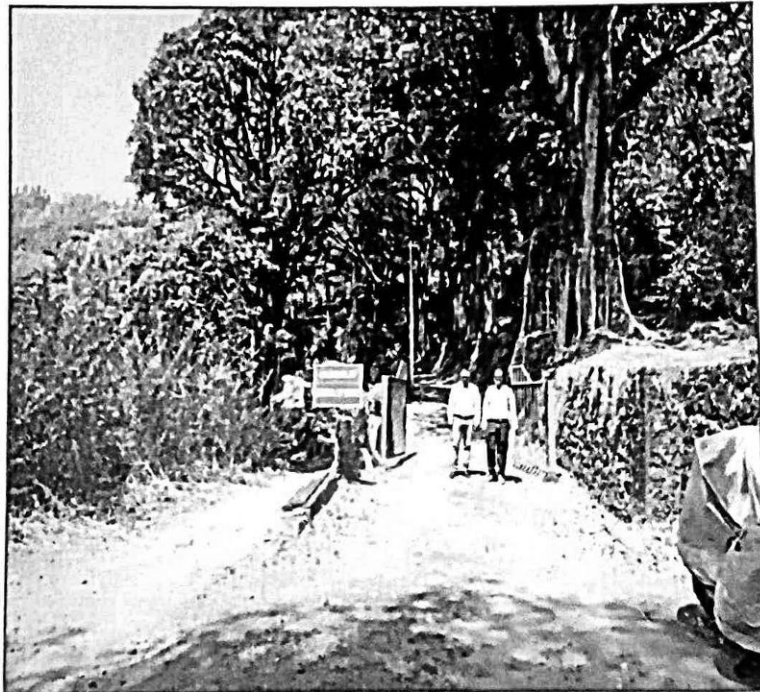


VIEW OF FACTORY MANAGER BUNGALOW





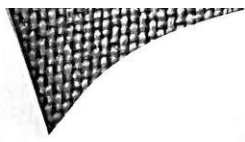
VIEW OF M.D.BUNGALOW



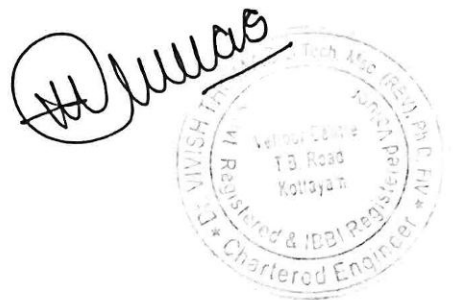
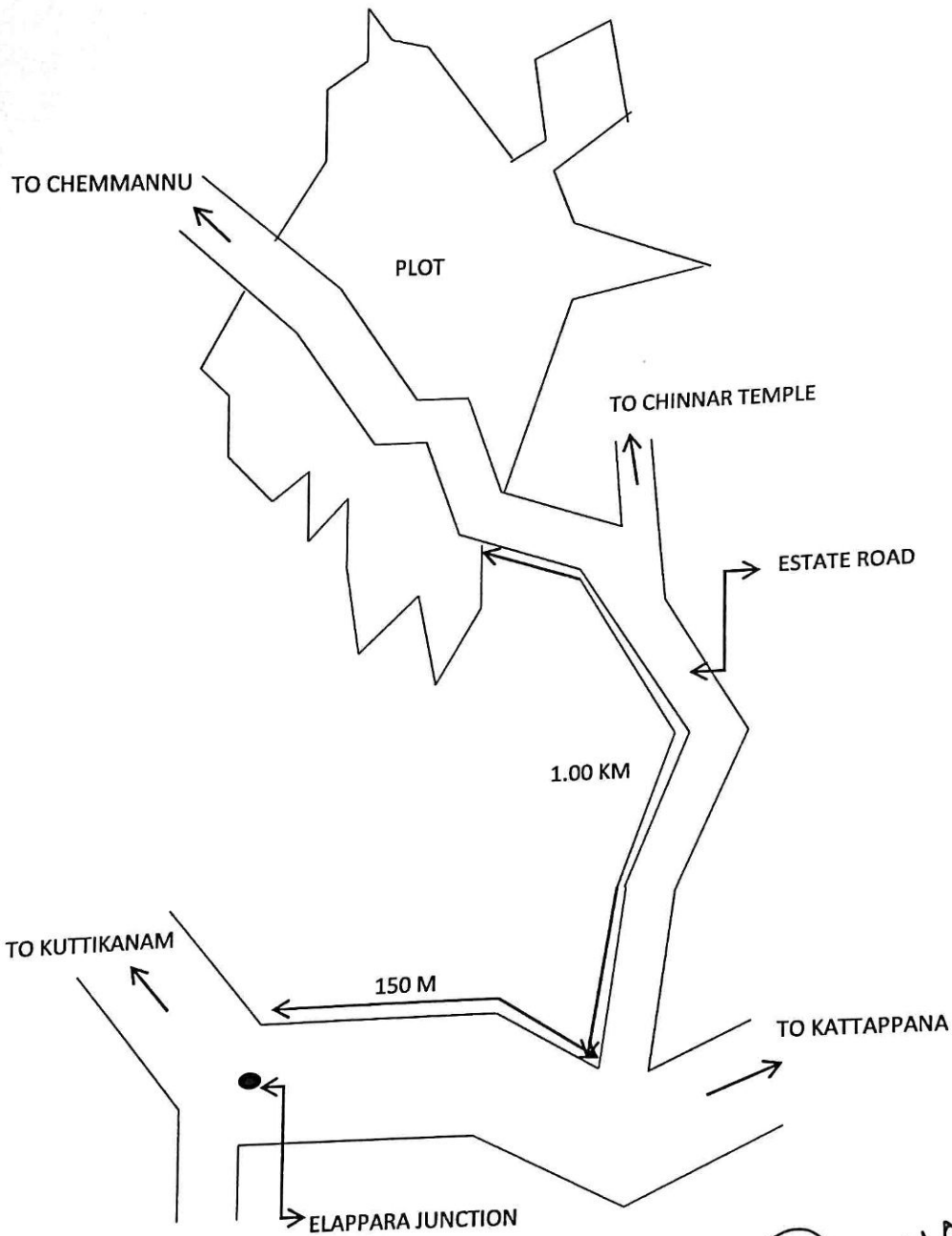
ESTATE ROAD

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LOCATION SKETCH



Dr. VIVISH THOMAS Ph.D, MIE, FIV, CE

Chartered Engineer (India)

Govt. Registered & IBBI Registered Valuer

Registered Under 34 AB/34AE of Wealth Tax Act 1957. Reg. No. 1-7/AV/CC-TVM

Registered Under Insolvency and Bankruptcy Board of India. Reg. No. IBBI/RV/02/2019/11136

Vettoor Centre, T.B. Road, Kottayam - 686 001

Tel: 0481-2561041, 2562332. Mob: 94471 15743.

E-mail: valuationdpt@gmail.com / vivishthomas@vettoor.in

FORMAT FOR EXPERT VALUATION

FORMAT A

Dr. Vivish Thomas
Vettoor Centre, T.B Road
Kottayam

TO,
NAME OF THE BANK: SOUTH INDIAN BANK
BRANCH: THOPPUMPADY

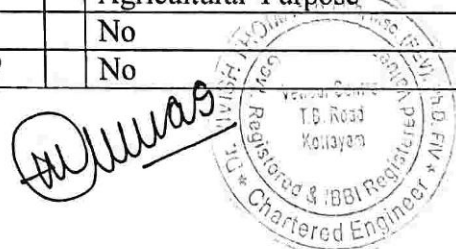
VALUATION REPORT (IN RESPECT OF LAND / SITE AND BUILDING) (To be filled in by the Approved Valuer)

I. GENERAL	
1.	Purpose for which the valuation is made
2.	a) Date of inspection : 07..03..2023 b) Date on which the valuation is made : 07..03..2023
3.	List of documents produced for perusal
i)	Possession Certificate no- C-4706/19, dtd- 16..12..2019, issued by Elappara Village Office
ii)	Location Sketch no- 4587/19, dtd- 21..11..2019, issued by Elappara Village Office
iii)	Old valuation report issued by Dr Vivish Thomas, dtd- 30..11..2019
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership) : M/S HEILEY BURIA TEA ESTATE LTD, ELAPPARA P.O, ELAPPARA, IDUKKI DIST.
5.	Brief description of the property (Including leasehold/freehold etc) : This plot is located in a tea plantation area. It lies in terrace and irregular in shape. The boundaries were shown by the owner and are demarcated from the adjoining plots. The access to this property is through the 3.60 meter wide estate road on the north & southern side. Main area are planted with tea. They are two types namely camellia Sinensis & Assamica. Small area planted with tea & coffee along with shade trees. A single storied Dispensary Building, Office Building Manager Bungalow, Assistant Manager Bungalow are seen in this plot. Hill highway is passing through

			this estate & this estate has got nearly 5 km road frontage of this highway. Land is situated on the both side of hill highway. This estate has also got the road frontage of PWD which is going to Vagamon & got nearly 5 km of road frontage. It lies in ward- VIII of Elappara Panchayath.
6.	Location of property		From Elappara Junction on Kuttikkanam – Kattappana Highway road, a road branches to east – south direction leading to Kurishumala. At about 500 meter on this road, a estate road branches to east leading to Cheppathu. This plot is located on the both sides of this road. The distance from Elappara Junction to this plot is nearly 3.5 km.
	a)	Plot No. / Survey No.	: Sy.No – 184/7A5K, 184/16, 184/17, 184/19, 184/20, 184/21, 184, 245, 247,248,249,365,364,118/2 & 118/1-1
	b)	Door No.	: Dispensary Building – 316 Office Building – 13 Manager Bungalow – 290 Assistant Manager - 303
	c)	T. S. No. / Village	: Elappara
	d)	Ward / Taluka	: VIII/Peermade
	e)	Mandal / District	: Idukki
7.	Postal address of the property (including pincode)		: M/S HEILEY BURIA TEA SATATE LTD, ELAPPARA P.O, ELAPPARA, IDUKKI DIST.
8.	City / Town		: Elappara
	Residential Area		: Plantation Area
	Commercial Area		: --
	Industrial Area		: --
9.	Classification of the area		:
	i)	High / Middle / Poor	: Middle Class
	ii)	Urban / Semi Urban / Rural	: Semi Urban
10	Coming under Corporation limit / Village Panchayat / Municipality		: Elappara Panchayath
11	Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area		: No
12	In case it is an agricultural land, any conversion to house site plots is contemplated		: NA

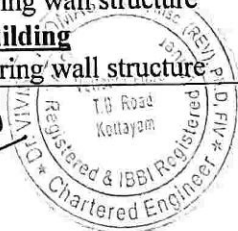


13	Boundaries of the property	:	As per Location Sketch (4587/19)	
	North	:	Pullumettu & Road	
	South	:	Property of Kozhikkanam Estate & Road	
	East	:	Periyar River	
	West	:	Property of Kozhikkanam Estate	
14.1	Dimensions of the site	:	A	B
			As per the Deed	Actuals
	North	:	Survey sketch not submitted	
	South	:		
	East	:		
West	:			
14.2	Latitude, Longitude and Coordinates of the site	:	9.643455 N, 77.008989 E	
15	Extent of the site	:	Sy. No	Area
			184/7A5K	7750.52 Ares
			184/16	440.70 Ares
			184/17	1699.68 Ares
			184/19	192.23 Ares
			184/20	10.57.03 Ares
			184/21	1295.80 Ares
			184	1518.38 Ares
			245	2168.30 Ares
			247	1038.02 Ares
			248	6418.30 Ares
			249	1622.79 Ares
			365	12351.78 Ares
			364	2175.58 Ares
			118/2	3650.26 Ares
	118/1-1	47.75 Ares		
	Total	43427.12 Ares (107308.41 Cents)		
16	Extent of the site considered for valuation (least of 14 A & 14 B)	:	43427.12 Ares (107308.41 Cents)	
17	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.	:	Owner	
II. CHARACTERISTICS OF THE SITE				
1.	Classification of locality		Middle class	
2.	Development of surrounding areas		Partly Developed area	
3.	Possibility of frequent flooding / submerging		No	
4.	Feasibility to the Civic amenities like school, hospital, bus stop, market etc.		All are available with in 2 km radius	
5.	Level of land with topographical conditions		Terrace	
6.	Shape of land		irregular in shape	
7.	Type of use to which it can be put		Agricultural Purpose	
8.	Any usage restriction		No	
9.	Is plot in town planning approved layout?		No	

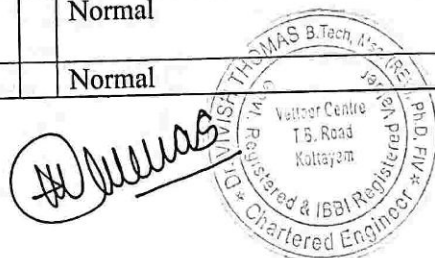


10	Corner plot or intermittent plot?	Intermittent plot
11	Road facilities	Estate road on the northern & southern side
12	Type of road available at present	Estate Road
13	Width of road – is it below 20 ft. or more than 20 ft.	3.60 meter
14	Is it a land – locked land?	No
15	Water potentiality	Yes
16	Underground sewerage system	Through Septic tank & dry pits
17	Is power supply available at the site?	Yes, Consumer number Dispensary Building – 9650 Office Building – 23292 Manager Bungalow – 9654 Assistant Manager - 9657
18	Advantage of the site	
	1.	
	2.	
19	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)	NA
	1.	
	2.	
Part – A (Valuation of Land)		
1.	Size of plot	43427.12 Ares (107308.41 Cents)
	North & South	
	East & West	
2.	Total extent of the plot	43427.12 Ares
3.	Prevailing market rate (Along with details /reference of atleast two latest deals/transactions with respect to adjacent properties in the areas)	₹ 16,000 /Ares to ₹ 17,000/Ares
4.	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)	NOT AVAILABLE IN THE SITE
5.	Assessed / adopted rate of valuation	₹ 16,000 /Ares
6.	Estimated value of land	₹ 69,48,33,920
Part – B (Valuation of Building)		
1.	Technical details of the building	
a)	Type of Building (Residential / Commercial / Industrial)	Dispensary Building , Office Building, Manager Bungalow & Assistant Manager
b)	Type of construction (Load bearing / RCC / Steel Framed)	Dispensary Building Load bearing wall structure Office Building Load bearing wall structure

4



		Manager Bungalow Load bearing wall structure Assistant Manager Load bearing wall structure
c)	Year of construction	Dispensary Building Renovated in 1989 Office Building Renovated in 1979 Manager Bungalow Renovated in 1990 Assistant Manager Renovated in 1989
d)	Age of the building	Dispensary Building 34 Years Office Building 44 Years Manager Bungalow 33 Years Assistant Manager 34 Years
e)	Future life of the building	Dispensary Building 6 Years (If it is maintained under normal whether condition) Office Building - Manager Bungalow 7 Years (If it is maintained under normal whether condition) Assistant Manager 6 Years (If it is maintained under normal whether condition)
f)	Number of floors and height of each floor including basement, if any	Dispensary Building Single storied 4 meter height Office Building Single storied 4.5 meter height Manager Bungalow Single storied 3.5 meter height Assistant Manager Single storied 3.5 meter height
g)	Plinth area floor-wise	Plinth Area Dispensary Building – 60.69 Sq. m Office Building – 267.80 Sq. m Manager Bungalow – 367.76 Sq. m Assistant Manager – 164.34 Sq. m Total – 860.59 Sq. m
h)	Condition of the building	
	i) Exterior – Excellent, Good, Normal, Poor	Normal
	ii) Inferior - Excellent, Good,	Normal



	Normal, Poor		
i)	Date of issue and validity of layout of approved map / plan		-
j)	Approved map / plan issuing authority		-
k)	Whether genuineness or authenticity of approved map / plan is verified		-
l)	Any other comments by our empanelled valuers on authentic of approved plan		-

Specifications of construction (floor-wise) in respect of

S. No.	Description	Specifications of construction (floor-wise) in respect of	
		Dispensary Building	Office Building
1.	Foundation		
2.	Basement	Random Rubble Masonry	Random Rubble Masonry
3.	Superstructure	Random Rubble Masonry	Random Rubble Masonry
4.	Joinery / Doors & Windows (please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber)	Random Rubble Masonry Wooden doors and Glazed windows shutters & fitted on wooden outer frames	Random Rubble Masonry Wooden doors and Glazed windows shutters & fitted on wooden outer frames
5.	RCC works	--	--
6.	Plastering	Cement Plastering	Cement Plastering
7.	Flooring, Skirting, dadoing	Cement Flooring	Cement Flooring
8.	Special finish as marble, granite, wooden paneling, grills, etc	--	--
9.	Roofing including weather proof course	A C Sheet on wooden rafters	A C Sheet laid over wooden purling on super structure
10.	Drainage	Through septic tank & Dry pits	
S. No.	Description	Manager Bungalow	Assistant Manager
1.	Foundation		
2.	Basement	Random Rubble Masonry	Random Rubble Masonry
3.	Superstructure	Random Rubble Masonry	Random Rubble Masonry
4.	Joinery / Doors & Windows (please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber)	Random Rubble Masonry Wooden doors and Glazed windows shutters & fitted on wooden outer frames	Random Rubble Masonry Wooden doors and Glazed windows shutters & fitted on wooden outer frames
5.	RCC works	--	--
6.	Plastering	Cement Plastering	Cement Plastering
7.	Flooring, Skirting, dadoing	Terracotta Flooring	Red Oxide
8.	Special finish as marble, granite, wooden paneling, grills, etc	--	--
9.	Roofing including weather proof course	G I Sheet laid over wooden rafters & vipers	A C Sheet with A C Sheet Ceiling
10.	Drainage	Through septic tank & Dry pits	

(Handwritten Signature)
 Registered & IBBI Registered
 Chartered Engineer #
 Kottayam

S. No.	Description	Dispensary Building		Office Building
S. No.	Description		Ground floor	Other floors
2.	Compound wall	:		
	Height	:		
	Length	:		
	Type of construction	:		
3.	Electrical installation			
	Type of wiring	:		
	Class of fittings (superior / ordinary / poor)	:		
	Number of light points	:		
	Fan points	:		
	Spare plug points	:		
	Any other item	:		
4.	Plumbing installation			
	a) No. of water closets and their type	:		
	b) No. of wash basins	:		
	c) No. of urinals	:		
	d) No. of bath tubs	:		
	e) Water meter, taps, etc.	:		
	f) Any other fixtures	:		

Details of valuation

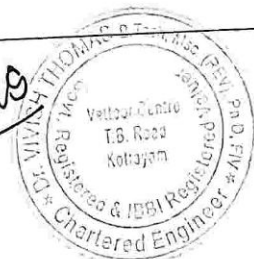
S r. n o.	Particulars of item	Plinth area	Roof height	Age of building	Estimated replacement rate of construction Rs.	Replacement cost Rs.	Depreciation Rs. (%)	Net value after depreciations Rs.
	Dispensary Building	60.69 Sq.m	3 m	34 years	₹6,000/Sq.m (Depreciation Value)	₹ 3,64,140	-	₹3,64,140.00
	Office Building	267.80 Sq. m	3 m	44 years	₹7,000/Sq.m (Depreciation Value)	₹ 18,74,600	-	₹18,74,600.00
	Manager Bungalow	367.76 Sq. m	3 m	33 years	₹6,500/Sq.m (Depreciation Value)	₹ 23,90,440	-	₹23,90,440.00
	Assistant Manager	164.34 Sq. m	3 m	34 years	₹6,000/Sq.m (Depreciation Value)	₹ 9,86,040	-	₹9,86,040.00
	Total	860.59 Sq.m						₹56,15,220.00

(Amount in Rs.)

Part C- (Extra Items)

1.	Portico	:	All are included in building rate
2.	Ornamental front door	:	
3.	Sit out/ Verandah with steel grills	:	
4.	Overhead water tank	:	
5.	Extra steel/ collapsible gates	:	
	Total	:	

[Handwritten Signature]



Part D- (Amenities)**(Amount in Rs.)**

1.	Wardrobes	:	All are included in building rate
2.	Glazed tiles	:	
3.	Extra sinks and bath tub	:	
4.	Marble / ceramic tiles flooring	:	
5.	Interior decorations	:	
6.	Architectural elevation works	:	
7.	Paneling works	:	
8.	Aluminum works	:	
9.	Aluminum hand rails	:	
10.	False ceiling	:	
	Total		

Part E- (Miscellaneous)**(Amount in Rs.)**

1.	Separate toilet room	:	All are included in building rate
2.	Separate lumber room	:	
3.	Separate water tank/ sump	:	
4.	Trees, gardening	:	
	Total		

Part F- (Services)**(Amount in Rs.)**

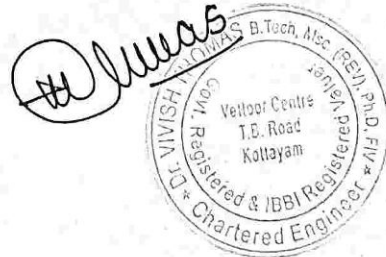
1.	Water supply arrangements	:	All are included in building rate
2.	Drainage arrangements	:	
3.	Compound wall	:	
4.	C. B. deposits, fittings etc.	:	
5.	Pavement	:	
	Total		

Total abstract of the entire property

Part- A	Land	:	₹69,48,33,920.00
Part- B	Building	:	₹ 56,15,220.00
Part- C	Extra Items	:	
Part- D	Amenities	:	
Part- E	Miscellaneous	:	
Part- F	Services	:	
	Total	:	₹ 70,04,49,410.00
	Say	:	₹ 70,04,00,000.00

(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 values in future in iii) Any likely income it may generate, may be discussed).


Photograph of owner/representative with property in background to be enclosed.
Screen shot of longitude/latitude and co-ordinates of property using GPS/Various Apps/Internet sites




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 ₹ 70,04,00,000 (Rupees . Seventy Crore Four Lakhs Only). The realisable value of the above property as of ₹ 63,03,60,000 (Rupees. Sixty Three Crore Three Lakhs Sixty Thousand Only) and the distress value ₹ 56,03,20,000 (Rupees. Fifty Six Crore Three Lakhs Twenty Thousand Only).

1	Market value	₹ 70,04,00,000.00
2	Realizable value (90%)	₹ 63,03,60,000.00
3	Forced value (80%)	₹ 56,03,20,000.00

Place:Kottayam
Date:13..03..2023


Signature
(Name and Official seal of the Approved Valuer)



The undersigned has inspected the property detailed in the Valuation Report dated _____ on _____. We are satisfied with the marketability, acceptability, access to the property, etc.

Signature
(Name of the Bank Official with Official seal and PPC)

Signature
(Name of the Bank Official with Official seal and PPC)

Date:

Encl:

1. Declaration from the valuer in Format E
2. Model code of conduct for valuer

FORMAT E
DECLARATION FROM VALUERS


I hereby declare that-

- a. The information furnished in my valuation report dated 13..03..2023 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
 - b. I have no direct or indirect interest in the property valued;
 - c. I have personally inspected the property on 07..03..2023 The work is not sub-contracted to any other valuer and carried out by myself.
 - d. I have not been convicted of any offence and sentenced to a term of Imprisonment;
 - e. I have not been found guilty of misconduct in my professional capacity.
 - f. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part-B of the above handbook to the best of my ability.
 - g. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable.
 - h. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure III- A signed copy of same to be taken and kept along with this declaration)
 - i. I am registered under Section 34 AB of the Wealth Tax Act, 1957.
 - j. I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.
- k. Further, I hereby provide the following information.

Sl No.	Particulars	Valuer comment
1	background information of the asset being valued;	Residential
2	purpose of valuation and appointing authority	For taking collateral security for loan as per the request for the Manager, South Indian Bank , Thoopumpady
3	identity of the valuer and any other experts involved in the valuation;	Dr. Vivish Thomas, Reg. No. 1-7/AV/CC-TVM
4	disclosure of valuer interest or conflict, if any;	Nil
5	date of appointment, valuation date and date of report;	06..03..2023, 07..03..2023 & 13..03..2023
6	inspections and/or investigations undertaken;	Local enquiry

10

(Signature)



7	nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> i) Possession Certificate no- C-4706/19, dtd- 16..12..2019, issued by Elappara Village Office ii) Location Sketch no- 4587/19, dtd- 21..11..2019, issued by Elappara Village Office iii) Old valuation report issued by Dr Vivish Thomas, dtd- 30..11..2019
8	procedures adopted in carrying out the valuation and valuation standards followed;	Market Approach Method – Valuations have been carried out after conducting local enquiries, with regard to the market prices of properties in the particular locality.
9	restrictions on use of the report, if any;	Restricted to the current scope of the valuation
10	major factors that were taken into account during the valuation;	--
11	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	<ul style="list-style-type: none"> a) The analysis and conclusions are limited by the reported assumptions and conditions. b) The extent of the land considered for valuation is based on legal scrutiny report and other documents. c) The value varies with the purpose and the date. This report is not to be referred if the purpose is different. d) The legal aspects are not in the scope of this valuation e) Plinth Area considered for valuation is based on the previous valuation report as approved plan or testimonial certificate was not submitted for verification

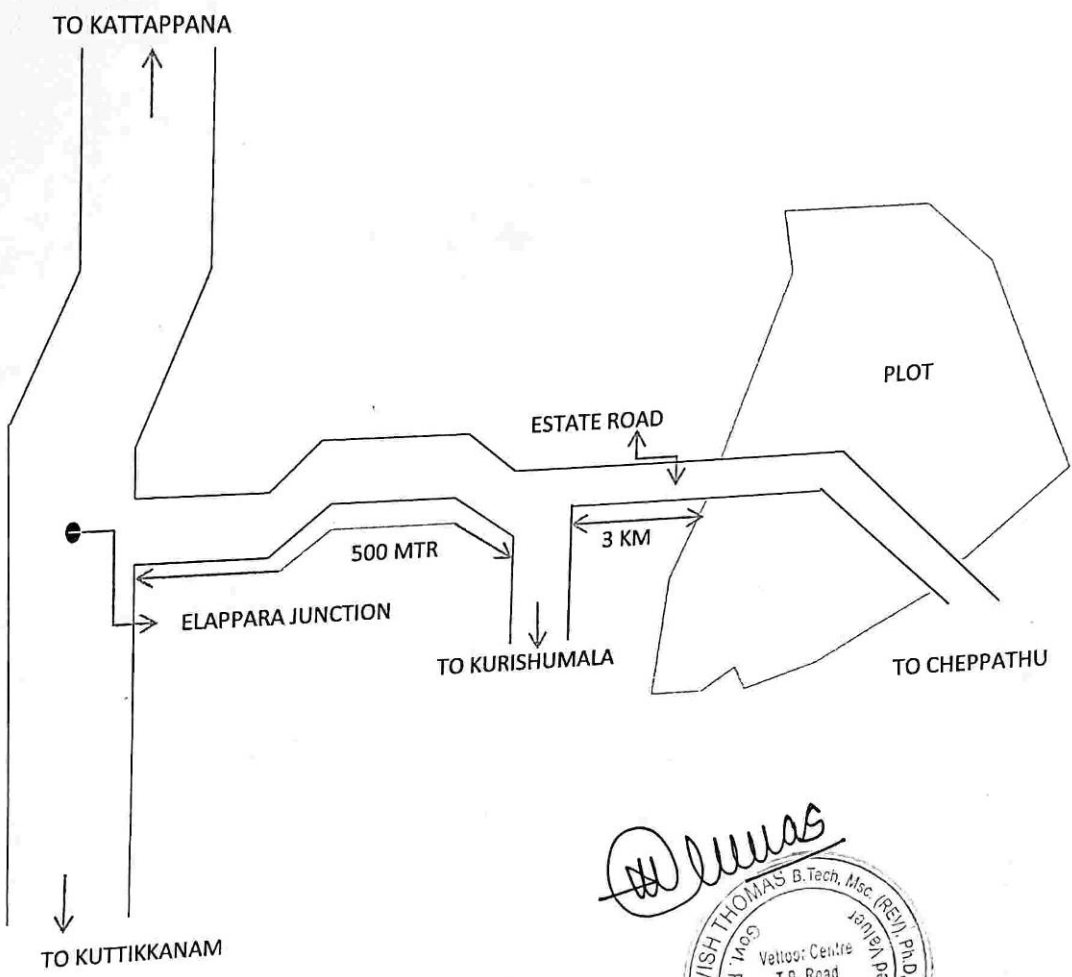
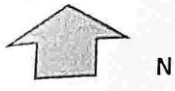
Date:Kottayam
Place:13..03..2023

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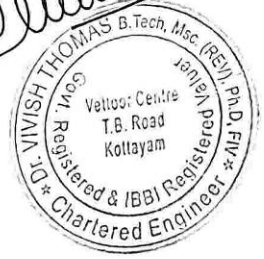
Signature
(Name of the Approved Valuer and Seal of the Firm / Company)

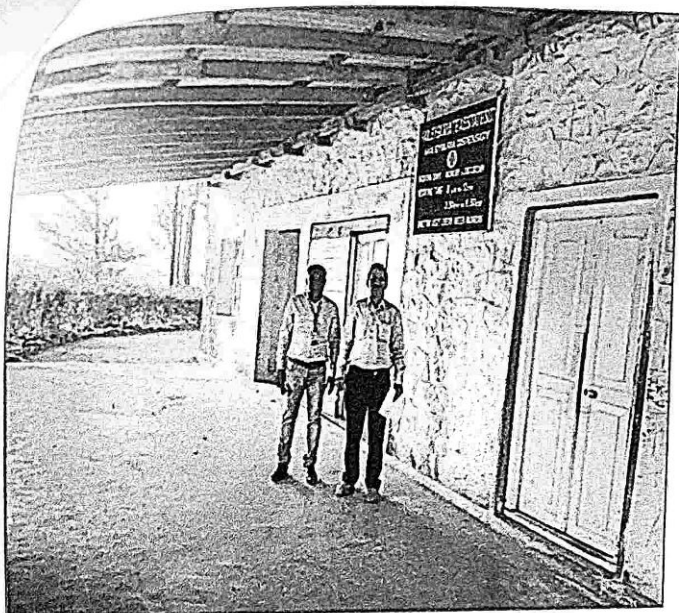


LOCATION PLAN

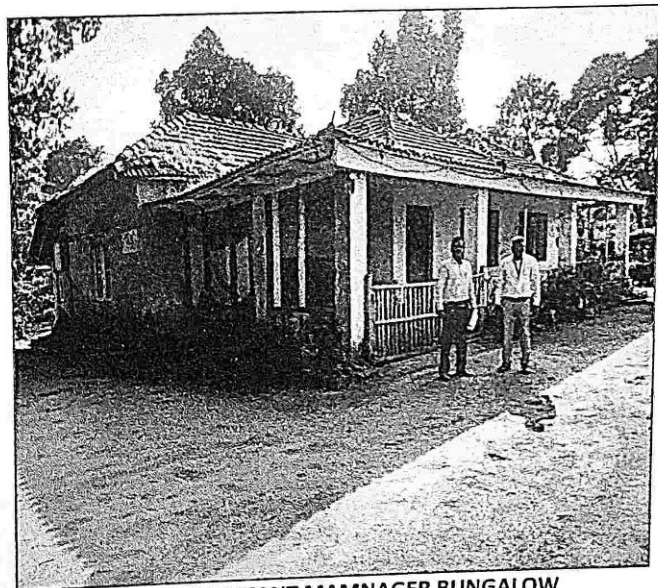


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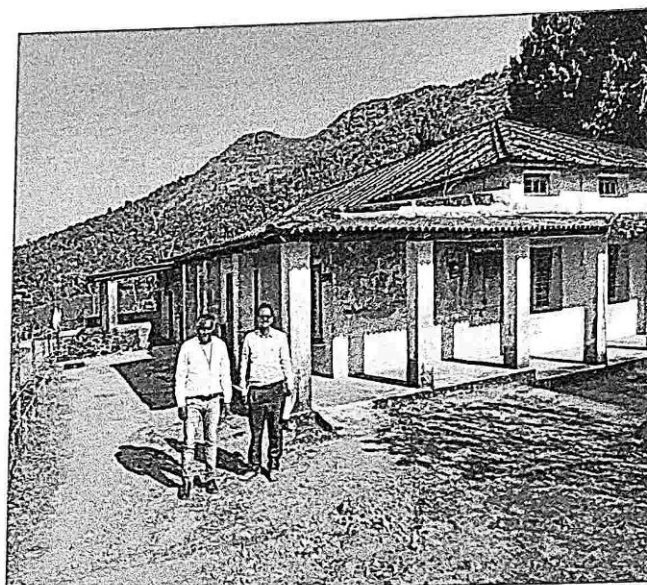




VIEW OF DISPENSARY BUILDING



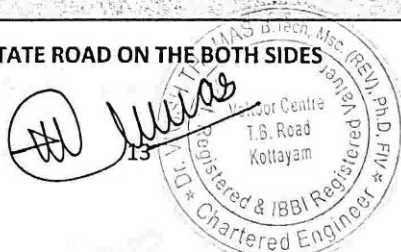
VIEW OF ASSISTANT MAMNAGER BUNGALOW



VIEW OF OFFICE BUILDING



ESTATE ROAD ON THE BOTH SIDES

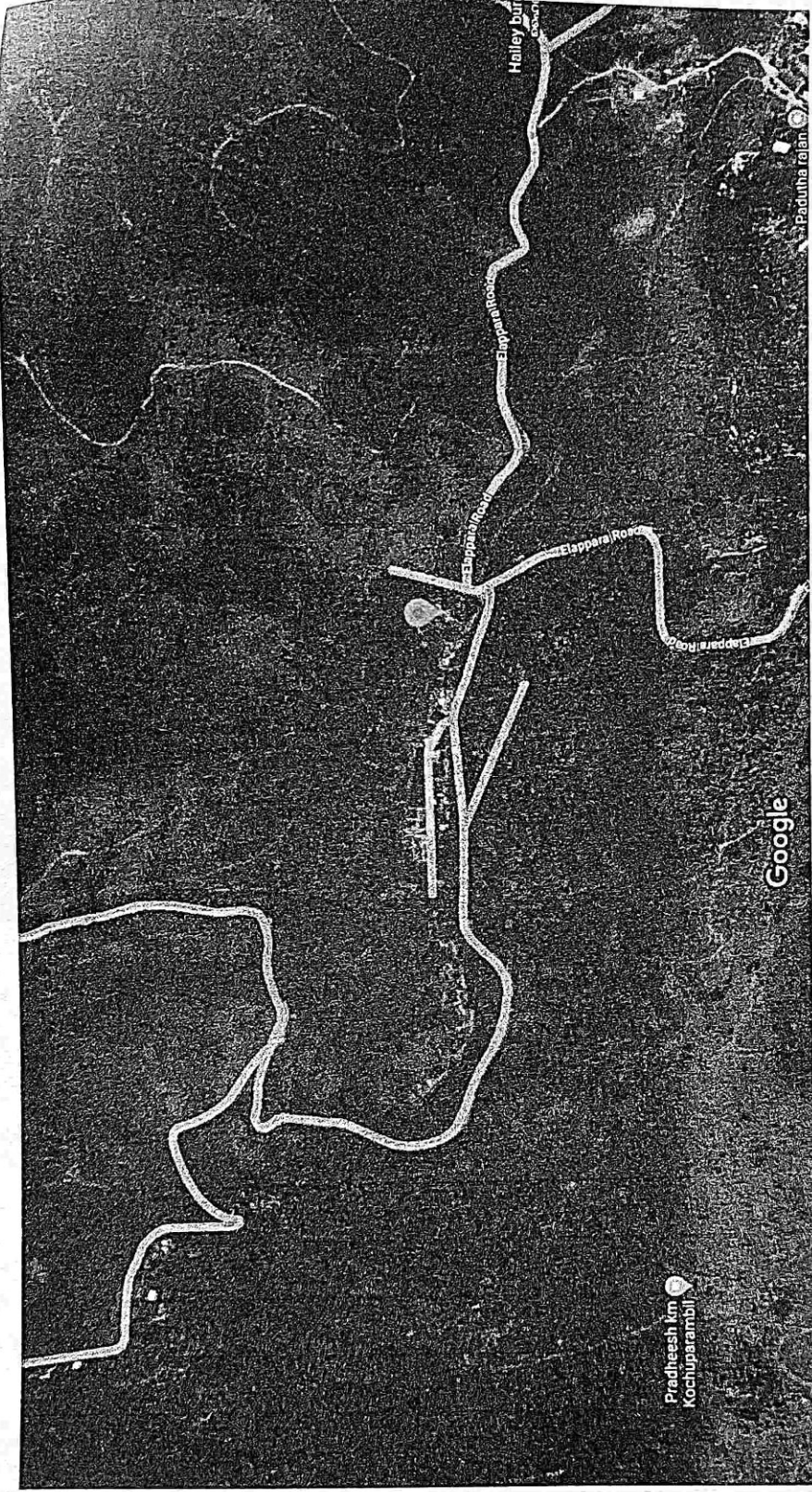


Vettoor Centre, T.B. Road, Kottayam - 686 001. Tel: 0481-2561041, 2562332. E-mail: valuationdpt@gmail.com

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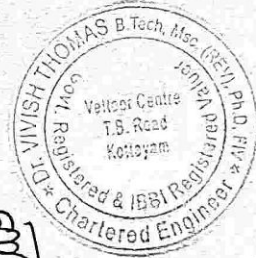
Google Maps 9°38'36.4"N 77°00'32.4"E

9°38'36.4"N 77°00'32.4"E - Google Maps



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9°38'36.4"N 77°00'32.4"E/@9.6436877,77.0091607,861m/data=!3m1!1e3!4m4!3m3!8m2!3d9.643455!4d77.008989