

# ARRUL ASSOCIATES

## PROVISIONAL VALUATION REPORT

REF NO:01

AA184

Name of the Bank : Axis Bank -Chennai Padiyanallur Branch		Date : 04-01-2022	
Loan Amount : Rs.1,50,000		Inspected : PRAVEEN	
Company Name : ARRUL ASSOCIATES		Contact No : 9865265000	
Name of Applicant : Mr.PRAVEEN S/o.PRAVEEN		Total/ Advance/ Balance :	
		Name of the Purchaser :	
Residential Address:		Purchaser Address:	
Door No : 101		Door No :	
Street : 1ST STREET		Street :	
Area : PALLIPALAYAM		Area :	
Post : PALLIPALAYAM		Post :	
Taluk : KPM		Taluk :	
District : NKL		District :	
Pincode : 638008		Pincode :	
Contact : 9865265000		Contact :	
Property Address:		Revenue Details:	
Door No : 101		Old S.F No : Ward No :	
Street : 1ST STREET		S.F NO : Block No :	
Area : PALLIPALAYAM		New R.S.F No : R.S.F No :	
Post Limit : PALLIPALAYAM TOWN PANCHAYAT		Patta No : T.S.No :	
Taluk : KPM		Plot No : Pymash No :	
District : NKL		S.R.O :	
Pincode : 638008		Ref Document :	
Land Mark : OPP		Property Occupied :	
Nearest Bus Stop : PALLIPALAYAM		Tax Receipt : Yes -	
Distance of Branch : 1 Km		E.B. Service No : Yes -	
Distance of R.S : 2 Km From ERODE		Patta / DTCP : Yes -	
Nearest Main Road : PPM		Approval Plan : Yes -	
Civil Amenities : NEARBY		H.D Line : Yes -	
Direction	Boundary details of the property		Dimensions
		Patta	Document Actual
North			45.00
South			45.00
East			30.00
West			30.00
Extent of site			As Per Actual 1350.00
Total Area	Rate	Land Value Total	
1,350.00	₹0.00	₹0.00	
Type of Property	Size of Plot	Development to Site	Class of Construction Control Limit
Resent Sale Details	0	10 To 15	Sq ft
Total Area	Convert To	After Conversation	SARFAESI ACT
1350.00	Sq ft	Sq ft	Yes
			₹1,500.00
			₹0.00
Total Land Area	Total Guideline	Market Value	Reasonable value
1,350.00	₹0.00	₹0.00	₹0.00
			₹0.00

General Information														
Type of Construction : Load Bearing Structure (rr Masonary)							Road Width		Road Type			Road SuB Type		
Building Maintenance : Good							20		Wide			Tar		
Drainage Arrangements : Septic Tank							Joineries : Country Wood							
Type of Plot : Corner Plot							Floor		Floor Finishing			Roofing		
Character of Locality : Residential							Ground		C.M			Ac Sheet		
S.No	Type	Descrption	Com(%)	Size		Area	Rate	Amount	Year	Age	Type of Roof	Dep (%)	Dep Amount	Total
				L	B									
1	GF	MUTHUSAMY & KANNAN VAGAIYARA PROPERTY		30	25	750.00	650.00	4,87,500.00	2018	4	AC Sheet	9.00	43,875.00	4,43,625.00
Grand Total														4,43,625.00

As Per Plan1

S.No	Type	Description	Com(%)	Size		Area	Rate	Amount	Year	Age	Type of Roof	Dep (%)	Dep Amount	Total
				L	B									
1	GF	MUTHUSAMY & KANNAN VAGAIYARA PROPERTY			25	750.00	650.00	4,87,500.00	2018	4		9.00	43,875.00	4,43,625.00
Grand Total														4,43,625.00

Services					Amenities				
Water Supply Arrangements (Rs)				Rs. 1,30,000.00	Interior (Rs)				
Bore Well		Sump			Exterior (Rs)				
80000		50000			Land Scaping (Rs)				
Drainage Arrangements (Rs)				Rs. 50,000.00	Open Stair Case (Rs)				
Compound Wall L (Rs)				Rs. 37,500.00	Stair Head Room (Rs)				
L	B	Sqft	Rate		Open Toilet (Rs)				
		150	250.00		(Rs)				
E.B Deposit (Rs)				Rs. 26,500.00	Total			Rs. 2,44,000.00	
I Phase		III Phase							
1	1500	5	5000						
(Rs)									

Total Abstract of Entire Property

	Description		As per Plan	As per Actual
Part-A	Land	:	₹ 0.00	₹ 0.00
Part-B	Building	:	₹ 4,43,625.00	₹ 4,43,625.00
Part-C	Service	:	₹ 2,44,000.00	₹ 2,44,000.00
	Total	:	₹ 6,87,625.00	₹ 6,87,625.00
	Market Value of the Property	:	₹ 6,87,625.00	₹ 6,87,625.00
	Realizable Value of the Property	:	₹ 5,15,718.75	₹ 0.00
	Forced Value of the Property	:	₹ 5,84,481.25	₹ 0.00
	Guideline Value of the Property	:	₹ 0.00	₹ 6,87,625.00