

Ln. **Er. A. Venkatachalam** M.E., M.I.E., F.I.V  
Chartered Civil Engineer  
Regd. Valuer for Income Tax, Wealth Tax (04/05-06)  
District Panel Engineer Class - IA  
E-mail : arrulassociatesppm@gmail.com



**ARRUL ASSOCIATES**  
81/1D, Chairman Building,  
Sankari Main Road, Ottamethai,  
Pallipalayam - 638 006.  
Cell : 98427 - 57507  
98427 - 22200

Panel Valuer for ♦ State Bank of India ♦ Canara Bank ♦ Corporation Bank ♦ IOB ♦ IDBI ♦ Indian Bank  
♦ LVB ♦ KVB ♦ CUB ♦ Bank of India ♦ Axis Bank ♦ UCO Bank  
♦ Repco Bank ♦ Pallavan Grama Bank ♦ TMB ♦ Dhanalaxmi Bank ♦ South Indian Bank

## VALUATION OF PROPERTY (LAND & BUILDING)

### REPORT ON VALUATION

Ref.No. 11

Date: 12.11.2020

### PART A - BASIC DATA

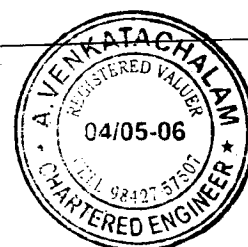
#### I. GENERAL:

1.	Purpose of valuation	:	Bank Security Purpose. Canara Bank, Park Road, Erode.
2.	a. Date of Inspection	:	10.11.2020
	b. Date on which the valuation is made	:	12.11.2020
3.	Name of the reported owner with present address and phone number	:	Mr. A. THANGAVEL, S/o. Mr. Arumuga Gounder.
	Name of the owner(s) and his/their addresses(es) with Phone No.(details of share of each owner in case of joint ownership)		Door No: 1.199, 1.199/1, Poolakkattur, Sankagiri Main Road, Pallipalayam Village & Post, Kumarapalayam Taluk, Namakkal District. Cell No: 98652 65000
	Name of the Company		"M/s. THANGAVEL FABRICS PRIVATE LIMITED"
4.	Documents produced for perusal:	:	
	i) Document	:	
	ii) Legal Opinion	:	Refer to Xerox copy of Legal Opinion Given by Advocate Mr. L. Dakshinamoorthy, Date: 13.13.2013
	iii) Previous Report	:	My Pervious Valuation Report Date: 14.02.2018

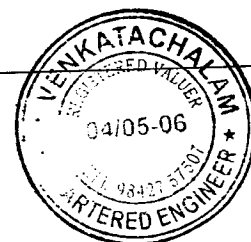
5.	Brief description of the property taken for valuation (Including leasehold/freehold etc)	:	Industrial (Free Hold)
6.	Scope of valuation	:	Bank Credit Purpose
7.	If this report is to be used for any bank purpose, state the name of the bank and branch, if known	:	Bank Purpose in CANARA Bank, Park Road, Erode Branch.

## II. DESCRIPTION OF THE PROPERTY:

1.	Postal address of the property with Pin code	:	Mr. A. THANGAVEL, S/o. Mr. Arumuga Gounder  S.F.No: 279, 280, Plot No: 06, V.V. Nagar, Poolakkattur, Pallipalayam Agraharam Village, Kumarapalayam Taluk, Namakkal District. Pin Code - 638 008
2.	City/Town	:	Pallipalayam
	Residential Area	:	Yes
	Commercial Area	:	---
	Industrial Area	:	Yes
3.	Classification of the Area	:	High/Middle/Poor Urban/Semi Urban/Rural
4.	Coming under Corporation Limit /Village Panchayat/Municipality	:	Panchayat Limit
5.	Whether covered under any State/Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area/scheduled area/cantonment area	:	---
6.	In case it is an agricultural land, any conversion to house site plots is contemplated	:	---



7.	Location of the property  Plot No. / Nagar/Survey No. Door No./ Plot No S.F. No. / T.S. No. / R.S. No. Village / Block Taluk / Ward Mandal/District/Municipality/ Corporation	: V.V. Nagar, Poolakkattur, : Plot No: 06, : S.F.No: 279, 280, : Pallipalayam Agraharam Village, : Kumarapalayam Taluk, : Namakkal District. : Panchayat Limit.
	Boundary Details	As per Document & Actual
	North	Plot No: 5 Venkatalingam Property
	South	Plot No: 17, M/s. Thangavel Fabrics
	East	Thangavel Vagaiyara Property
	West	30'0" Width North South Road
	Extent of land	8,500.00 Sq.ft (or) 789.96 Cents
9.	Latitude, Longitude and Coordinates of the site	: 11.383417 77.756460
10.	Property tax receipt referred  Assessment number Tax amount Receipt in the name of	Tax Receipt Not Available  : --- : --- : --- : ---
11.	Electricity service connection consumer number  In the name of Other details, if any	: E.B. Connection No: 04-168-005-1410,  : ---
12.	Property is presently occupied by	: Owner / Tenants/ Both / Vacant
13.	If tenanted fully, What is the gross monthly rent?	: ---
14.	If occupied by both	Owner Occupied
	By assuming the entire building is let out, (i) What is the probable monthly rent? (ii) What is the advance amount?	: Rs. --- : Rs. ---



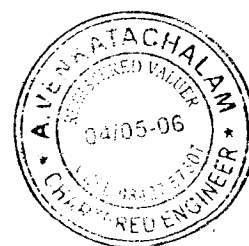
### III. PROCEDURE OF VALUATION:

	Valuation Details	:	Discussed in Part B,C,D,E & F
1	F.S.I a). GF Gal Sheet E.B. Room - <b>0.044</b> b). GF Gal Sheet Open Shed - <b>0.05</b>	2	Plot Coverage Ground Floor - <b>0.09</b>

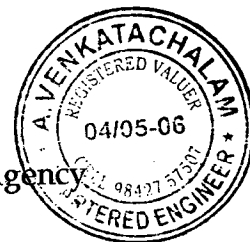
(Describe the property details)

#### PART B - LAND

1.	Dimension of the site	As per document		As per Site
		(1a)		1(b)
	North		84'0"	84'0"
	South		86'0"	86'0"
	East		100'0"	100'0"
	West		100'0"	100'0"
	Extent		8,500.00 Sq.ft (or) 789.96 Sq.mt	8,500.00 Sq.ft (or) 789.96 Sq.mt
			Total Extent of Document = 8,500.00 Sq.ft (or) 789.96 Sq.mt	
2.	Extent of Document (least of 1a & 1b) :	8,500.00 Sq.ft (or) 789.96 Sq.mt		
	Size of the Plot :	8,500.00 Sq.ft (or) 789.96 Sq.mt		
	North & South :	84'0" & 86'0"		
	East & West :	100'0" & 100'0"		
	Total Extent of the Plot :	8,500.00 Sq.ft		



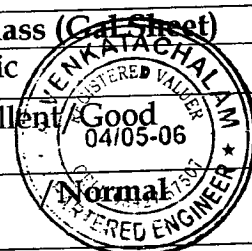
3.	Characteristics of the site	
	* What is the character of the locality?	: Industrial Area
	*What is the classification of the locality?	: Middle Class
	Development of surrounding areas	: Residential Area
	Possibility of frequent flooding/sub merging Feasibility to The Civic amenities like school, hospital, bus stop, market etc.	: Near by
	Level of land with topographical conditions	: Rectangular
	Shape of land	
	Type of use to which it can be put	: Industrial
	Any usage restriction	: Nil
	Is plot in town planning approved layout?	
	Corner Plot or Intermittent Plot?	: Intermittent Plot
	Type of road available at present	: Available in Tar Road
	* Road facilities are available?	: Sankagiri Main Road
	Is it a land - locked land?	: ---
	Water Potentiality	
	* What is the width of the Road?	: 30'0" Width Road
	Width of road - is it below 20ft or more than 20 ft.	: Above than 30'0"
	Underground sewerage system	: Not Available
	Is power supply available at the site?	: Available
	Advantage of the site	: 1. Opposite Sangamithra Gas Agency
	1.	: 2. Sankagiri Main Road
	2.	
	Special remarks, if any, like threat of acquisition of land for public service purposes, road widening or	



	applicability of CRZ provisions etc (Distance from sea-coast/tidal level must be incorporated)	:	---
	*Any factors which affect the marketability of the land?	:	---
	* Type of the land?	:	---
	Accessibility	:	---
4.	Value on adopting GLR (Guideline Rate) i) Guideline rate as obtained from the Registrar's office (an evidence thereof to be enclosed) ii) Value of land by adopting GLR(8,500.00 Sq.ft X Rs. 100.00/Sq.ft)	:	Rs. 100.00/ Sq.ft  Rs. 8,50,000/-
5.	Value by adopting PMR (Prevailing Market Rate) Prevailing market	:	Rs. 1,800.00/Sq.ft
	rate(Along with details/reference of atleast two latest deals/transactions with respect to adjacent properties in the areas) Unit rate adopted in this valuation after considering the characteristics of the subject plot Value of land by adopting PMR (8,500.00 Sq.ft X Rs. 1,800.00/- Sq.ft)	:	---  Rs. 1,53,00,000/-  Say Rs. 153.00 Lakhs

### PART C - BUILDINGS

	Type of Building		Residential/Commercial/Industrial
1.	Type of construction	:	Load bearing / RCC/Steel Framed/ framed structure
2.	Quality of construction	:	Superior / I Class/II Class/III Class (Gal Sheet)
3.	Appearance of Building	:	Common / Attractive / Aesthetic
4.	Maintenance/Condition of the Building	:	Exterior: New one / Excellent/Good /Normal Average/ Poor
			Interior: Excellent/Good Average/ Poor
5.	Plinth Area	:	GF Gal Sheet E.B. Room - 374.00 Sq.ft



			GF Gal Sheet Open Shed - 456.30 Sq.ft
6	Number of floors and height of each floor including basement, if any	:	Ground Floor Only Building Height : 10'0"

Floor	Year of Construction (as reported/ as per actual observation/ as per deed)	R o o f	Plinth Area		
			Main Portion A	Cantilevered Portion B	Total A+50% of B
G.F	GF Gal Sheet E.B Room GF Gal Sheet Open Shed	Gal Sheet Gal Sheet	374.00 456.30	----	374.00 456.30
F.F.	---	---	---	----	---
S.F.	---	---	---	----	---
	TOTAL		830.30 Sq.ft		830.30 Sq.ft

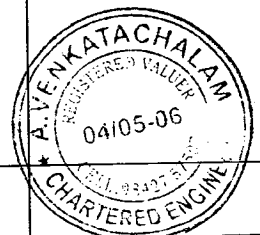
1. Drawing approval – Approval Plan Not Available

- Date of issue and validity of layout of approved map/plan
- Approved map/plan issuing authority
- Whether genuineness or authentic of approved map/plan is verified?
- Any other comments by our empanelled valuers on authentic of approved plan?
- (Discuss on the building approval, reference, violations observed, consequences of violation etc.)

8. Value of building is estimated by adopting suitable unit plinth area rate depending upon the specifications. Depreciation is calculated by straight-line method assuming a salvage value of 24.75% (Gal Sheet)

1. VALUATION OF BUILDING:

DESCRIPTION	Ground Floor	First Floor	Second Floor	Other floor, if any
Specification				
Floor finish	Cement	---	---	
Superstructure	---	---	---	
Roof	Gal Sheet	---	---	
Doors	Steel	---	---	
Windows	Steel	---	---	
Weathering course	Cement	---	---	
Plinth area	830.30 Sq.ft	---	---	



Year of construction (as reported/ observed/ as per deed)	Gal Sheet - 2009,	---	---	
Age of the building	Gal Sheet - 45 Yrs,	---	---	
If the age is not exactly known, further	Gal Sheet - 11 Yrs	---	---	
Total life of the building estimated	Gal Sheet - 34 Yrs	---	---	
Depreciation percentage (assuming salvage value)	11 Years x 2.25% = 24.75(Gal Sheet)	---	---	
Replacement rate of construction with the sexisting conditions and specifications	GF Gal Sheet E.B. Room - Rs. 480/- GF Gal Sheet Open Shed - Rs. 320/-	---	---	
Replacement Value	GF Gal Sheet E.B. Room - Rs. 1,79,520/- GF Gal Sheet Open Shed - Rs. 1,46,016/-	---	---	
Depreciation Value the rate of 43.50 % (RCC),65.25% (AC Sheet)	GF Gal Sheet E.B. Room - Rs. 44,431/- GF Gal Sheet Open Shed - Rs. 36,138/-	---	---	
Present value of building	GF Gal Sheet E.B. Room -Rs. 1,35,088/- GF Gal Sheet Open Shed - Rs. 1,09,877/-	---	---	
Total value of floors if any)	Rs. 2,44,965/-	---	---	

(Note: Add extra sheets for additional floors and buildings)

Sl No	Particulars of items	Plinth Area	Roof Height	Age of the building	Estimated replacement rate of constructi	Replacement Cost Rs.	Depreciation on Rs. 04/05-06	Net value after deprec iations Rs.
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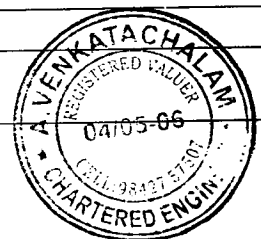




					on Rs			
	Ground Floor	374.00 456.30	10'0"	11 Yrs 11 Yrs	Rs. 480/- Rs. 320/-	Rs. 1,79,520/- Rs. 1,46,016/-	Rs. 44,431/- Rs. 36,138/-	Rs. 1,35,088/- Rs. 1,09,877/-
	First Floor							
	Second floor,							
	Total					Rs.3,25,536/-	Rs.80,569/-	Rs. 2,44,965/-

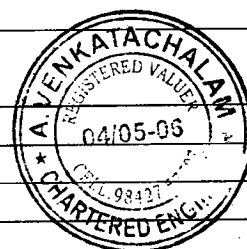
**PART D - AMENITIES & EXTRA ITEMS**  
(Value after Depreciation)

1.	Portico	:	Rs. ---
2.	Ornamental Front / Pooja door	:	Rs. ---
3.	Sitout/Verandah with Steel grills	:	Rs. ---
4.	Extra Steel/collapsible gates	:	Rs. ---
5.	Open staircase	:	Rs. ---
6.	Wardrobes, showcases, wooden cupboards	:	Rs. ---
7.	Glazed tiles	:	Rs. ---
8.	Extra sinks and bath tub	:	Rs. ---
9.	Marble/ceramic tiles flooring	:	Rs. ---
10.	Interior decorations	:	Rs. ---
11.	Architectural Elevation works	:	Rs. ---
12.	False ceiling works	:	Rs. ---
13.	Paneling works	:	Rs. ---
14.	Aluminum works	:	Rs. ---
15.	Aluminum handrails	:	Rs. ---
16.	Separate Lumber Room	:	Rs. ---
17.	Separate Toiler Room	:	Rs. ---
18.	Separate water tank/sump	:	Rs. ---
19.	Trees, gardening	:	Rs. ---
20.	Any other	:	Rs. ---



**PART E – SERVICES (Value after Depreciation)**

1.	Water supply arrangements Open Well Bore Well Hand pump Motor Panchayat Tap Underground level sump Overhead water tank	: Rs. ---
2.	Drainage arrangements Septic Tank Underground sewerage	: Rs. ---
3.	Compound Wall .....Rm. @ Rs..... /m2. Height: 8'0" Length: Building Alround Type of construction: Brick Work	: Rs. 60,000.00
4.	Pavements ..... Rm. @ Rs.... /m2	: Rs. ---
5	Steel gate ..... Rm. @ Rs.... /m2	: Rs. ---
6.	E.B Deposits, water deposits, drainage deposits etc.	: Rs. ---
7.	Electrical fittings & others	: Rs. ---
	Type of wiring	: Rs. ---
	Class of fittings (superior/Ordinary/Poor)	: Rs. ---
	Number of light Points	: Rs. ---
	Fan Points	: Rs. ---
	Spare Plug Points	: Rs. ---
	Any other item	: Rs. ---
8.	Plumbing installation	: Rs. ---
	No. of water closets and their type	: Rs. ---
	No.of wash basins	: Rs. ---
	No.of bath tubs	: Rs. ---
	Water meter, taps etc	: Rs. ---
	Any other fixtures	: Rs. ---



9.	Any other	:	Rs. ---
	Total	:	Rs. 60,000.00

#### PART F - ABSTRACT VALUE

Part	Description	Value of adopting			
		GLR	Rs.	PMR	Rs.
B	Land	Rs.	8,50,000.00	Rs.	1,53,00,000.00
C	Building	Rs.	2,45,000.00	Rs.	2,45,000.00
D	Amenities	Rs.	----	Rs.	----
E	Services	Rs.	60,000.00	Rs.	60,000.00
Total		Rs.	11,55,000.00	Rs.	1,56,05,000.00
Say		Rs.	11,55,000.00	Rs.	1,56,05,000.00
Factors favouring for an additional value					
1.					
2.					
Add		(+) Rs.			
Factors favouring for less value					
1.					
2.					
Less		(-) Rs.			
Present Market Value				Rs. 1,56,05,000.00 (F)	


#### ANY OTHER DETAILS:

(Valuation: Here the approved valuer should discuss in detail his approach to valuation of property and indicate how the value has been arrived at, supported by necessary calculations. Also, such aspects as i) Salability ii) Likely rental values in future in iii) Any likely income it may generate, may be discussed).

As a result of my appraisal and analysis, it is my considered opinion that the present fair market value of the above property in the prevailing condition with aforesaid specifications is Rs. 1,56,05,000.00 (Rupees One Crore Fifty Six Lakhs and Five Thousands Only). The book value of the above property as of is Rs. 11,55,000.00 (Rupees Eleven Lakhs Fifty Five Thousands only) and the distress value Rs. 1,24,84,000/- (Rupees One Crore Twenty Four Lakhs and Eighty Four Thousands only).

Place: Pallipalayam

Date: 12.11.2020



Signature

(Name and Official seal of the Approved Valuer)

Dr. A. VENKATACHALAM, M.E., M.I.E., F.I.V.,  
CHARTERED ENGINEER REGISTERED VALUER 04/05-06,  
DISTRICT PANEL ENGINEER CLASS 1A  
APPROVED VALUER FOR BANKS,  
ARRUL ASSOCIATES  
81/1D CHAIRMAN BUILDING SANKARI MAIN ROAD,  
OTTAMETHAL, PALLIPALAYAM - 638006.  
CELL: 98427 57507, 98427 22200

## PART G - CERTIFICATE

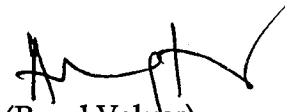
1. It is hereby certified that in my opinion
  - i) The present market value of the property discussed in the report (above) by adopting prevailing market rate for land is Rs. 1,56,05,000.00 ((Rupees One Crore Fifty Six Lakhs and Five Thousand Only) The forced sale value of the property is estimated as 20% less than the present market value.
2. Number of title deed(s) involved in this property is ---  
The relevant document for the subject property in the opinion of this valuer is the deed dated ...--.. with Registration Number --- registered in the ...-- Registrar's Office ---
3. If this property is offered as collateral security, the concerned financial institution is requested to verify the extent of land shown in this valuation report with respect to the
4. This report is not to be referred if the purpose is different other than mentioned in I(1).
5. The property was inspected on .....10.11.2020.. by in the presence of Mr. Thangavel
6. The legal aspects were not considered in this valuation.
7. This valuation work was/ has been undertaken by the valuer based upon the request from Applicant.

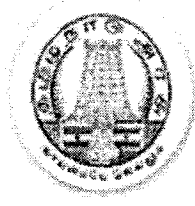
Place : Pallipalayam  
Date : 12.11.2020

Note : This report contains 18 Pages

Enclosures:

- Key plan showing the location of the property
- Site plan with boundaries
- Photograph of owner/representative with property in background

  
(Panel Valuer)  
Er. A.VENKATACHALAM, M.E., M.I.E., F.I.V.,  
CHARTERED ENGINEER REGISTERED VALUER.04/05-06,  
DISTRICT PANEL ENGINEER CLASS 1A  
APPROVED VALUER FOR BANKS,  
ARRUL ASSOCIATES  
81/1D CHAIRMAN BUILDING, SANKARI MAIN ROAD,  
OTTAMETTIHAI PALLIPALAYAM 638006.  
CELL:98427 57507, 98427 22200

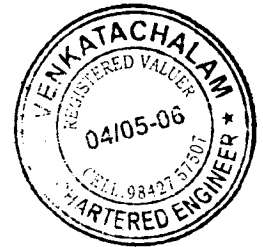


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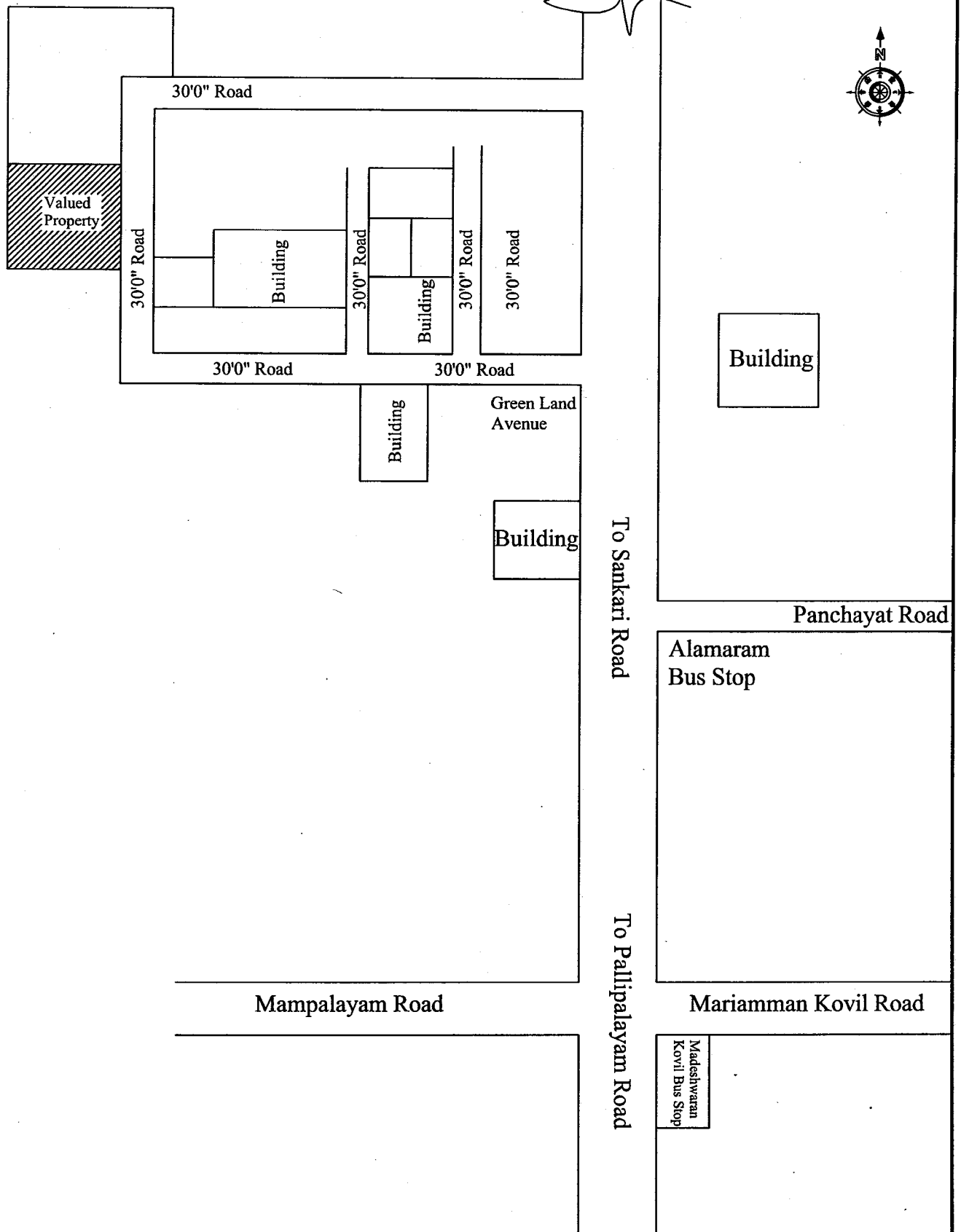
REGISTRATION DEPARTMENT

**Zone:** SALEM  
**Guideline Village:** PALLIPALAYAM AGARAHARAM  
**Revenue District:** NAMAKKAL  
**Sub Registrar Office:** PALLIPALAYAM  
**Revenue Village:** PALLIPALAYAM AGRAHARAM  
**Revenue Taluka:** KUMARAPALAYAM

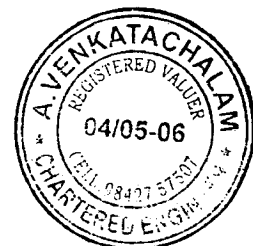
Sr.No.	Survey/Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date
1	<u>279</u>	100/ Square Feet	1085/ Square Metre	Residential Class II Type - I	09-Jun-2017
2	<u>280</u>	100/ Square Feet	1085/ Square Metre	Residential Class II Type - I	09-Jun-2017



(NOT TO SCALE)

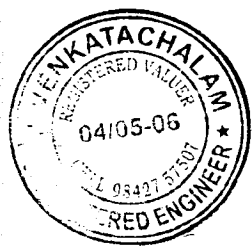
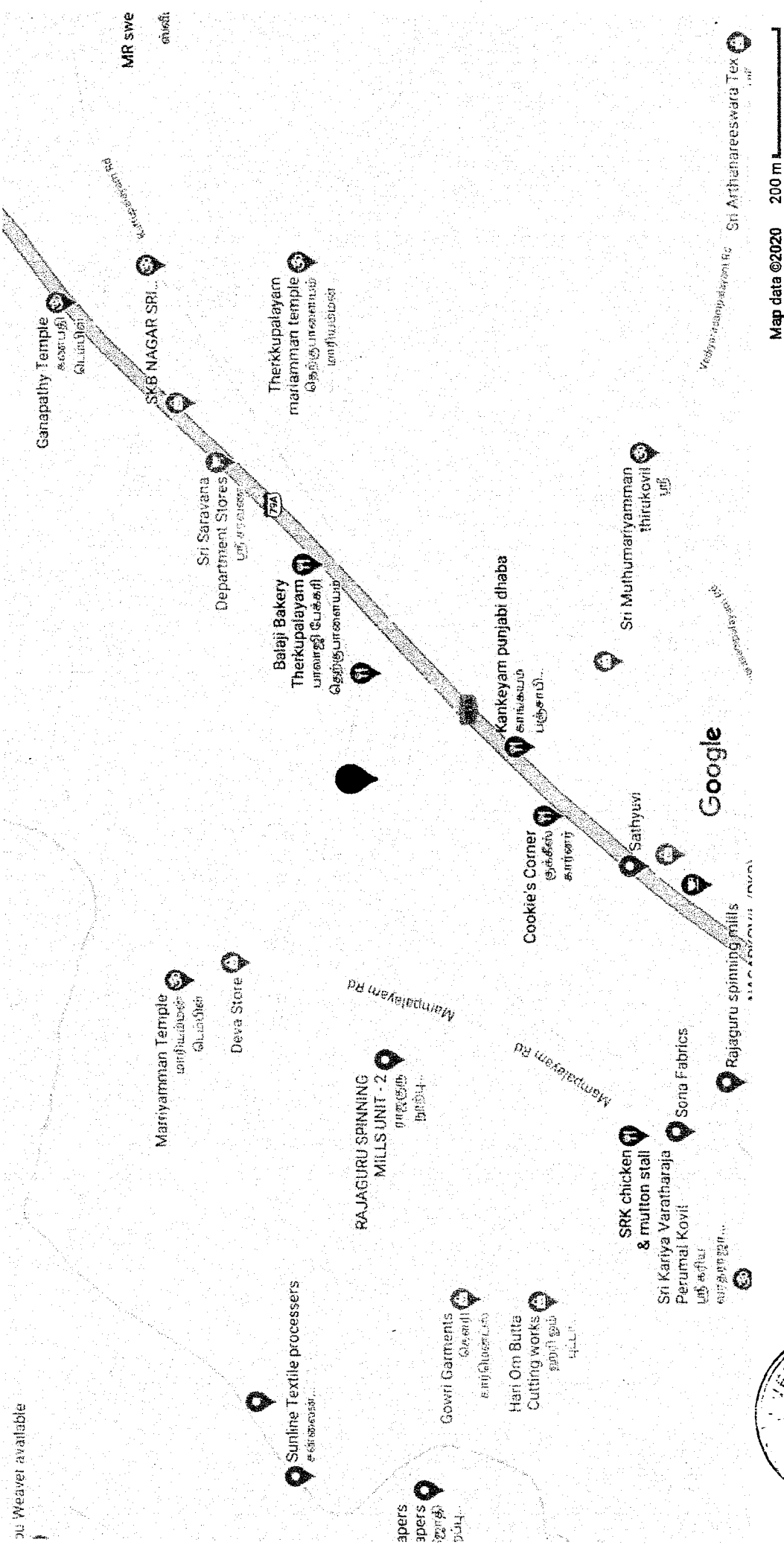


Name of Company : "M/s. THANGAVEL FABRICS PRIVATE LIMITED"  
Name of Applicant : Mr. A. THANGAVEL, S/o. Mr. Arumuga Gounder.  
S.F.No : 279, 280,  
Plot No : 06,  
Area : V.V. Nagar, Poolakkattur,  
Village : Pallipalayam Agraharam Village,  
Taluk : Kumarapalayam ,  
District : Namakkal .

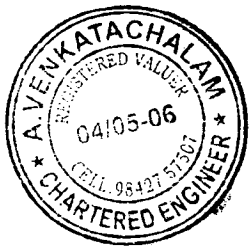
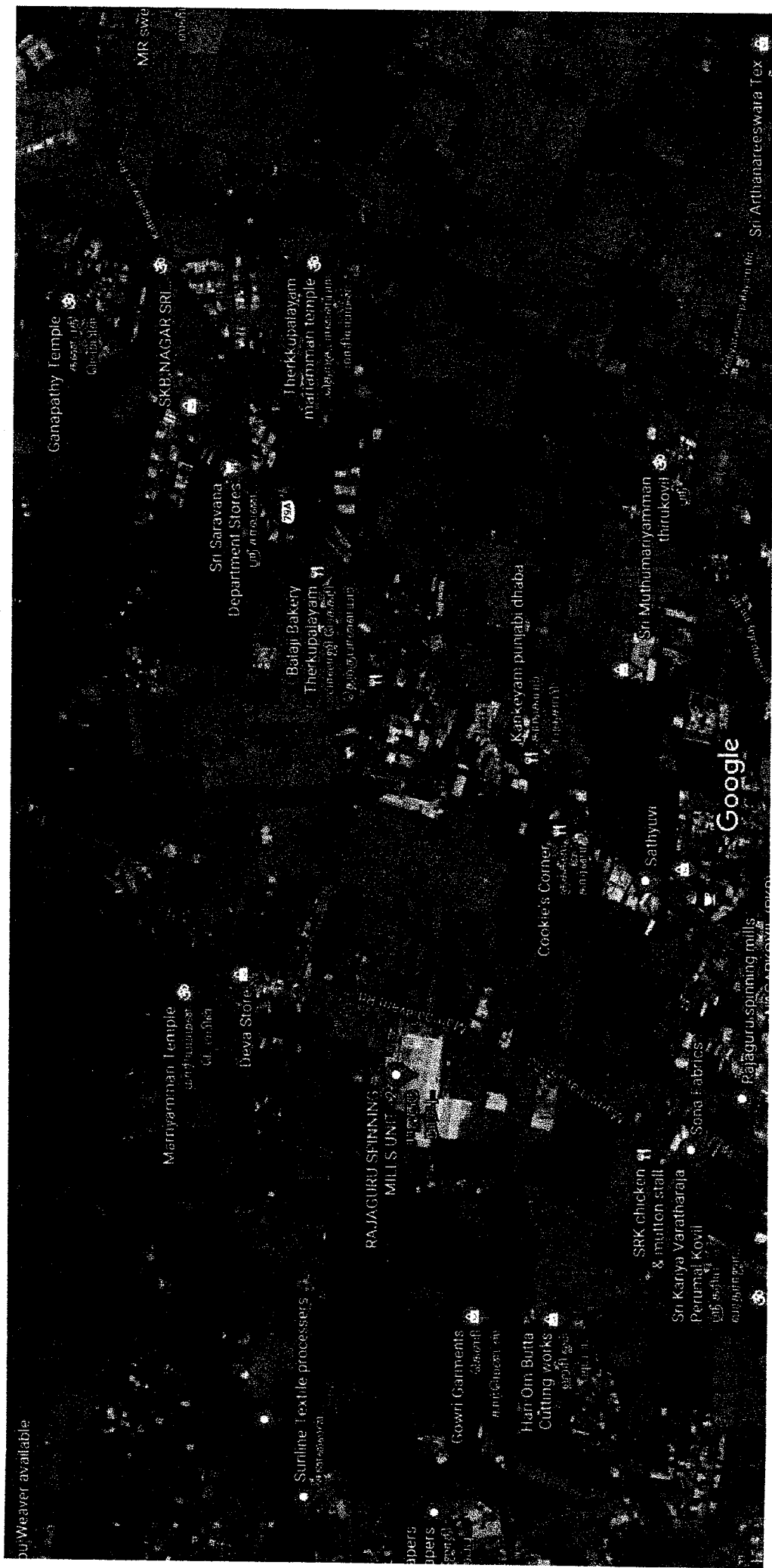


 VALUED PROPERTY

Google Maps 11°23'00.3"N 77°45'23.3"E



# Google Maps 11°23'00.3"N 77°45'23.3"E

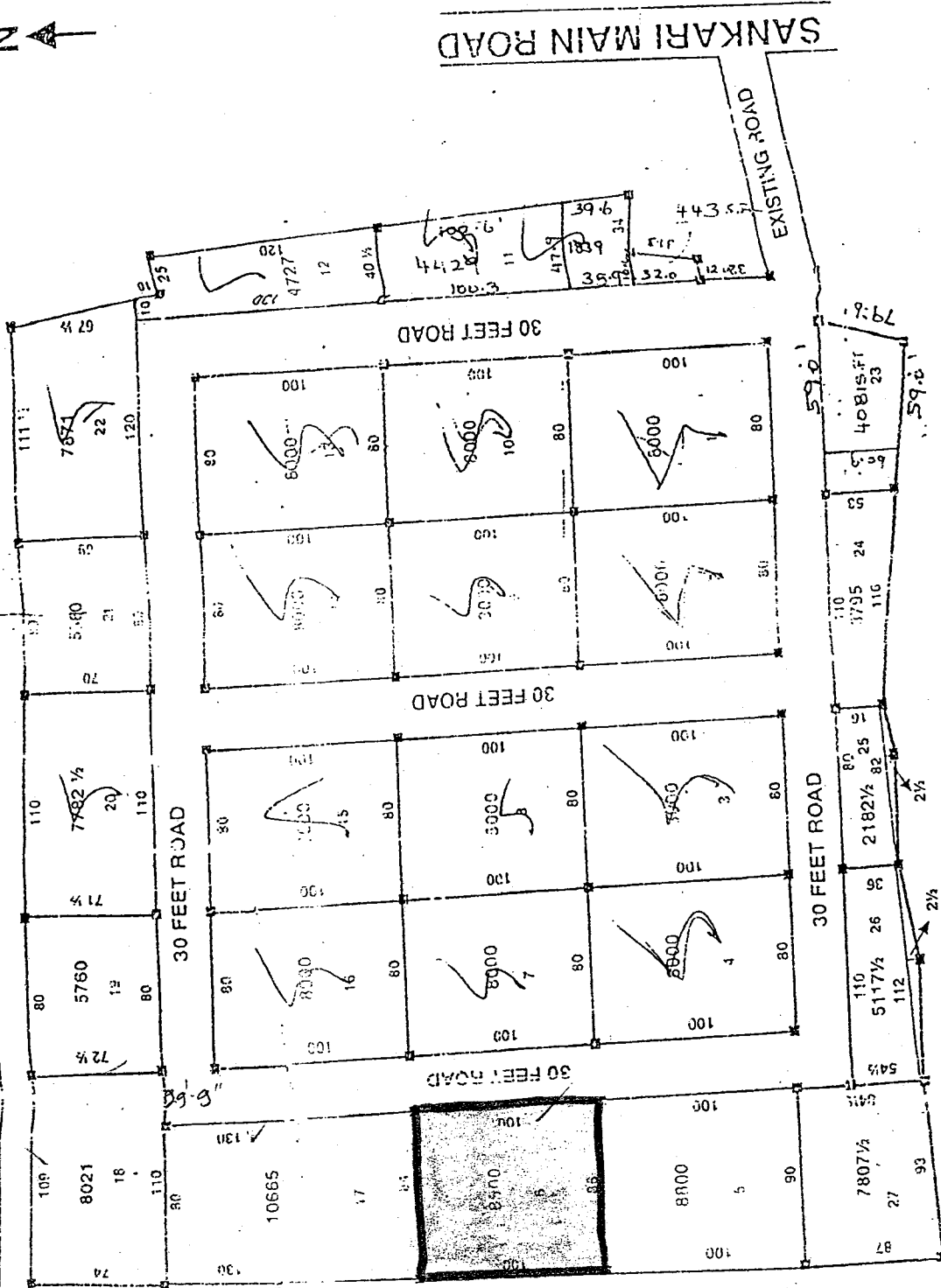


Imagery ©2020 CNES / Airbus, Maxar Technologies, Map data ©2020 200 m

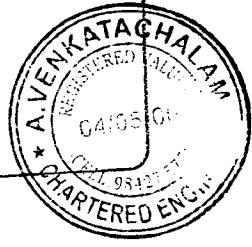


NAMAKKAI DISTRICT TIRUCHENGODE TALUK, PALLIPALAYAM ACHAMPADAM

VILLAGE : V.V. NAGAR LAYOUT SKETCH NO.:



ஆவண எண் 3736  
புத்தகம் 20106  
ஆண்டு 1968  
புத்தக எண் 112



For Thangavelu Fabrics Private Limited

*A. Thangavelu*  
Managing Director

**தமிழ்நாடு மின் உற்பத்தி மற்றும் பகிர்மானக் கழகம் லிமிடெட்**  
மேட்டூர் மின் பகிர்மான வட்டம்

**மின் கட்டண இரசீது**

Report Form-SD (Inland) Form

வரிசை எண்.: **RR** **B** 0290040  
**MR**

பெயர்: **J RAJAKA**

மின் இலக்கு: **160-000-1470**

கட்டண விவரம்: **Units: 8536**

இரசீது எண்.: **HEM1E11A101** **18-10-20**

77-00 5039 06:46:00

வ.எண்.	கட்டண விவரம்	தொகை (ரூ.)
75100	CC Charges	61023
	<b>மொத்தம்</b>	<b>61023</b>

தொகை (எழுத்தால்):

Sixty One Thousand Twenty Three Only by Cheque

இதர விவரங்கள்:

Ctr No: **DD040109TN2009SG0073746** Amount: **61023/-** Bank: **BNP**

GST No: **33AADCT4784E1ZC**

SD HSN Code: **27460000** SD already available: **Rs. 552253 (includes 10% Net @ 5.75% p.a. Rs. 30100)**

SAC Code: **996912** bill adjustment/refund to the owner of the meter

\*Electrical Energy & Distribution services are exempted under GST\* கனகசுப்பிரம்/கனகசுப்பிரம் ஆய்வகம்/வருவாய் மேற்பார்வைகாணி

Sizing unit



மேட்டூர் மின் பகிர்மான வட்டம்

மன் கட்டி வர இரங்கு

[illegible]

REF ID: A66048

CONFIDENTIAL

Winn-Dixie

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED

**Order: 100-100000**

~~CONFIDENTIAL~~

வ.எண்.	கட்டண விவரம்	தொகை (ரூ.)
39100	CC Charges	61023
	மொத்தம்	

சென்னை (தமிழ்நாடு)

Sixty One Thousand Twenty Three Only by Cheque

**இதர வினாக்கள் :**

Client No: DBU40109TN2009SG0073746 Amount: 61025/- Bank: BNP

GST No. : 33AADCT4784E1ZC

HSN Code: 27160000 already available Rs.55253 (includes freight @ 5.7% i.e. Rs.30155).

SAC Code: 996812

\*Electrical Energy & Distribution services are exempted under GST

\*Electrical Energy & Distribution services are exempted under GST\*

பெரிய பட்டினம், கி.மீ. 16 ஆயிரத்திற்கு, வட்டமான செறிவான மரங்கள்

Sizing unit