



MS PROMOTERS

Civil Engineers & Builders

20/5, M.S. Illam, VAO Office, Sundakkamuthur Main Road, Kuniyamuthur, Coimbatore - 641008.

Date:21/02/2023

REF:

Valuation for the Existing Residential building along with the site Property at S.F. No:185/2, Kuniyamuthur Village, South Zone, Ward No:87, Site No:24, D.No:3/24, Sai Garden, Kuniyamuthur, Coimbatore City Municipal Corporation, Coimbatore – 641008.

Name of the Owner / Applicant:

Mrs. SHIRA BANU,
D. No: 3/24, Sai Garden, Kuniyamuthur,
Coimbatore-641008.

Purpose of the Valuation:

TO ARRIVE THE FAIR MARKET VALUE AS ON FEB 2023

Date of Inspection:

18 FEBRUARY 2023

General and Site Details:

The Property Under consideration consists of Existing Residential building in Ground Floor with, Staircase and Portico along with a House Site at S.F.No:185/2, Kuniyamuthur Village, South Zone, Ward No: 87, Site No: 24, Door No: 3/24, Sai Garden, Kuniyamuthur Village, South Zone, Coimbatore – 641008.

The site is almost Rectangular in Shape.

The Boundaries are as Follows: -

North by : Reserve Site
South by : 23'0" East -West Wide Road.
East by : S.F. No:184, Owned by
West by : Site No:25.

and measured as

North – South on EAST -30'0".
North – South on WEST -28'0".
East – West on North – 52'0".
East – West on South - 56'0".

The Total Extent of the House Site is **1566 Sft (or) 3 Cents and 260 Sft.**

The Public conveniences such as Schools, Post office, Bus Routes, Cinema Houses, Shops etc. situated within the Radius of 2 Kilometers Surroundings.

Considering the importance of the locality Present usage of the site and Prevailing Market value in the Locality, the Fair market value is Calculated as follows,

TOTAL AREA OF THE SITE	= 3.60 Cent.
RATE PER CENT	= Rs.12 lakh/ Cent.
TOTAL SITE VALUE	= Rs.43,20,000/-

BUILDING:

The building under consideration is RCC Roofed Residential building. The walls are Brick masonry in cement mortar and well Plastered. The Painting works are done inside and outside the building with good quality of Emulsion. The Flooring is rendered with granite slabs. The wall and floor tiles are fixed for Portico, Toilets and Kitchen areas. The doors and Windows are made up of good quality wood. The Plumbing water, Sewage and drainage pipelines are Provided. The Building has 4 Sides compound wall and Gates in 2 directions. Electrifications with necessary light, Fan and other Points are Provided. Underground sump, Overhead tank, Septic tank and Dispersion trench are available.

The building is constructed in the year of 2012 and Renewed just 3 Months back. The value of the building is worked out as,

- TOTAL AREA OF THE BUILDING = **1133 SFT.**
- THE RATE OF THE BUILDING = **Rs.2400/1 SFT.**
- TOTAL COST OF THE BUILDING = **Rs.27,19,200/-**

Allowing depreciation of 1% Average for 12 Years,

$$\begin{aligned}\text{The Depreciated Value of the Structure is} &= 27,19,200 - (27,19,200 \times 0.09562) \\ &= 27,19,200 - 2,60,009 \\ &= \underline{\text{Rs.24,59,191/-}} \\ \text{Say} &= \underline{\underline{\text{Rs.24,60,000/-}}}\end{aligned}$$

The value of Property is.

$$\begin{aligned}&= (43,20,000 + 24,60,000) \\ &= \underline{\underline{\text{Rs.67,80,000/-}}}\end{aligned}$$

(Rupees Sixty Sevan Lakhs and Eighty Thousand Only)