

ANNEXURE - I

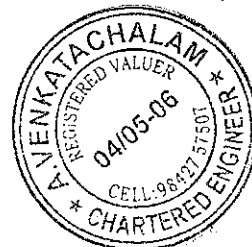
DESCRIPTION OF THE PROPERTY

1. Purpose for which this valuation is made : Bank Security purpose
Indian Overseas Bank.
Kaliyanoor Branch.
2. Name of the owner and his address : **Mr. Vengatachalam,**
S/o. Late. Arumuga Gounder.
4/404, Parayankadu,
Kaliyanoor Village,
Pallipalayam,
Tiruchengodu Taluk,
Namakkal District.
3. Location of the property
 - S.F.No : 71/1, 3, 4, 72/3,
 - R.S.F.No : 71/1A, 3A, 4A, 72/3
 - Door No. : 4/404
 - Town : Pallipalayam
 - Sub Registrar's Office : Pallipalayam
 - Ward/ Block : ---
 - Village : Kaliyanoor Village
 - Taluk : Tiruchengodu
 - District : Namakkal
 - Type of the property : Agri Land
 - Property Located : With in Kaliyanoor Village

4. Boundaries of the property

Item No:1,S.F.No:72/3,

- North : Palanisamy Property
- South : Sellammal Property
- East : Duraisamy Property
- West : Odai
- Extent of Site : 0.76 ½ Acre



North : S.F.No:67
South : S.F.No:70
East : S.F.No:69
West : S.F.No:71/3
Extent of Site : 2.13 Acre

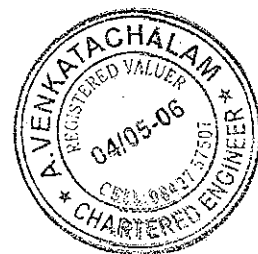
Item No:3,S.F.No:71/3,

North : S.F.No:67, 72
South : Vadivel Gounder Vagayara Property
East : S.F.No:71/1,
West : Sengoda Gounder, Vadivel Paga Property
Extent of Site : 1.08 Acre

Item No:4,S.F.No:71/4,

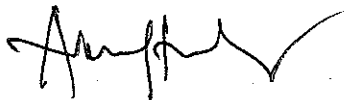
North : S.F.No:72,
South : S.F.No:71/3,
East : S.F.No:67,71/3,
West : Sengoda Gounder Property
Extent of Site : 0.05 Acre
Total Extent of Site : 4.02 ½ Acre (0.76 ½ +2.13+1.08+0.05)

5. Postal Address of the property : S.F.No: 71/1, 3, 4, 72/3,
R.S.F.No: 71/1A, 3A, 4A, 72/3,
Parayankadu
Kaliyanoor Village, Pallipalayam,
Tiruchengodu Taluk,
Namakkal District
6. Class of construction : ----
7. Proximity of civic amenities : Nearby
8. E.B. Service connection details : Sc No:168-007-24
9. Property Tax paid details : ----



10. Legal encumbrance if any : Physically Nil
11. Characteristics of the locality : Agricultural Area
12. Whether the property falls under "Land ceiling Act" provisions : No Land Ceiling act.
13. Tenure of land : Freehold/Leasehold : Freehold
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 : Not Applicable
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 : As Per my Knowledge - Nil
20. Advantages : Near to Mampalayam
21. Disadvantages : ----

Station : Pallipalayam
Date : 12.12.2013


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,
ARRUL ASSOCIATES
81/1D, CHAIRMAN BUILDING, SANKARI MAIN ROAD,
OTTAMETTHAI, PALLIPALAYAM - 638006.
CELL: 98427 57507, 98427 22290

ANNEXURE II

PART - I

1. Name of the owner : **Mr. Vengatachalam,**
S/o. Late. Arumuga Gounder
2. Present address : 4/404, Parayankadu,
Kaliyanoor Village,
Pallipalayam,
Tiruchengodu Taluk,
Namakkal District.
3. Document referred
1. Refer, Xerox copy of Legal opinion given by P. Manickam, M.JF, B.Com., B.L., M.B.A.,
Date: 11.12.2013
4. Location of site (Sketch enclosed)
S.F. No : 72/3, 71/1, 3, 4,
R.S.F.No : 71/1A, 3A, 4A, 72/3,
Door No. : ---
Town : Pallipalayam
Sub Registrar's Office : Pallipalayam
Ward/ Block : ---
Village : Kaliyanoor Village
Taluk : Tiruchengodu
District : Namakkal
Type of the property : Agri Land
Property Located : With in Kaliyanoor Village
5. Total extent of the site : 4.02 ½ Acres
6. Rate : Prevailing local market rate : Rs. 12,00,000/Acre To Rs. 13,00,000/Acre
Rate adopted : Rs. 12,00,000/Acre



7. Value of the land : 4.025 Acre X Rs.12,000.00/Acre
Rs. 48,30,000.00
Say Rs. 48.30 Lakhs

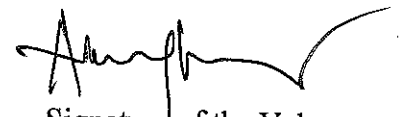
8. Guide Line Value of Land S.F.No:72 : 0.76 ½ Acre X Rs.5,00,000/Acre
Rs. 3,82,500.00
Say Rs. 3.82 Lakhs

S.F.No:71/1,3,4 : 3.26 Acre X Rs.2,50,000/Acre
Rs. 8,15,000.00
Say Rs. 8.15 Lakhs

Total : Say Rs.11.97 Lakhs

a. Fair Market Value : **Rs. 48.30 Lakhs**
b. Open Market Value : **Rs. 52.32 Lakhs**
c. Forced / Distress Sale Value : **Rs. 44.27 Lakhs**
d. Guide Line Value : **Rs. 11.97 Lakhs**

Station : Pallipalayam
Date : 12.12.2013


Signature of the Valuer
With seal

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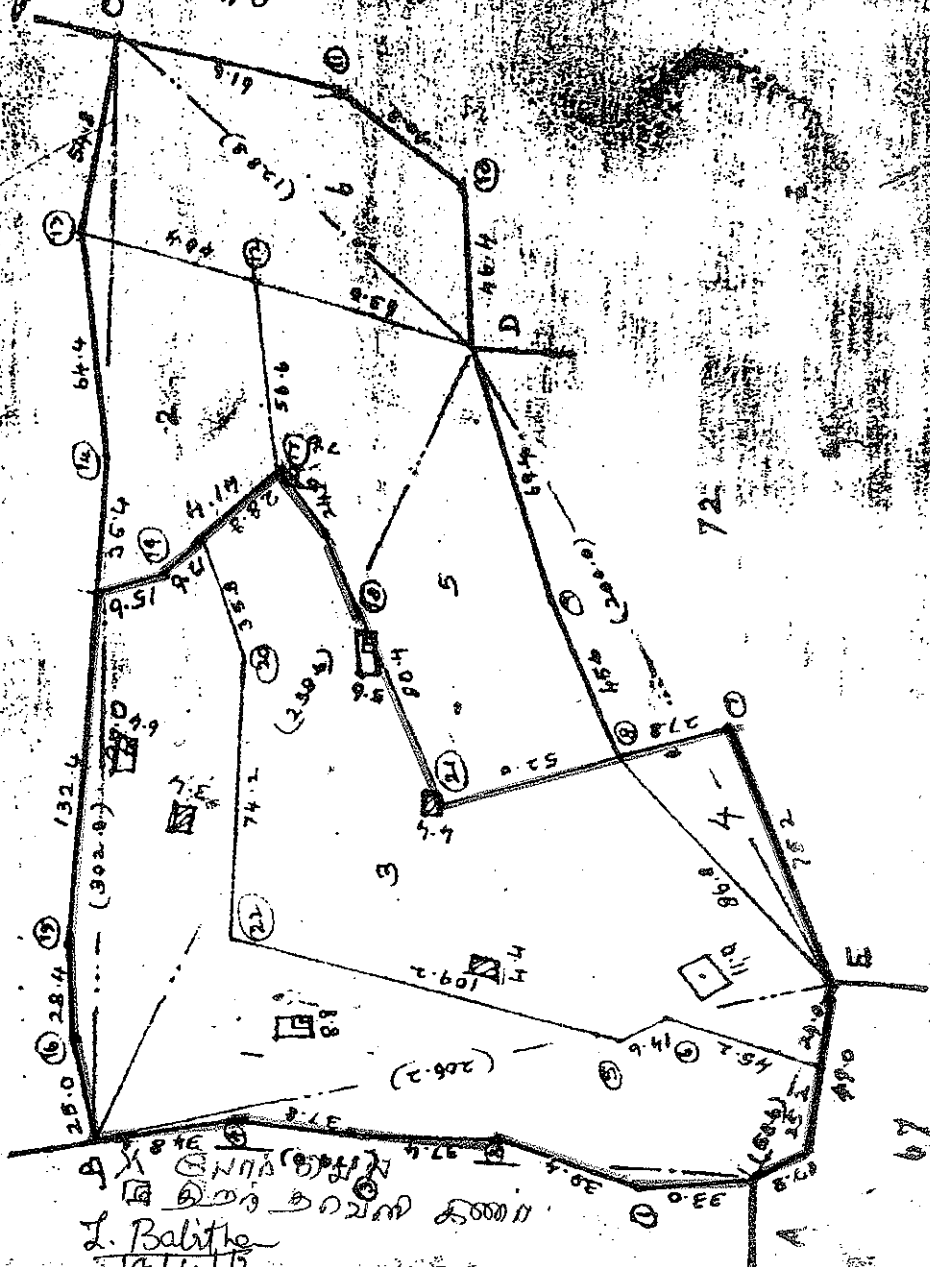
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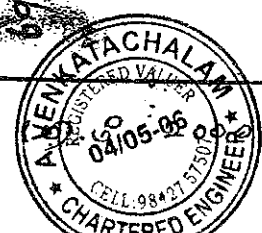
புதுச்சேரி, சென்னை



L. Balitha

சுற்றுலா, இலா. ச.க. 25

புதுச்சேரி, சென்னை



புதுச்சேரி, சென்னை