

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 : arulmurugan.av@gmail.com



**ARRUL ASSOCIATES**  
81/1D, Chairman Building,  
Sankari Main Road, Ottametthai,  
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  
♦ Rencobank ♦ Pallavan Grama Bank ♦ TMB ♦ Dhanlaxmi Bank ♦ South Indian Bank  
**VALUATION REPORT ON IMMOVEABLE PROPERTIES**

Ref : IOB

Date: 14.09.2018

Pursuant to the request from The Senior Manager, Indian Overseas Bank, Padaveedu Branch, the property in S.F.No's: 339/3B, 339/4, Patta No: 3124, Door No: 15/5, Ward No: 09 at Modamangalam Main Road, Valrasampalayam, Padaiveedu Village & Town Panchayat, Komarapalayam Taluk, Namakkal District. which is said to be owned by **Mrs. R. TAMILSELVI**, W/o. Mr. S. Raju, was inspected on 12.09.2018 for the purpose of assessing the present market value.

The following documents were produced before me for scrutiny.

1. Refer to Xerox copy of My Previous Valuation Report, Date: 27.04.2017
2. Refer to Xerox copy of Legal Opinion Given by Advocate Mr. S.A. Shanmugham, Date: 24.04.2017.
3. Refer to Xerox copy of Settlement Deed Document No: 1854, Date: 08.07.2016

Based upon the actual observations and also the particulars provided to me, detailed valuation report has been prepared and furnished in the following ANNEXURE I & II.


After giving careful consideration to the various important factors like the specification, present condition, age, future life, replacement cost, depreciation, potential for marketability etc., I am of the opinion that:

Fair Market Value of the property is	: Rs. 41.28 Lakhs
Open Market value of the property is	: Rs. 43.88 Lakhs
Forced / Distress Sale Value of the property is	: Rs. 33.02 Lakhs
Guideline Value of the Property	: Rs. 23.95 Lakhs

It is declared that,

1. I have inspected the property on 12.09.2018 in the presence of **Logaraj & Tamilselvi**
2. I have no direct or indirect interest in the property valued.
3. Further the information and other details given above/in the annexure are true to the best of my knowledge and belief.
4. The Report contains 13 pages including location site plan, site plan, photo plan, TSLR sketch & Guideline value.
5. The present owner of the property and the extent of land are to be verified with the Legal Opinion
6. The legal aspects of the property are not under the scope of this valuation.
7. This report is issued without prejudice

Station: Pallipalayam  
Date : 14.09.2018

  
Signature of the Valuer  
**Er. A. VENKATACHALAM**, M.E., M.I.E., F.I.V.,  
CHARTERED ENGINEER VALUER, 04/05-06,  
DISTRICT PANEL ENGINEER CLASS IA  
APPROVED VALUER FOR BANKS,  
ARRUL ASSOCIATES  
81/1D, CHAIRMAN BUILDING, SANKARI MAIN ROAD,  
OTTAMETTHAI, PALLIPALAYAM - 638006.  
CELL: 98427 57507, 98427 22200

**ANNEXURE-I**  
**DESCRIPTION OF THE PROPERTY**

1. Purpose for which this valuation is made : Bank Security purpose  
Indian Overseas Bank.  
Padaveedu Branch,
- Name of the Borrower : **Mrs. R. TAMILSELVI.**  
S/o. Mr. S. Raju.
2. Name of the owner and his address : Door No: 15/5, Ward No: 09,  
Modamangalam Main Road,  
Valrasampalayam,  
Padaiveedu Village & Town Panchayat,  
Kumarapalayam Taluk,  
Namakkal District.  
Cell No: 96884-74755
3. Location of the property :
- S.F.No : 399/3B & 399/4
- Door No : 15/5
- Ward No : 09
- Sub Registrar's Office : Sankari
- Village : Padaiveedu
- Taluk : Kumarapalayam
- District : Namakkal
- Type of the property : Residential & Industrial
- Property Located : With in Padaiveedu Village & Town  
Panchayat Village
4. Boundaries of the property : As per Document & Site

	As per Document	As per Site
North by	Kannan & Nallammal Property	Subramani Thangaraj Land
South by	Ittery	Panchayat Road
East by	Muthusamy Vagaiyara Property	Thangaraj Power Loom Factory & Valrasampalayam Road
West	S.F.No. 399/3B	Palanisamy Land
	Extent of Land: 0.26Acre (or) 11,336.00 Sq.Ft	Extent of Land: 0.26 Cent (or) 11,336.00 Sq.Ft

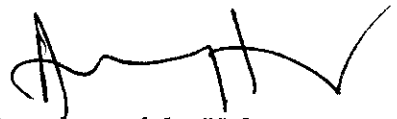
5. Postal Address of the property : S.F.No's: 399/3B & 399/4,  
Door No: 15/5, Ward No: 09,  
Valrasampalayam,  
Modamangalam Main Road,  
Padaiveedu Village & Town Panchayat,  
Kumarapalayam Taluk,  
Namakkal District.
6. Class of construction : II - Class
7. Proximity of civic amenities : Near to Veppadai 4 Km
8. E.B. Service connection details : E.B. Service No: 04-151-009-760,  
04-151-009-1168, 04-151-009-1166,  
04-151-009-678, 04-151-009-888
9. Property Tax paid details : BHA No: 17994, Year: 2017- 2018,  
Rs. 822/- Per Year
10. Legal encumbrance if any : Not Available
11. Characteristics of the locality : Residential & Industrial
12. Whether the property falls under  
"Land ceiling Act" provisions : No Land Ceiling Act
13. Tenure of land : Freehold/Leasehold : Free hold
14. If leasehold, state unexpired period of lease : Not Applicable
15. Occupancy details, self occupation or rental : Self
16. If rented, whether standard rent has been  
Fixed Rent Control Act and if so, full details : —
17. Whether the property can be taken  
Possession of by the Bank in case of need,  
Without any litigation : Bank Can Take Possession Easily.
18. Any other details, which affects our  
Charge on the property as security : No
19. Whether the property is mortgage as  
Security for any other advance with any  
Other Bank / Third party : Property Under Mortgage in  
IOB Padaiveedu Branch
20. Advantages : Mariamman Kovil Back Side

5. Total extent of the site : 26.00 Cents (or) 11,336.00 Sq.Ft
6. Prevailing local market rate : Rs. 70,000/Cent To Rs. 80,000/Cent  
Rate adopted : Rs. 70,000/Cent
7. Value of the land : 26.00 Cents X Rs. 70,000/Cent  
Rs. 18,20,000/-  
Say Rs. 18.20 Lakhs
8. Guideline value of the land : 0.26 Acre x Rs. 3,35,000/- Acre  
Rs. 87,100/-  
Say Rs. 0.87 Lakhs
- a. Fair Market Value of the Land : Rs. 18.20 Lakhs
- b. Open Market value of the Land : Rs. 20.80 Lakhs
- c. Forced / Distress Sale Value of the Land : Rs. 14.56 Lakhs
- d. Guideline Value of the Land : Rs. 0.87 Lakhs

The SRO Value of the land (COPY ENCLOSED)

Station : Pallipalayam

Date : 14.09.2018

  
Signature of the Valuer

With seal  
**Mr. A. VENKATACHALAM, M.E., M.I.E., F.I.V.,**  
 CHARTERED ENGINEER, REGISTERED VALUER. 04/05-06,  
 DISTRICT PANDL ENGINEER CLASS 1A  
 APPROVED VALUER FOR BANKS,  
 AREFUL ASSOCIATES  
 81/1D, CHAIRMAN BUILDING, SANZARI MAIN ROAD,  
 OTTAMETHAI, PALLIPALAYAM - 638006.  
 CELL: 98427 57507, 98427 22200

## ANNEXURE II

### PART - I

#### FORMAT FOR VALUATION OF VACANT RESIDENTIAL PLOT / COMMERCIAL SITE / LAND

1. Purpose for which this valuation is made : Bank Security purpose  
Indian Overseas Bank.  
Padaveedu Branch,
  
- Name of the Borrower : Mrs. R. TAMILSELVI.  
S/o. Mr. S. Raju.
  
2. Name of the owner and his address : Door No: 15/5, Ward No: 09,  
Modamangalam Main Road,  
Valrasampalayam,  
Padaiveedu Village & Town Panchayat,  
Kumarapalayam Taluk,  
Namakkal District.
  
3. Location of the property :
 

S.F.No	:	399/3B & 399/4,
Door No	:	15/5,
Ward No	:	09
Sub Registrar's Office	:	Sankari
Village	:	Padaiveedu
Taluk	:	Kumarapalayam
District	:	Namakkal
Type of the property	:	Residential & Industrial
Property Located	:	With in Padaiveedu Village & Town Panchayat Village
  
4. Site Dimensions : Refer FMB Sketch

**PART - II. BUILDING :- Plinth Area Details:-**

S. No.	Description	Roof	Area In Sq.Ft.	Y.O.C.	Depreciation
1.	GF AC Sheet Power Loom Factory	AC Sheet Roof	2,407.00	2004	31.50%
2.	GF AC Sheet Verandha	AC Sheet Roof	900.00	2015	6.75%
3.	GF AC Sheet Labour House	AC Sheet Roof	736.12	2008	22.50%
4.	GF AC Sheet Verandha	AC Sheet Roof	264.25	2008	22.50%
5.	GF AC Sheet Toilet	AC Sheet Roof	68.25	2015	6.75%
6.	GF RCC Roof Residential Building	RCC Roof	618.34	2008	15.00%
7.	GF RCC Roof Portico	RCC Roof	445.30	2008	15.00%
8.	GF AC Sheet Labour House	AC Sheet Roof	220.00	2017	2.25%
9.	GF Galvalume Sheet Inter Lock Brick Wall Room	Galvalume Sheet Roof	119.00	2017	2.25%

**A. GENERAL INFORMATION**

1. Type of construction : Load Bearing structure
2. Quality of construction : II-Class
3. Appearance of building : Normal
4. Maintenance of building : Normal
5. No. of Floors : Ground Floor
6. Water supply arrangements : Available in Bore Well & Panchayat Tap
7. Drainage arrangements : Septic Tank
8. Whether the Building is constructed : Approval Plan Available  
As per approved by the competent Authority K.Dis. No: 291/2010, Date: 18.08.2010  
Approved by Executive Officer Padaiveedu Selection Grade Town Panchayat,  
Approved GF Plinth Area - 514.68 Sq.Ft  
Approval in Favor of Mr. Raju.
9. Tenant details, occupancy : Self
10. Rent vied per month : --

### B-Replacement, Depreciation and Net value

S. No	Description	Area in Sq.Ft	Rate/ 1 Sq.Ft	Replacement Value Rs.	Depreciation Value Rs.	Present Value Rs.
1.	GF AC Sheet Roof Power Loom Factory	2,407.00	570/- 600	13,71,990/-	4,32,176/-	9,39,813/-
2.	GF AC Sheet Roof Veranda	900.00	100/- 120	90,000/-	6,075/-	83,925/-
3.	GF AC Sheet Roof Labour House	736.12	475/- 580	3,49,657/-	78,672/-	2,70,984/-
4.	GF AC Sheet Roof Veranda	264.25	100/- 120	26,425/-	5,945/-	20,479/-
5.	GF AC Sheet Roof Toilet	68.25	420/- 450	28,665/-	1,934/-	26,730/-
6.	GF RCC Roof Residential Building	618.34	920/- 1200	5,68,872/-	85,330/-	4,83,541/-
7.	GF RCC Roof Portico	445.30	460/- 600	2,04,838/-	30,725/-	1,74,112/-
8.	GF AC Sheet Roof Labour House	220.00	350/- 400	77,000/-	1,732/-	75,267/-
9.	GF Galvalume Sheet Roof Inter Lock Brick Wall Room	119.00	300/- 400	35,700/-	803/-	34,896/-

Total Rs. 21,09,747/-  
Say Rs. 21,10,000/-

### C. VALUATION OF GROUND FLOOR CONSTRUCTION :

1. Specification :

Foundation	:	RR Masonry
Superstructure	:	Brick Work
Roof	:	R.C.C Roof & AC Sheet & Galvalume Sheet
Joinery	:	Country wood
Floor Finish	:	Tiles
Wall Finish	:	Cement
Electricals	:	Concealed
Sanitary	:	Septic tank
Painting	:	White Wash
Plumbing	:	Concealed
Weathering course	:	Cement

2. Year of construction :
- RCC Roof - 2008 - (60 Years)  
Galvalume Sheet Roof - 2017 - (45 Years)  
AC Sheet Roof - 2004, 2008, 2015, 2017

3. Age of construction : RCC Roof - 10 Year  
Galvalume Sheet Roof - 1 Year  
AC Sheet Roof - 14, 10, 3, 1 Years
4. Total life of building is Estimated : RCC- 50 Year  
Galvalume Sheet Roof - 44 Years  
AC Sheet Roof - 31, 35, 42, 44 Years
5. Depreciation percentage Assumed : RCC Roof - 1.50%  
Galvalume Sheet Roof - 2.25%  
AC Sheet Roof - 2.25%

### **PART - III. EXTRA ITEMS**

1. Portico (Stair hand rails)	:	Rs.	---
2. Ornamental front door	:	Rs.	---
3. Sit out/veranda with steel grills	:	Rs.	---
4. Open staircase	:	Rs.	---
5. Balcony construction-	:	Rs.	---
6. Over head water tank	:	Rs.	23,000.00
7. Extra steel grills/collapsible gates	:	Rs.	---
Total	:	Rs.	---
Less : Depreciation	:	Rs.	---
Net value	:	Rs.	23,000.00

### **PART- IV.AMENITIES**

1. Ward robes/Showcases/False ceiling	:	Rs.	---
2. Ceramic tiles in Toilet & Kitchen	:	Rs.	---
3. Extra Sinks/bath tub/geyser/wash basin:	Rs.	---	
4. Marble flooring/Ceramic tiles flooring or any other special flooring	:	Rs.	---
5. Interior decorations/wall paneling works:	Rs.	---	
6. Architectural elevation works	:	Rs.	---
7. Aluminium Doors/Windows	:	Rs.	---
8. Air Conditioners/Exhaust fans	:	Rs.	---
9. Pelnets	:	Rs.	---
10. Sun Control Films, etc	:	Rs.	---
Total	:	Rs.	---
Less : Depreciation	:	Rs.	---
Net value	:	Rs.	---



### PART - V. MISCELLANEOUS VALUE AFTER DEPRECIATION

1.	Separate toilet room	:	Rs.	---
2.	Separate lumber room	:	Rs.	---
3.	Separate water sump	:	Rs.	25,000.00
4.	Trees/Gardening, Land sapping works	:	Rs.	---
	Total	:	Rs.	25,000.00

### PART - VI. SERVICES

1.	Water supply arrangements Bore Well	:	Rs.	85,000.00
2.	Septic Tank,	:	Rs.	35,000.00
3.	Sanitary Arrangements	:	Rs.	15,000.00
4.	E.B. deposit	:	Rs.	15,000.00
	Total	:	Rs.	1,50,000.00

### PART - VII. ABSTRACT VALUATION (Fair market value)

1.	Part- I	Land	:	Rs.	18,20,000.00
2.	Part- II	Building	:	Rs.	21,10,000.00
3.	Part- III	Extra Items	:	Rs.	23,000.00
4.	Part- IV	Amenities	:	Rs.	---
5.	Part- V	Miscellaneous	:	Rs.	25,000.00
6.	Part- VI	Services	:	Rs.	1,50,000.00
7.	Add: Potential value , if any		:	Rs.	---
	Total		:	Rs.	41,28,000.00

Say Rs. 41.28 Lakhs

- Fair Market Value of the property is : Rs. 41.28 Lakhs
- Open Market value of the property is : Rs. 43.88 Lakhs
- Forced / Distress Sale Value of the property is: Rs. 33.02 Lakhs
- Guideline Value of the Property : Rs. 23.95 Lakhs

Station : Pallipalayam

Date : 14.09.2018

Signature of the Valuer

With seal

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,  
 AREVA ASSOCIATES  
 81/1D, CHAIRMAN BUILDING, SANKARI MAIN ROAD,  
 OTTAMETHAI, PALLIPALAYAM - 638006.  
 CELL: 98427 57507, 98427 22200



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REGISTRATION DEPARTMENT

Zone: SALEM  
 Guideline Village: PADA VEEDU  
 Revenue District: NAMAKKAL  
 Sub Registrar Office: SANGAGIRI  
 Revenue Village: PADAVEEDU  
 Revenue Taluka: KUMARAPALAYAM

Sr. No.	Survey/ Subdivision No.	Guideline Value (British Value)	Guideline Value (Metric Value)	Land Classification
1	<u>399/3B</u>	335000/ Acre	828000/ Hectare	Dry Maanavari Lands Type - III
2	<u>399/4</u>	335000/ Acre	828000/ Hectare	Dry Maanavari Lands Type - III