

VINCY THOMAS
B Tech, PGDFM, FIV, MIE, CE

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AE of the Wealth Tax Act, 1957 & Registered Engineer - A

Panel Valuer of State Bank of India, Punjab National Bank, Union Bank of India, Canara Bank,
Bank of Baroda, Karnataka Bank, Indian Bank, Central Bank of India, South Malabar Grameen Bank,
Punjab & Sind Bank, Lakshmi Vilas Bank, KFC, Federal Bank, Canfin Homes, Bank of Maharashtra,
LIC Housing Finance Ltd, Standard Chartered bank, Sundaram BNP Paribas Home Finance Ltd,
Kotak Mahindra Bank, Divan Housing Finance Ltd, Dhanalakshmi Bank etc

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Ref. VT/100 – 132/2025

21/07/2025

VALUATION REPORT OF PROPERTY OWNED BY
THE CENTRAL FINANCIAL CREDIT AND INVESTMENT
CO-OPERATIVE INDIA LTD.

Pursuant to the request from Mr. Prince Varghese Assistant vice President (CFCICI), the property at Vazhakkala Village, which is owned by them, were inspected on 19/07/2025 for the purpose of assessing the present market value of the same.

The following documents were produced before me for verification.

1. Original Sale deed No. 1466/2024 dated 21/05/2024 of S.R.O Thrikkakara.
2. Survey sketch of the property.

The assets valued are the followings.

A. Land

15.11 Ares of land in Re-survey Nos. 488/6-2, 488/6-2-2, 488/15, 488/5, 488/1-2 & 488/7-7 of Vazhakkala Village owned by The Central Financial Credit And Investment Co-Operative India Ltd.

B. Buildings

Commercial building is situated in this plot.

Based upon the actual observation and also the particulars provided to me, detailed valuation report has been prepared and furnished in the following ANNEXURE I, II, III & IV.

After giving careful consideration to the various important factors like shape, extent of the plot, accessibility to the plot, present condition, potential for marketability replacement cost etc. I am of the opinion that the present market value of the above property comes to

Rs. 40,02,04,000.00

(Rupees. Forty crore two lakhs and four thousand only)

(Contd.. 2)

ANNEXURE - I

1. Purpose for which valuation is made : In order to assess the present market value
2. Date on which valuation is made : 19/07/2025
3. Name & Address of the owners : M/s. The Central Financial Credit and Investment Cooperative (India) Ltd.
Third floor, IFIL Tower,
Seaport-Airport Road,
Thrikkakara P.O., Pin – 682 021.
Ph : +91 9207720209.

BRIEF DESCRIPTION OF THE PROPERTY:

This plot is situated in a commercial area. It is fairly level in nature and roughly rectangular in shape. The boundaries of the plot are shown by the owner and are well defined. Commercial building under renovation is situated in this plot. Amenities like road facilities, electricity and water supply are available at the site. The details about the land are shown below.

Area of land	:	15.11 Ares (1.22 + 1.21 + 0.52 + 2.91 + 2.98 + 6.27)
Re-survey Nos.	:	488/6-2, 488/6-2-2, 488/15, 488/5, 488/1-2 & 488/7-7
Block No.	:	8
Village	:	Vazhakkala
Taluk	:	Kanayannur
Sub-district	:	Thrikkakara
District	:	Ernakulam
Municipality	:	Thrikkakara



(Contd.. 3)

ANNEXURE – II**COMMERCIAL BUILDING**

(Thrikkakara Municipality, Building Nos. 2160 to 2212)
 (Year of construction as reported -- 2018)
 (Residual life of the building – 80 years after completion)

Plinth Area -- 8,644 Sq.m (as per Occupancy Certificate)

A. GENERAL INFORMATIONS:

1. Type of construction : RCC framed structure
2. Quality of construction : 1st Class
3. Appearance of the building : Common
4. Electrification : Available (Temporary)
5. Sanitary arrangements : Available
6. Water supply arrangements : Available

B. SPECIFICATIONS :

1. Foundation & Basement : Pile, pile cap and plinth beams
2. Superstructure : Cement brick masonry
3. Type of doors & windows : Wooden / UPVC
4. Roof : RCC roofing is used
5. Finishing works : Walls are plastered with cement mortar and are painted with water proof cement paint.
6. Floor Finishing : Vitrified tiles flooring is used



(Contd.. 4)

FACTORS IN VALUATION

The extent of the plot is 15.11 Ares. It is located in a high potential commercial area. It is fairly level in nature and roughly rectangular in shape. The boundaries of the plot are shown by the owner and are well demarcated. The location of this plot plays a define role in determining the value of the property.. Civic amenities such as schools, colleges, hospitals, market, shops etc. are available within 5 kms radius

I have enquired the market value of similar plots in the locality. My enquiry reveals that the market value of similar and similarly situated plots in the locality will fetch a value of Rs. 61,77,500.00 / Are to Rs. 62,00,000.00/ Are.

Considering all the above aspects and the particulars provided to me, I estimate the value of land at Rs. 61,77,500.00 / Are, which is fair and reasonable.

The value of the Commercial Building is estimated on plinth area basis considering the present condition, nature of construction, quality of construction, quality of materials used etc... Proper depreciation is taken into account for building valuation. The construction of the building as per **Occupancy Certificate No. BA-833/2012 (K Smart No. 1849553/24) dated 07/03/2025 from Thrikkakara Municipality is taken into account in my valuation.**

ANNEXURE – III

VALUATION

A. Land

Extent -- 15.11 Ares @ Rs. 61,77,500.00 / Are = **Rs. 9,33,42,025.00**

B. Building

Plinth area -- 8,644 Sq.m @ Rs. 35,500.00 / Sq.m = **Rs. 30,68,62,000.00**

**Value of land and building = Rs. 9,33,42,025.00 + Rs. 30,68,62,000.00
= Rs. 40,02,04,025.00**

rounded to Rs. 40,02,04,000.00

(Rupees. Forty crore two lakhs and four thousand only)



(Contd.. 5)

ANNEXURE – IV
CERTIFICATE

1. The present market value of the above property with the existing condition and specification in my opinion is **Rs. 40,02,04,000.00**

(Rupees. Forty crore two lakhs and four thousand only)

2. The force sale / distress value of the above property with the existing condition and specification in my opinion is **Rs. 34,01,73,000.00**

(Rupees. Thirty four crore one lakhs and seventy three thousand only)

3. The relevant document for the subject property is the following title deed:

i. Original Sale deed No. 1466/2024 dated 21/05/2024 of S.R.O Thrikkakara.

4. I have no direct and indirect interest in the property valued.

5. The information furnished above is true to the best of my knowledge and belief.

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

7. I have not been guilty of misconduct in any professional capacity.

8. I declare that I have valued the right property.

9. I have not been debarred by any banking / financial institution.

10. I have valid Government approval from income tax department.

Kochi
21/07/2025



A handwritten signature in blue ink that appears to read "Vincy Thomas".

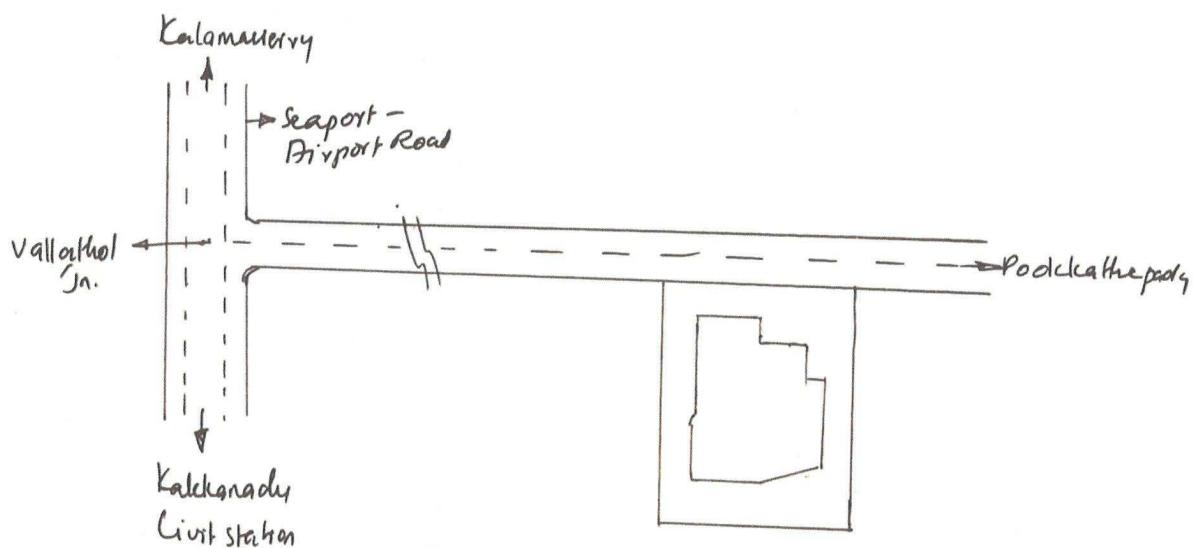
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Panel Valuer

Note : This report contains 5 pages

Enclosures : Key plan & photographs

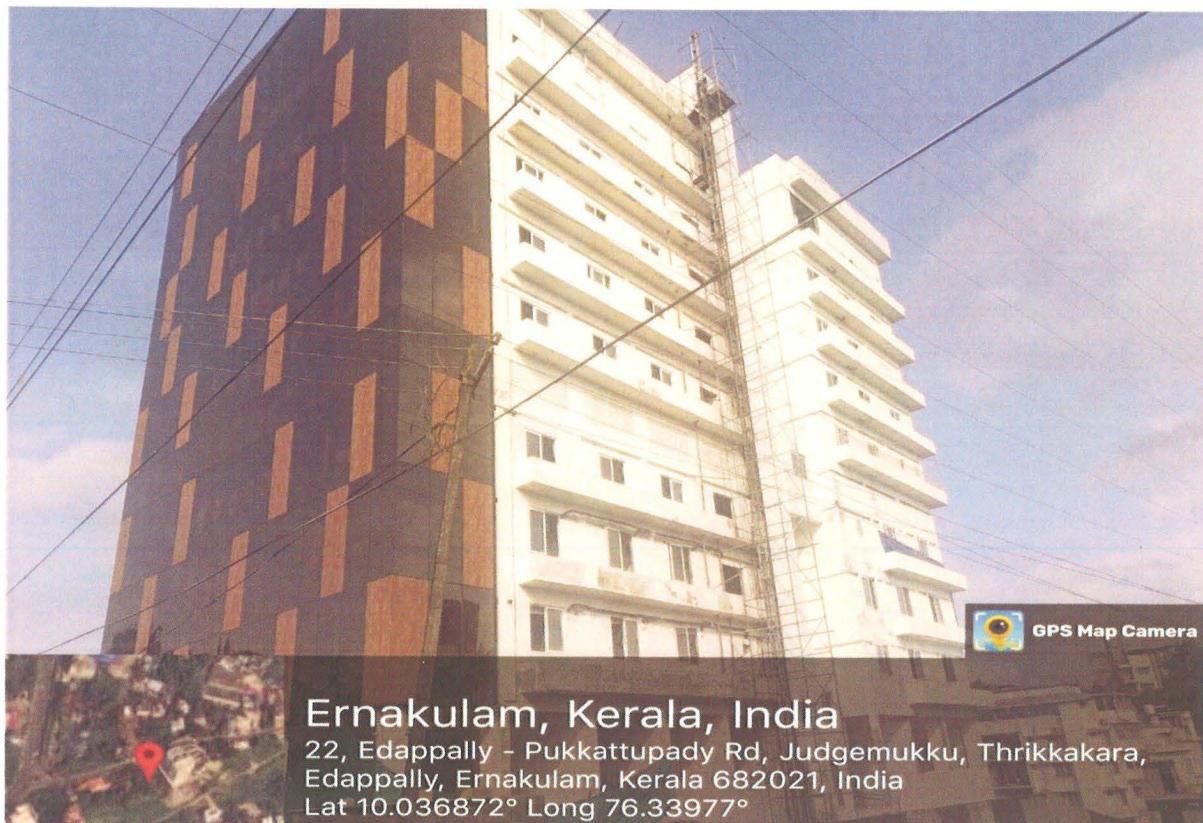


ROUTE MAP



Vincy Thomas

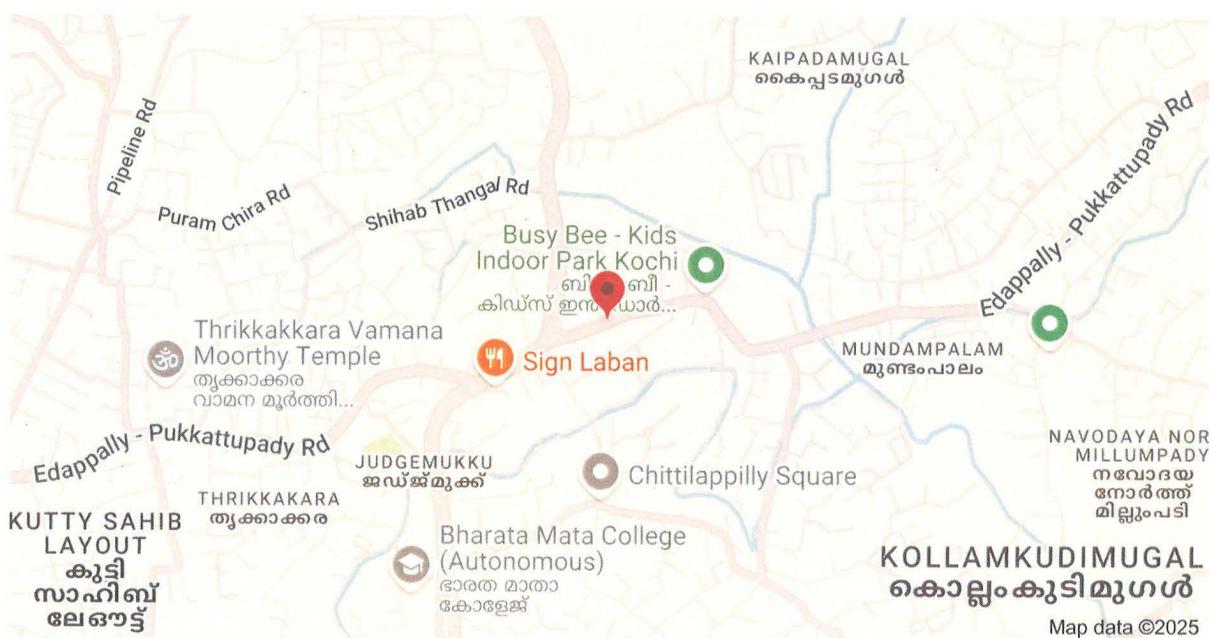
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Ernakulam, Kerala, India

22, Edappally - Pukkattupady Rd, Judgemukku, Thrikkakara, Edappally, Ernakulam, Kerala 682021, India

Lat 10.036872° Long 76.33977°



Map for 10.036872, 76.33977

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