

Ln. Er. **K.Devaraj**, B.E., M.I.E., F.I.V.,

Chartered Engineer & Approved Valuer

CONSULTANT ►► CONTRACTOR ►► VALUER

❖ Regd. Valuer for Income Tax ❖ District Panel Engineer- Class-I

PANEL VALUER FOR :

❖ Bank of Maharashtra ❖ Canara Bank ❖ Canfin Homes ❖ Dhanlaxmi Bank
❖ Edelweiss Home Finance ❖ Indian Bank ❖ Karur Vysya Bank ❖ Karnataka Bank
❖ Lakshmi Vilas Bank ❖ Mahindra & Mahindra Comm. Finance ❖ Repco Bank ❖ REPCO Home Finance
❖ State Bank of India ❖ South Indian Bank ❖ Tamilnad Mercantile Bank ❖ Tamilnadu Industrial Co-op Bank
❖ Vijaya Bank ❖ F.I.C. of India

3/1, Selambannan Street,
S.P. Pudur, Namakkal - 637 001.

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VALUATION OF PROPERTY (LAND & BUILDING)

Report on Valuation

Date: 11.02.2019

I. GENERAL

1.	Branch to which valuation is done	:	TAMILNAD MERCANTILE BANK, KUMARAPALAYAM BRANCH.
2.	Purpose of valuation	:	To Assess the present market value of the property for bank security
3.	Date of Inspection to the property	:	09.02.2019
4.	Date of Valuation given	:	11.02.2019
5.	Person Accompanying at the time of visit to site	:	Branch Manager

II. Description of the property

1.	Owner of the property and residential address	:	Mr. S.S. SAKTHIVEL, S/o. Mr. Sellappan. Door No: 4/331, Servarayanpalayam, Jumbai Main Road, Bhavani Village, Bhavani Taluk, Erode District. Cell No: 98427 80606
	Name of the Company	:	-----
	Since how long owning the property?	:	-----
	Whether Joint / co ownership, details	:	Single Owner
	In case of joint ownership, furnish the stake details of each owner. Whether it is undivided?	:	-----
	Whether assessed under wealth	:	

	<p>tax ? If so whether WT is paid? What is the</p> <p>a) Year of construction</p> <p>b) Purchase price</p> <p>c) Year of construction of the super structure</p> <p>d) Year of completion</p> <p>e) Cost of construction</p>	<p>: Not Known</p> <p>: 2010</p> <p>: ----</p> <p>: 2010</p> <p>: 2010</p> <p>: Rs. 4,84,000.00</p>
c	<p>Brief Description of the property valued</p> <p>Type of the property</p> <p>S.F.No / Plot No's.</p> <p>Block No/ Patta No</p> <p>Door No/ Ward No</p> <p>Area / Village</p> <p>Taluk / District</p> <p>Limit</p>	<p>: GF AC Sheet Power Loom & Store Room Building</p> <p>: Industrial</p> <p>: R.S.F.No: 450/7B,</p> <p>: Patta No: 140,</p> <p>: Door No: 44/450,</p> <p>: Gandhi Nagar, Servarayanpalayam,</p> <p>: Jumbai Main Road</p> <p>: Bhavani Village,</p> <p>: Bhavani Taluk, Erode District.</p> <p>: Thottipalayam Village & Panchayat.</p>
3.	<p>Whether the property is a residential property If so , please state</p> <p>a) Whether the building is old or recently constructed</p> <p>b) Whether it is an independent house or flat</p> <p>c) In case , it is a flat , the location of the flat (floor)</p> <p>d) If the property is a commercial property state</p> <p>Whether it is own office or commercial one</p> <p>e) Whether building is</p>	<p>: Industrial</p> <p>: 2010 - 9 Year Building</p> <p>: Independent Building</p> <p>: ----</p> <p>: ----</p> <p>: ----</p> <p>: Approval Plan Not Available,</p>

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	a. Period	:	----
	b. Assessment number	:	----
	c. Tax Amount	:	----
	d. Receipt in the name of	:	----
8.	Electricity Service Connection	:	E.B. Connection Available
	a. Consumer Number	:	----
	b. Period	:	----
	c. In the name of	:	----
9.	Property is presently occupied by	:	
	a. Owner	:	---
	b. Tenant	:	Tenant
	c. Both	:	---
	d. Vacant	:	Vacant Land
10.	If occupied by tenant	:	---
	a. Gross monthly rent	:	---
	b. Rent Advance	:	---
11.	Whether the property was valued early? If so	:	
	a) Date of earlier valuation	:	21.07.2015
	b) Name and address of the earlier valuer	:	Er. A. Venkatachalam, 81/1D, Chairman Building, Sankagiri Main Road, Pallipalayam, Erode - 638 006
	Purpose of earlier valuation	:	To Assess the present market value of the property for bank security
	c) Basis of valuation	:	The Branch Manager's request
	d) Copy of the earlier valuation (to be enclosed)	:	Yes, Available in the bank.
12.	Whether the cost of land is in commensurate with the guideline value ?	:	Guide line Rate = Rs. 402.00/Sq.Ft
	Whether the cost of construction is in line with the prevailing rate in the area?	:	Present Market Rate = Rs. 1,50,000/ Cent
13.	Whether the building is insured	:	Not Product

	if so		
	a) The sum assured	:	----
	b) Risk covered	:	----
	c) Date of expiry of the insurance cover	:	----

III. Land

1.	Extent of the Land (in Sq.Ft / cents)	:	
	a. As per Previous Report	:	20.00 Cents
	b. As per measurement	:	20.00 Cents
2.	Site Dimension	:	As Per Document (or) Site
	a. As per Document	:	20.00 Cents
	b. As per Actual	:	20.00 Cents
	c. Out of total land extent of land left for road formation	:	No
	d. Is the land, whole or part is notified for acquisition by govt/ state body? if so furnish the details	:	No
3.	If the property is an agriculture land , state	:	As per Adangal/Chitta /Revenue Records As per Visit
	a) Whether dry or wet land	:	----
	b) Irrigation facility or rainfed	:	----
	c) Type of crop grown at the time of visit	:	----
4.	Usage of Land	:	
	a. As per Sub-Registrar Office	:	Residential Class I Type - II
	b. Actual usage	:	Industrial & Vacant Land
	c. As per Revenue Records	:	Residential Class I Type - II
5.	Type of land	:	Industrial & Vacant Land

	Wet / Dry / Residential / Industrial / Commercial / Quarry / Mine / Others (specify)		
6.	Level and shape of land	:	Level, Rectangular
7.	Guide Line Value (Copy of downloaded report from Reg.net should be enclosed)	:	Rs. 402.00/Sq.Ft 8720.00 Sq.ft X Rs. 402/-Sq.Ft Rs. 35,05,440/- Say Rs. 35.05 Lakhs
8.	a. Remarks about Accessibility and Road Approach to the site b. Water availability	:	Situated On Bhavani to Jumbai Main Road Available in Bore Well
9.	a. Whether falls under land ceiling act? b. Whether land or part thereof notified for acquirement? c. Free hold / lease hold (if lease hold details about lease period)	:	No No Under Bank Security
10.	a. Land Mark to the location (Sketch of the property with location map from the land mark should be enclosed) b. Nearest Bus Stop c. Nearest Railway Station d. Recent developments near to the site	:	Enclosed Servarayanpalayam Bus Stop Erode in 20 Km Industrial
11.	a. Other Infrastructure: b. Possibility of frequent flooding c. Proximity to civic amenities	:	No No Near by

	thereof notified for acquirement	:	No
	e. Whether free access is there or land locked	:	Free Access
12.	Prevailing Market Value	:	Rs. 1,75,000/Cent to 1,80,000/ Cent
13.	Value adopted	:	20.00 Cents X Rs. 1,75,000/Cent Rs. 35,00,000/- Say Rs. 35.00 Lakhs
14.	Forced Sale Value / Distressed sale value of land	:	Rs. 35,00,000.00 X 75% Rs. 26,25,000/- Say Rs. 26.25 Lakhs

IV. Building

1.	Type of Construction a. Load bearing / framed structure / RCC roofing/ ACC roofing b. Foundation c. Basement and height d. Superstructure e. Flooring	:	Load Bearing Structure GF AC Sheet Power Loom & Store Room Building R.R. Masonry in C.M R.R. Masonry in C.M 12 ft Brick Masonry in C.M 1:5 Cement Flooring
2	Specifications regarding a. Joineries b. Electrification details c. Drinking water d. Bore well water e. Sanitary arrangements f. Quality / maintenance of the building	:	Steel Open Available Available Septic Tank Normal
3.	Number of Floors	:	Ground Floor Only
4.	Extent of building a. As per Approved Plan	:	Approval Plan Not Available <u>As per Plan</u>

	b. As per Actual measurement	: ----- <u>As per Actual</u> GF AC Sheet Power Loom- 667.00 Sq.ft GF AC Sheet Shead - 1,334.00 Sq.ft GF AC Sheet Store Room - 176.00 Sq.ft GF AC Sheet Verandha - 560.00 Sq.ft GF AC Sheet Toilet - 48.56 Sq.ft
5.	a. Year of Construction for each floor and age of the building b. Residual life of the building c. Class of Construction (Superior / I class/ II class)	: GF AC Sheet - 2010 (9 Years) : GF AC Sheet - 36 Years : III-Class
6.	Rate adopted	: <u>As per Plan</u> ----- <u>As per Actual</u> GF AC Sheet Power Loom- Rs. 450/- Sq.ft GF AC Sheet Shead - Rs. 125/- Sq.ft GF AC Sheet Store Room - Rs. 300/- Sq.ft GF AC Sheet Verandha - Rs. 125/- Sq.ft GF AC Sheet Toilet - Rs. 350/- Sq.ft
7.	Less: Depreciation % and Value	: GF AC Sheet Roof - 20.25%
8.	Present Market Value Present written down value	: <u>As per Plan</u> ----- <u>As per Actual</u> <u>GF AC Sheet Power Loom Building</u> 667.00 Sq.Ft X Rs.450.00/Sq.Ft = Rs. 3,00,150.00 (-)Depreciation 20.25% = <u>Rs. 60,780.00</u> <u>Rs. 2,39,369.00</u> <u>GF AC Sheet Shead</u> 1,334.00 Sq.Ft X Rs.125.00/Sq.Ft=Rs.1,66,750.00 (-)Depreciation 20.25% = <u>Rs. 33,766.00</u>

		<p><u>GF AC Sheet Store Room</u></p> <p>176.00 Sq.FtXR_s.300.00/Sq.Ft = Rs. 52,800.00</p> <p>(-)Depreciation 20.25%= <u>Rs. 10,692.00</u></p> <p><u>Rs. 42,108.00</u></p> <p><u>GF AC Sheet Verandha</u></p> <p>560.00 Sq.FtXR_s.125.00/Sq.Ft =Rs. 70,000.00</p> <p>(-)Depreciation 20.25% =<u>Rs. 14,175.00</u></p> <p><u>Rs. 55,825.00</u></p> <p><u>GF AC Sheet Toilet</u></p> <p>48.56 Sq.Ft X Rs. 350.00/Sq.Ft =Rs. 16,996.00</p> <p>(-)Depreciation 20.25% = <u>Rs. 3,441.00</u></p> <p><u>Rs. 13,554.00</u></p> <p>Total Building Value =</p> <p>Rs. 2,39,369.00 + Rs. 1,32,983.00 +</p> <p>Rs. 42,108.00 +Rs. 55,825.00 +Rs. 13,554.00</p> <p>= Rs. 4,83,839/- Say Rs. 4.84 Lakh</p>								
9.	Forced Sale Value / Distressed sale value of the Building	<table><tr><td>As per Plan</td><td>As per Actual</td></tr><tr><td>-----</td><td>Rs. 4,84,000.00 X 75%</td></tr><tr><td></td><td>Rs. 3,63,000/-</td></tr><tr><td></td><td>Say Rs. 3.63 Lakh</td></tr></table>	As per Plan	As per Actual	-----	Rs. 4,84,000.00 X 75%		Rs. 3,63,000/-		Say Rs. 3.63 Lakh
As per Plan	As per Actual									
-----	Rs. 4,84,000.00 X 75%									
	Rs. 3,63,000/-									
	Say Rs. 3.63 Lakh									

V. Amenities & Extra Items (value after depreciation)

1.	Ornamental Front / Pooja Door	:	-----
2	Open Staircase	:	-----
3.	Wardrobes, showcases, wooden cupboards	:	-----
4.	Interior decorations	:	-----
5.	Architectural Elevation works	:	-----
6.	False Ceiling Works	:	-----
7.	Separate Toiler Room	:	-----
8.	Separate Lumber Room	:	-----

9.	Lift Arrangements	:	----
10.	Compound wall / pavements (running feet and value)	:	----
11.	E.B Deposit & fittings	:	Rs. 5,000.00
12.	Tiles in walls	:	----
	Total	:	Rs. 5,000.00

VI. Services (value after depreciation)

1.	Water supply arrangements (open well, deep bore well, hand pump, motor, corporation tap, underground level sump, overhead water tank)	:	Rs. 50,000.00
2.	Drainage arrangements (Septic Tank, underground sewerage)	:	Rs. 20,000.00
3.	Paver/Cement/ Tiles	:	Rs. ----
4.	Others if any (specify) Bore well Pump Embedded motor Generator set	:	Rs. ----
5.	Sump / Sintex Tank	:	Rs. ----
	Total	:	Rs. 70,000.00

VII. Abstract Market Value

No.	Market Value	:	<u>As per Plan</u>	<u>As per Actual</u>
1.	Land	:	Rs. 35,00,000.00	Rs. 35,00,000.00
2.	Building	:	Rs. ----	Rs. 4,84,000.00
3.	Amenities	:	Rs. ----	Rs. ----
4.	Services	:	Rs. 50,000.00	Rs. 70,000.00
5.	Total	:	Rs. 35,50,000.00 Say Rs. 35.50 Lakhs	Rs. 40,54,000.00 Say Rs. 30.41 Lakhs
6.	Forced Sale Value / Distressed sale Value	:	Rs. 26.63 Lakhs	Rs. 30.41 Lakhs

V. Certificate

- (1) I have inspected the property on 09.02.2019 in the presence of Branch Manager
- (2) The valuation work was/has been undertaken based upon the request from The Senior Manager, Tamilnad Mercantile Bank, Kumarapalayam Branch.
- (3) It is hereby certified that in my opinion, the present market value of the property discussed in the report (above) by adopting prevailing market rate for the property is **Rs. 40,54,000/- (Rupees Forty Lakhs and Fifty Four Thousand Only).**
- (4) The relevant document for the subject property in the opinion of the valuer is the
1. Refer to Previous Valuation Report Given by Er. A. Venkatachalam,
Date: 21.07.2015
- (5) Value varies with the purpose and date of valuation. This report is not be referred if the purpose is different other than mentioned in I. General Point No.2.
- (6) I have no direct or indirect interest in the property valued.
- (7) Information and other details given above are true to the best of my Knowledge and belief.

Place : Namakkal


Date : 11.02.2019

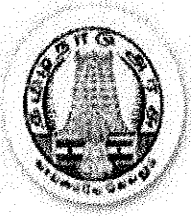
Enclosures: 1. Location Map with land mark point.

2. Photos of the property

3. Copy of Report on Guide Line value downloaded from concerned Reg.Net

PANEL VALUER


Ln. Er. K. DEVARAJ, B.E., M.I.E., F.I.V.,
Regd. Valuer for Income-Tax-11/08-09,
Chartered Engineer,
Approved Valuer for Banks,
District Panel Engineer-Class-I,
3/1, Solambannan Street,
S.P. Pudur, NAMAKKAL - 637 001.



பதிவுத்துறை
REGISTRATION DEPARTMENT

Zone: COIMBATORE
Guideline Village: BHAVANI
Revenue District: ERODE
Sub Registrar Office: BHAVANI
Revenue Village: BHAVANI_1(URBAN)
Revenue Taluka: BHAVANI

Sr.No.	Survey/Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification
1	<u>450/7B</u>	402/ Square Feet	4330/ Square Metre	Residential Class I Type - II

