Ln. Er. A. Venkatachalam M.E., M.I.E., FIV

Chartered Civil Engineer

Regd. Valuer for Income Tax, Wealth Tax (04/05-06)

District Panel Engineer Class - IA

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ARRUL ASSOCIATES

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Panel Valuer for State Bank of India & Canara Bank & Corporation Bank & IOB & IDBI & Indian Bank

* KVB * CUB

* Bank of India

* Axis Bank

* UCO Bank

♦ Repco Bank ♦ Pallavan Grama Bank ♦ TMB ♦ Dhanalaxmi Bank ♦ Southeledian Bank

Form No:

VALUATION REPORT

Ī.	GENERAL						
1.	Pu ma	rpose for which the valuation is de	and the second	To Ascertain the present market value			
2.	a)	Date of inspection		29.05.2018			
-	b)	Date on which the valuation is made	d d	30.05.2018			
1	c)	Name of the bank and branch	*	Lakshmi Vilas Bank, Pallipalayarn Branch			
	d)	Name & Designation of LVB official who accompanied the valuer on the date of visit	•				
3.	List of documents produced for perusal		d a	1. Refer to, Xerox copy of Sale Deed Document No: 1/1707/2018, Date: 17.05.2018			
	Name of the Present Owner/s of the property and his / their address with phone no. (furnish the details of share of each owner in case of joint ownership)		A. S.	"M/S. SRI JAYA MAARUTHI YARN INDIAA PRIVATE LIMITED", S.F.No: 543/2, & 560 Samugrangapuram, Kumbikulam Village, Kumbikulam Panchayat, Radhapuram Taluk, Tirunelveli District.			
5.	Whether occupied by the owner / tenant? If occupied by tenant since how long? And rent received per month		de efte eggenetje eks andeldeks fry sjeks, inkladeks eggenetje eksternesje	Owner Occupied			
6.	Is the property is under lease, (who is the lessee and lease period)			Free Hold			
7.	Property Tax Receipt referred						
	a. Assessment Number						
	b. Tax Amount						
	c. Receipt in the name of						

8.	Elec	tricity Service Connection		and the second s		
-	Number in the name of				Mr	
9.	- District Control of the Control of			"M/S. SRI JAYA MAARUTHI YARN INDIAA PRIVATE LIMITED", Door No. 162/2, NH - 47, Pachampalayam, Padaiveedu Village & Post, Sankagiri West - 637 303, Kumarapalayam Taluk, Namakkal District, Cell No. 90955-40346		
10.	Bri	ef description of the property		Vacant Land		
11.	Location of the property		•	S.F.No's: 543/2 & 560 Kumbikulam Village, Kumbikulam Panchayat, Radhapuram Taluk, Tirunelyeli District.		
	a)	T.S.No./R.S.F.No.	•	S.F.No's: 543/2 & 560		
	b)	Patta No./Plot No.	,			
A supposed and the supp	c)	Ward No.	*			
management on programming of the state of th	d)	Street	•	Samugrangapuram, Kumbikulam Village	 	
	e)	Place and Taluk	:	Radhapuram Taluk,		
	n	District	:	Tirunelveli District.		
12 Postal Address		stal Address of the Property	•	S.F.No's: 543/2 & 560, Samugrangapuram, Kumbikulam Village, Kumbikulam Panchayat, Radhapuram Taluk, Tirunelveli District.		
13.	l	nether covered under any state /		No		
	central govt. enactments (i. e. Urban Land Ceiling Act) or notified under					
***************************************	1	ency area/scheduled area/ intomment area for specific purpose	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1			
14.	1	case it is an agriculture land, any	1	No		
	£O	nversion to house site plots is	1			
15.	1			As per Document & Site (Item 1844 D)	13	
	a. North by		 	S.F.No: 545 Land	国	
***************************************	b. South by			5.F.No: 542 Land	3/	
	1	East by	<u> </u>	S.F.No: 560 Land & S.F.No: 508 Land	7	

and in particular	d. West by		S.F.No; 543/2 Balance Land	
and the same	Extent of Land	•	1.00 Acre	en in
, tr	Boundaries of the property		As per Document & Site (Item No: II)	
,	a. North by	;	S.F.No: 560 Balance Land	
and some	b. South by	:	S.F.No: 568 & 567 Land	
	c. East by	Ĭ.	S.F.No: 560 Balance Land	,
- Alfrancia	d. West by		S.F.No: 543 Land	
	Extent of Land	:	0.90 Acre	
16.	Dimensions		Refer FMB Sketch	<u> </u>
	Total Document Extent	•	1.00 Acre + 0.90 Acre = 1.90 Acres	
17.	Total Site Extent		1.90 Acres	10.00
18.	Extent of the Document considered for valuation	•	1.90 Acres	
Π.	CHARACTERSTICS OF THE S	ITE		
1.	Classification of locality	•	Wind Mill & Agricultural Area	
2.	Development of surrounding areas		Developing Area	
3.	Is the property situated at Residential/Commercial/Mixed or Industrial area	V. di	Wind Mill & Agricultural Area	
4.	Classification of the area	;	:	
. :	a. High/Middle/Poor		Middle	
	b. Metro/Urban/Semi-Urban/Rural		Rural	
5.	Coming under Corporation			****
	limit/Municipality/Village Panchayat	Company is a very many of the party of the p	Panchayat Limit	
6.	Possibility of frequent flooding / submerging		No	
7.	Feasibility to the Civic amenities like school, hospital, bus stop, Market etc	- Indiana de la companya de la compa	Near By	
8.	Distance from Main Road (Any identification mark in the area) at Site/Land/Building		Kumbikulam Main Road	
9.			Level (04/95.06)	
10.	Latitude & Longitude in which the property is present	* *	Latitude - 8.317146 Longitude - 77.715006	

11.	Shape of land		Rectangular	
12.	Type of use to which it can be put		Vacant Land	
	Any usage restriction - Lake or Slum, Polluting Industrial Units, H.T. Lines and any factors which affect the Marketability of the site	4 4 4 1 	No.	
14.	Is it a Land - Locked land?	*	No	
15.	Is not a Land - Locked land. Is plot in town planning approved layout?	*	No	
16.	Corner plot or intermittent plot?	7	Intermittent Plot	
17.	Availability Road facilities	ï	Available	
18.	Type of road available at present	;	Tar Road	
19.	Width of road -is it below 20 ft. or more than 20 ft.	•	More than 20 ft	
20.	Water supply / potentiality	•	Not Available	:
21.	Underground sewerage system		Not Available	
22.	Power supply is available in the site	:	Not Available	
23.	Advantages of the site		Near Seelathi Kulam	
24.	Whether approved plan copy is available. If so, annex the copy	•	Approval Plan Not Available	
25.	General remarks, if any like threat of acquisition of land for publics service purposes, road widening or applicability of CRZ provisions etc (distance from the sea coast/tidal level must be incorporated)	A CANADA MANAGAMAN A CANADA A		
Pa	rt -A (Valuation of land)			
1.	Size of Land	A CANADA	1.90 Acres	
	North & South		And the second s	
	East & West	i		
2	Total extant of the plot		1.90 Acres	
3.	Guideline rate obtained from the Registrar's Office (Enclose adequate authenticated proof)	A the state of the	S.F.No: 543/3 - Rs. 1,11,170/- Acre S.F.No: 560 - Rs. 1,27,574 (Acre)	
4	Prevailing Market Value with rationale	1. A.	Rs. 4,50,000/Acre To Rs. 4,80,000/Acre	en e

5.	Value of Land			em-4882
	a. Guideline Value of Land		1.00 Acre X Rs. 1,11,170.00/Acre	
			Rs. 1,11,170/-	
			0.90 Acre X Rs. 1,27,574.00/ Acre	
-			Rs. 1,14,816/-	
			Total = Rs. 1,11,170/-+ Rs. 1,14,816/-	177.7.18A
		The second secon	= Rs. 2,25,986/- Say Rs. 2.26 Lakhs	
	b. Market Value of Land		1.90 Acre X Rs. 4,50,000.00 / Acre	
erice and other		12 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Rs. 8,55,000/- Say Rs. 8.55 Lakhs	
	c. Forced Sale Value of Land		Rs. 8,55,000.00 x 80%	
			Rs. 6,84,000/-Say Rs. 6.84 Lakhs	v.

PART - B (Total Value of Property: Part A)

a. Market Value of the Property

:Rs. 8,55,000.00

b. Guideline Value of the Property

: Rs. 2,26,000.00

c. Forced Sale Value of the Property

: Rs. 6,84,000.00

Enclosures:-

a) Original / Copy of the Sale Deed

: Copy of Sale deed Not Enclosed

b) Layout Plan, Building Plan, Floor

: Copy of F.M.B. Sketch Not Enclosed

c) Photographs of the Property

: Enclosed

d) Location Map

: Enclosed

e) Guideline Value downloaded in the

: Enclosed

system

Declaration from the Valuers

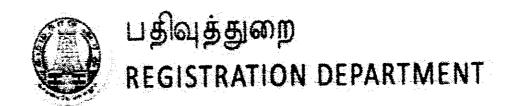
I hereby declare / certify that, upon the request of Branch Head, <u>Lakshmi Vilas Bank Ltd.</u>, <u>Pallipalayam</u> Branch.

- a). I have personally inspected the property of 29.05.2018 in the presence of Mr. Viswanathan
- b). The information furnished in my valuation report dated 30.05.2018 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.

c). I have no direct or indirect interest in the property valued.

Place: Pallipalayam Date: 30.05.2018 Signature of Panel Valuer

Li 75-27 57507, 98-127 22200



Zone:

THIRUNELVELI

Guideline Village:

KUMBIKULAM

Revenue District:

TIRUNELVELI

Sub Registrar Office: RADHAPURAM

Revenue Village:

KUMBIKULAM

Revenue Taluka:

RADHAPURAM

Sr.	Survey/ Subdivision No.	Guideline Value (British Value)	Guideline Value (Metric Value)	Land Classification
1	543/1	111170/ Acre	275000/ Hectare	Dry Maanavari Lands Type - I
2	<u>543/2</u>	111170/ Acre	275000/ Hectare	Dry Maanavari Lands Type - I
3	560	127574/ Acre	315500/ Hectare	Dry Well Irrigation Type - 1

