

KERALA FINANCIAL CORPORATION
VELLAYAMBALAM, THIRUVANANTHAPURAM -695033
 Kerala, India; Phone: 0471- 2737576
 Web: www.kfc.org, Email: bd@kfc.org

NOTIFICATION

Notification No.KFC/C&PR/02/2025-26 dated 12.08.2025

Sub: Empanelment of Technical Valuers for the valuation of Land/ building/ Plant/ Machinery, Equipment/Furniture/ etc. – all over Kerala

1. Kerala Financial Corporation (KFC), incorporated under the State Financial Corporations Act of 1951, is a trendsetter and path breaker in the field of long-term finance, playing a major role in the development and industrialization of Kerala. Established as the Travancore Cochin Financial Corporation on 01.12.1953 and renamed as Kerala Financial Corporation consequent to the reorganization of states on a linguistic basis in November 1956, KFC has now become a pioneer in industrial financing and is among the best SFCs in the country. KFC is an ISO-certified organization, posting profits continuously, having 16 MSME Branch Offices, 3 Large Credit Branches and 5 Stressed Assets Recovery Branches (SARB) with its headquarters at Thiruvananthapuram and Zonal Offices/ SARBs at Kozhikode, Ernakulam and Thiruvananthapuram.

2. Kerala Financial Corporation invites applications for the **Empanelment of Technical Valuers** – all over Kerala for a period of three years subject to annual review of the performance by the Corporation.

3. Eligibility Criteria:

- Approved Valuers (Individuals/ Proprietorships/ Partnership Firms/ Companies) presently empanelled with any Scheduled Commercial Bank or Income Tax Department under Wealth Tax Act 1957 for the valuation of **Land/ building/ Plant/ Machinery, Equipment/Furniture/ etc.**
- The age of the Valuer, in the case of individuals/ proprietorships, shall be less than 65 years as of the notification date.
- The agencies de-empanelled by any Banks/ Financial Institutions/ Income Tax Dept will not be considered.
- Applicants who have been punished for corruption/ forgery/ fraud/ similar charges will not be empanelled.
- Employees of KFC, retired employees of KFC and their relatives (relative with the definition given in the Companies Act, 2013) will not be eligible for the empanelment.

4. Scope of Work:

1. Valuation of Land, building, Plant, Machinery, Equipment, Furniture, etc. for the following purposes:
 - a. Security value Assessment
 - b. Stage valuation for Loan Disbursals
 - c. Fixing Reserve price for initiating recovery actions (only for registered valuers as per Wealth Tax Act 1957)
2. Preparation of Technical Feasibility Reports for projects.

5. Fee/ Charges:

Fees payable to the Valuers will be determined by the Corporation, from time to time, based on the rates followed by Banks and other factors. The present rates are as follows:

(a) Fee for Preparation of Technical Feasibility Reports (TFR) for projects.

Project Cost as per the Project report	Maximum fee
Up to and including Rs.500 lakh	Rs.2,000/- plus GST
Above Rs.500 lakh	Rs.5,000/- plus GST

The fee for TFRs shall be paid to the Valuer by debiting the account Head - 'Consultancy Charges' and shall not be charged from the customer.

(b) Valuation Fee: The valuation fee that can be paid will be as follows:

(i) **Up to Rs.25 crore valuation.** For assets up to and including Rs.25 crore total valuation, the valuation fee shall be 0.125% of the total valuation amount, subject to a maximum of Rs.10,000/- plus GST. For the valuation of 'Land only', the fee shall be 0.125% of the valuation amount, subject to a minimum of Rs.1,000/- and a maximum of Rs.2,000/-.

(ii) **Above Rs.25 crore valuation.** Where the value of the total assets valued is above Rs.25 crore, the valuation fee shall be 0.125% of the total valuation amount, subject to an upper cap of Rs.20,000/- plus GST.

(iii) **Minimum Fee.** The minimum valuation fee shall be Rs.1,000/- plus GST.

(iv) **Stage valuation.** For calculating the fee for stage valuation, only the incremental valuation amount shall be taken.

(v) **Travelling Allowance.** Travelling allowance is allowed at the rate of Rs.10 per km (to and from each) from the Branch Office. The TA eligibility of the Valuer shall be calculated based on the distance from the Base KFC Branch office of the Valuer to the unit allotted. (No TA claim eligible for distances up to 8 KM).

(vi) **Other Expenses.** Any other expenses incurred for the collection of details from Government Departments, etc. will be paid on an actual basis on the production of Bills/ Proof.

All rates are subject to periodic revision. The fees will be paid by the Corporation.
The Valuers shall not collect any amount from the customers.

6. Validity of Empanelment:

The empanelment will be for three years subject to an annual review of their performance by the Corporation and accordingly the same may be renewed from time to time. The Corporation also reserves the right to terminate the empanelment of any Valuer at any time without assigning any reason. The empanelled Valuers should undergo necessary orientation classes conducted by the Corporation.

7. General Terms and Conditions:

(a) Application for empanelment does not confer any right/ assurance whatsoever, to an applicant that he/ she will be empanelled on the Corporation panel.

(b) The Corporation reserves its right to modify any part of this advertisement at any time before the deadline for receipt of the application. Such change(s)/ modification(s), if any, may be in the form of an addendum/ corrigendum and will be uploaded on the Corporation website. All such change(s) will automatically become part of this advertisement and be binding on all applicants. Interested applicants are advised to regularly refer to the Corporation website www.kfc.org.

(c) The Valuer empanelled shall maintain absolute secrecy and confidentiality about the cases of the Corporation and other matters entrusted to them.

(d) The Valuer has to accept all the work assigned to him/her and he/ she cannot refuse to accept any assignment entrusted to him/ her. Refusal by any Valuer to accept any work otherwise than on the ground of conflict of interest may entail removal of such Valuer from the Corporation panel.

(e) The willful misrepresentation of any fact in the application will lead to the disqualification of the applicant without prejudice to other legal actions that the Corporation may take.

(f) The Corporation reserves the right to accept or reject any application received without assigning any reason thereof whatsoever and the Corporation decision in this regard will be final. No contractual obligation whatsoever shall arise from the application process.

(g) Any effort on the part of the applicant to influence the empanelment process may result in the rejection of the application.

(h) The Corporation shall have the right to cancel the empanelment process itself at any time, without thereby incurring any liabilities to the affected applicants.

(i) Submission of application is evidence of an applicant's consent to comply with the terms and conditions of the empanelment process. If an applicant/ Valuer fails to comply with any of the aforementioned terms and conditions, his application/ empanelment may be summarily rejected.

8. Disclaimer:

The Corporation is not committed either contractually or in any other way to the applicants whose applications are accepted. The issue of this request for Application does not commit or otherwise oblige the Corporation to proceed with any part or steps of the process.

The Corporation reserves the right to reject any application for empanelment without any obligation.

9. Application form placed as **Annexure 'A'** be submitted, duly completed in all respect, along with all required documents, by post to the following address:

The Deputy General Manager (C&PR)
Kerala Financial Corporation
Head Office, Vellayambalam
Thiruvananthapuram 695033

10. Last date of receipt of the application: **03.09.2025, 5PM.** No application shall be entertained if submitted in other modes.

Sd/-
Executive Director

Annexure 'A'

KERALA FINANCIAL CORPORATION
HEAD OFFICE, VELLAYAMBALAM, THIRUVANANTHAPURAM

To

The Deputy general Manager (C&PR)
Kerala Financial Corporation
Head Office, Vellayambalam
Thiruvananthapuram 695033

Self attested
Photo

Subject: Application for empanelment as a Technical Valuer for the valuation of Land/ building/ Plant/ Machinery/ Equipment/ Furniture/ etc.

Notification No.KFC/C&PR/02/2025-26 dated 12.08.2025

Sir

I, being an individual/ proprietor/ partner/ director (strike off whichever is not applicable), hereby apply for empanelment as a Technical Valuer for following works:

Security value Assessment (Land, Building, Machinery, Other movable/ immovable assets)	Yes/ No
Stage valuation for Loan Disbursals (Building, Machinery, Other movable/ immovable assets)	Yes/ No
Fixing Reserve price for initiating recovery actions (only for registered valuers as per Wealth Tax Act 1957)	Yes/ No
Preparation of Technical Feasibility Reports for projects.	Yes/ No

The details are as under:

A. DETAILS OF THE FIRM/ PARTNERSHIP ENTITY/ COMPANY (if applicable)

1. Name:
 2. Registration Number/ LLP Number/CIN Number:
 3. PAN No.:
 4. GST No.
 5. Address for Correspondence or registered office:
 6. Permanent Address:
 7. E-Mail Address:
 8. Telephone No.:
- Others:

B. PERSONAL DETAILS OF INDIVIDUAL/ PROPRIETOR/ EACH PARTNER/DIRECTOR

Title (Mr/Mrs/Ms):

1. Name:
2. Father's Name:
3. Mother's Name:
4. Date of Birth:

5. Registration with CBDT under Wealth Tax Act, 1957 – Yes/ No.

If yes, (Registration No. & Date, of Individual/ all the Partners (in case of Partnership Firm))

6. PAN No.:

7. AADHAAR No.:

8. GST No.

9. Address for Correspondence:

10. Permanent Address:

11. E-Mail Address:

12. Mobile No.

C. EDUCATIONAL, PROFESSIONAL AND VALUATION EXAMINATION QUALIFICATIONS

1. Educational Qualifications

[Please provide educational qualifications from Bachelor's degree onwards for individual/ proprietor/ each partner/ director]

Educational Qualification	Year of Passing	Marks (percent.)	Grade/ Class	University/ College	Remarks, if any

2. Professional Qualifications for Individual/ proprietor/ each partner/director

Professional Qualification	Institute/ Professional Body/ registered valuers organisation	Membership No.	Date of enrolment	Remarks, if any

3 Details of valuation examination passed (for Individual/ proprietor/ all partners/directors who are registered valuers with RVO)

Date of examination	Asset class, if any	Marks secured	Percentage

D. WORK EXPERIENCE (if applicable)

1. Are you presently in practice/ employment? (Yes or No)
2. Number of years in practice or of work experience in the relevant profession or in valuation (attach evidence in the form of reference letters/copies of valuation reports/ any other evidence):
3. If in practice, address for professional correspondence:
4. Number of years in employment (in years and months):

5. Experience Details

Sl. No.	From Date	To Date	Employment / Practice	If employed, Name of Employer and Designation	If in practice, experience in the relevant profession/ valuation	Area of work

E. REGISTERED VALUERS ORGANISATION/ MEMBERSHIP OF PROFESSIONAL BODIES

1. Please give details of the registered valuers organisation/ Professional bodies of which you are a member. Please state your membership number.

F. ADDITIONAL INFORMATION

1. Have you/ or any of your partners/directors ever been convicted for an offence? (Yes or No). If yes, please give details.
2. Are any criminal proceedings pending against you/ or your partners/ directors? (Yes or No) If yes, please give details.
3. Are you or any of your/ your partners/ directors undischarged bankrupt, or have applied to be adjudged as a bankrupt? (Yes or No)
If yes, please give details.
4. Please provide any additional information that may be relevant for your application.

G. ATTACHMENTS

1. Copy of Certificate of Registration with IBBI
2. Copy of Certificate of Registration under Sec 34AB of Wealth Tax Act, 1957 (if applicable)
3. Copy of proof of membership with a registered valuers organization.
4. Copy of membership with Professional bodies
5. KYC documents for Individual/ Firm/ Partnership Firm/ Company and its proprietor/ partners/directors.
6. Copies of documents in support of educational qualifications, professional qualifications and valuation qualifications of Individual/ proprietor/ partners/directors.
7. Copies of documents demonstrating practice or work experience for relevant period, if applicable
8. Copies of certificate of employment by the relevant employer(s), specifying the period of such employment, if applicable.
9. Financial statements/ Income Tax Returns for the last three years.
10. Passport-size photograph(s) of Individual/ proprietor/ partners/directors.

H. AFFIRMATIONS

1. Copies of documents, as listed with this application form have been attached. I undertake to furnish any additional information as and when called for.
2. I am not disqualified from being registered as a valuer under the Companies

(Registered Valuers and Valuation) Rules, 2017, (Please strike off if not applicable).

3. I was not punished for corruption/ forgery/ fraud/ similar charges during the service period and no vigilance/ departmental enquiry is pending against me.
4. This application and the information furnished by me along with this application is true and complete. If found false, misleading or incorrect I will be fully responsible for the consequences.

I. We solemnly declare that the information furnished above is complete and entirely true, and nothing has been concealed. We affirm that terms & conditions of Kerala Financial Corporation are acceptable to us.

J. We state that we are not minor, have not been declared to be of unsound mind, is not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt, is a person resident in India in case of individual and has not been convicted by any competent court for an offence punishable with imprisonment or for an offence involving moral turpitude, has not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961)

Date:

Place :

Signature & Name of applicant