

ER.V.J.NALLAKUMARAN

B.E.,A.M.I.E., F.I.V., C.Engg(I),M.Sc.,(R.V).

Cell: 98427 - 56397

63801 - 91927

Chartered Civil Engineer, District Panel Engineer (Class I-A),
Registered Valuer for Income Tax & Wealth Tax, (02/14-15) Govt. of India,
Licensed Building Surveyor and Panel Valuer for Banks.

SAKTHI CONSTRUCTIONS

Ref :

Date.....



VALUATION CERTIFICATE

1.	Name of the Owner	:	THIRU S.M. PALANISAMY S/O LATE THIRU S.MUTHUSAMY (M/S SMP TEXTILE)
2.	Property at	:	D.No:131,132, S.F.No:335/5,R.S.F.No:335/5, Patta No:324, Ward No:12, Cauvery Road, Near Kannanur Mariamman Kovil, Pallipalyam Town, Kumaramangalam Taluk, Namakkal District.
3.	Date of Inspection	:	06.07.2018
4.	Reference	:	TAMILNAD MERCANTILE BANK LTD., Pallipalayam Branch
5.	Nature of the Land	:	Power Loom Property
6.	Total Market value of the property	:	Rs.62,64,000.00 (Rupees sixty two Lakhs & sixty four Thousand Only)
7.	Total Forced Value of the property	:	Rs.50,11,000.00 (Rupees Fifty Lakhs & Eleven Thousand Only)
8.	Total Guide Line Value Of the property	:	Rs.34,53,000.00 (Rupees Thirty four Lakhs & Fifty three Thousand Only)
9.	Guide line value Sheet	:	Enclosed Annexure – A.
10.	Location sketch of the property	:	Enclosed Annexure – C.
11.	Photos of the property	:	Enclosed Annexure – D.
12.	I Touch map	:	Enclosed Annexure – E.



H.O. : 84, 1st Floor, Dr.T.G.N. Complex, West Car Street, TIRUCHENGODE - 637 211. Namakkal Dt.
B.O. : Nel Muthu Complex, Muthur Road, VELLAKOVIL - 638 111. Tirupur Dt.

E-Mail : nallakumaranvj@gmail.com

ANNEXURE -1
Valuation of Properties

Date: 09.07.2018

I.GENERAL:

1	Branch to Which Valuation is made	:	TAMILNAD MERCANTILE BANK LTD., Pallipalayam Branch
2	Purpose of valuation	:	Bank purpose
3	Date of inspection to the property	:	05.07.2018
4	Date of valuation given	:	09.07.2018
5	Person accompanying at the time of visit to site	:	Branch Manager - TMB, Pallipalayam Branch.

II. DESCRIPTION OF THE PROPERTY:

1	a. Owner of the property and residential address	:	THIRU S.M. PALANISAMY S/O LATE THIRU S.MUTHUSAMY (M/S SMP TEXTILE) D.No:131,132,Cauvery R.S.Road, Pallipalyam Town, Pin Code -638 006.
	b. Property Address	:	D.No:131,132, S.F.No:335/5,R.S.F.No:335/5A, Patta No:324, Ward No:12, Cauvery Road, Near Kannanur Mariamman Kovil, Pallipalyam Town, Kumaramangalam Taluk, Namakkal District.
	Since how long owing the property?	:	From 2010
	Whether joint/co-ownership, details	:	Single Ownership
	In case of joint ownership, furnish the stake details of each owner. Whether it is undivided?	:	No
	Whether assessed under wealth tax? If so, whether it is undivided	:	No
	What is the	:	
	a). Year of construction	:	1989
	b). purchase price(Land)	:	----
	c). year of construction of the superstructure	:	1989
	d). Year of completion	:	1990
	e). Cost of construction	:	(Please See the Annexure-II)

2	Brief description of the property valued	:	Power Loom property
	Type of property: Agriculture/Industrial/Residential/ Commercial	:	Power Loom factory Property
	Door No	:	D.No:131,132
	Site No	:	----
	S.F.No	:	S.F.No:335/5, R.S.F.No:335/5,
	Patta No	:	324
	Street	:	Vannamparai,
	Road	:	Cauvery Road,
	Locality	:	Near Kannanur mariamman Kovil,
	Village	:	Pallipalyam Amani,
	Municipality/ Town Panchayat	:	Pallipalyam 3 rd grade Municipality
	Taluk	:	Kumaramangalam Taluk,
	District	:	Namakkal District.
3	i). whether the property is a residential property, if so please state	:	No
	a). whether the building is old or recently constructed	:	old
	b). whether it is an independent house or plot	:	No
	c). in case, it is a flat, the location of the flat(floor)	:	Not Applicable
	d).whether the documents were produced for verification	:	Xerox Copy of the Old valuation report issued by Er.M.Shanmugasundaram, Dated: 14.03.2013
	ii). If the property is commercial property state	:	Power Loom Property
	a) Whether it is a own office or commercial one	:	No
	b). whether building is constructed as per approved plan	:	Ownershall produce
	c). if any variation is noted please specify	:	No
	d). whether plan is issued by competitive authority	:	----
	Site Dimension	As per Deed	As per Actual
	North:	No Measurement	69'0"
	South:		69'0"
	East:		52'0"
	West:		52'0"
	Total Area of Site	: 3588.00 Sq.ft	3379.00 Sq.ft
4	Boundaries of the property:	As Per Old Valuation and Actual	
	As per deed	As on site	
	North –K.Palanisamy property South – S.Kavitha Property East – 45' Wide North South Road West – S.Mani Property	North –K.Palanisamy property South – S.Kavitha Property East – 45' Wide North South Road West – S.Mani Property	
	If any variation is noticed please specify the details	Not Applicable	

5	Distance from Branch	:	At About 1.5 Km From T.M.B Pallipalayam Branch.
6	Documents referred for perusal of ownership(copy of registered sale deed, Encumbrance certificate etc)	:	Xerox copy of Old Valuation Report Issued By Er.M.Shanmugasundaram.Dated: 14.03.2013
7	Property Tax Receipt Referred: a). Period b). Assessment c). Tax Amount d). Receipt in the Name of	:	---- ---- ---- ----
8	Electricity Service Connection a). Consumer number b). Period c). In the name of	:	S.C No:504 & 709 ---- Thiru S.M.Palanisamy
9	Property is presently occupied by a).Owner b). Tenant c). Both d). Vacant	:	Fully Owner Occupied for Powerloom factory Purposes No No No
10	If occupied by tenant a). Gross monthly Rent b). Rent Advance	:	Not Applicable Not Applicable
11	Whether the property was Valued early? If so a). Date of Earlier Valuation early? if so b). Name and address of the earlier valuer c). Whether valued by approved valuer 1). Whether rates adopted are commensurate with rated adopted by the registers office? In case of wide variations please specify Reasons. 2)Whether rates are based on Prevailing rates in the area. d). Purpose of earlier valuation e). Basis of valuation f). Copy of the earlier valuation (to be enclosed)	:	Yes 14.03.2013 Er.M.Shanmugasundaram. Erode Yes No No Bank Purpose Land & Building method No
12	Whether the cost of land is commensurate with the guideline value? Whether the cost of construction is in line with prevailing rates in the area?	:	Rs.1000/- Sq.ft Not Applicable
13	Whether the building is insured? if so a). The sum assured b). Risk covered c).Date of expiry of the insurance cover	:	Not Applicable Not Applicable Not Applicable

III. LAND

1	Extent of the Land(in sq. ft/Cents) a).As the Title Deed	: 3588.00 Sq.ft
	Extent of site consider for valuation Least of the above	: 3379.00 Sq.ft
2	Site Dimension a). As per Document b). As per Actual c). Out of total Land left for Road formation d). Is the land, whole or part is notified for acquisition by govt./state body? If so, furnish the details	: 3588.00 Sq.ft 3379.00 Sq.ft ----- : Not Applicable
3	If they property is an agriculture land, state a). Whether dry or Wet land b). Irrigation facility or rained c). Type of crop grown at the time of visit d). Annual yield/previous years output	: Not Applicable : Not Applicable : Not Applicable : Not Applicable
4	Usage of Land a). As per Sub-register office b). Actual Usage c). As per revenue records	: Residential Class- II Type – I : Power Loom : Residential Class- II Type – I
5	Type of Land Wet/Dry/Residential/industry/Commercial/Q uarry/mine/others(specify)	: Powerloom Land
6	Level and shape of the land	: Level Ground & Rectangular Shape
7	Guideline value (copy of downloaded report from Re.Net should be enclosed)	: Rs.268.00 Sq.ft
8	a). Remarks about Accessibility and Road approach to the site b). Water Availability	: Abuts 45' Wide Road : Bore Well Available,
9	a). Whether falls under land b). Whether Land or Part There of notified Details about lease period c).Free hold/lease hold (if they hold details about lease period)	: Not Applicable : Not Applicable : Free - hold

10	a) Land Mark to the location b)Nearest bus stop c) Nearest railway Station d) Recent developments near to the site	: (Please See the Annexure – I) : Near kannanur Bus Stop : At About 1.0 K.M From Cauvery R.S : No
11	a). other infrastructure b). possibility of frequent flooding c). proximity to civil amenities d). whether the land or part there of notified for acquirements e). whether free access in there or land locked	: No : No : Available Nearby : Not Applicable : Free Access
12	Prevailing Market value	: Rs.1100.00/ Cents
13	Value adopted	: 3379.00 Sq.ft x Rs.1100.00 Rs.37,16,900.00 @ Say Rs.37,17,000.00
14	Guide line value of the property	: 3379.00 Sq.ft x Rs.268.00 Rs.9,05,572.00 @ Say Rs.9,06,000.00

IV.BUILDING :

1.	Typing Of Construction a). Load Bearing/Framed Structure/R.C.C Roof/A.C.C Roofing b). Foundation c). Basement And Height d).Super Structure	Framed Structure R.R Stone Masonry in C.M R.R Stone Masonry in C.M, Height 2'0" Brick Masonry Walls in C.M
2.	Specifications Regarding a). Joineries b).Electrification Details c).Drinking Water d).Bore well Water e).Sanitary Arrangements f).Quality / maintenance	: Country Wood : No : No : Available : Septic Tank : Normal
3.	Numbers of Floors	: Ground & First Floor Only
4.	Extent Of Building a). As Per Approved Plan b). As Per Actual Measurement c). Details Of Variation Noticed, If any and effect of the same on the valuation to be specifically mentioned	: --- : --- : ---
5.	a). Year of construction for each floor and age of the building b). Residual life of the building c). Class of Construction (Superior class/II class)	: 1990 : R.C.C: 37Years : II nd Class
6.	Rate adopted	: Please See the Annexure -- II
7.	Less: Depreciation % of Value	: Please See the Annexure -- II
8.	Present Market Value Present Written Down Value	: Please See the Annexure -- II

V.AMENITIES & EXTRA ITEMS(VALUE AFTER DEPRECIATION)

1.	Ornamental Front / Pooja Door	:	Please See the Annexure -II
2.	Open Staircase	:	Please See the Annexure -II
3.	Wardrobes, Showcases, Wooden Cupboards	:	Please See the Annexure-II
4.	Interior Decorations	:	Please See the Annexure-II
5.	Architectural Elevation Works	:	Please See the Annexure-II
6.	False Ceiling Works	:	Please See the Annexure -II
7.	Separate Toiler Room	:	Please See the Annexure-II
8.	Separate Lumber Room	:	Please See the Annexure-II
9.	Portico	:	Please See the Annexure-II
10.	Compound Wall/Pavement Running Feet And Value)	:	Please See the Annexure-II
11.	Electrical Fittings	:	Please See the Annexure-II
12.	Tiles in Walls	:	Please See the Annexure-II
Total		:	

VI.SERVICES (VALUE AFTER DEPRECIATION)

1.	Water Supply arrangements (open well, deep bore well, hand pumps, motor, corporation tap, underground level sump ,OHT)	:	Please See the Annexure-II
2.	Drainage Arrangements, (Septic Tank ,Underground Sewerage)	:	Please See the Annexure-II
3.	Electricity Deposit, Water Deposit Drainage Deposit etc...	:	Please See the Annexure-II
4.	Others If Any (Specify)	:	Please See the Annexure-II

VII.ABSTRACT MARKET VALUE :

1	LAND	:	Rs.37,17,000.00
2	BUILDING,AMENITIES	:	Rs.25,47,000.00
	& SERVICE	:	-----
	TOTAL MARKET VALUE	:	Rs.62,64,000.00
	GUIDE LINE VALUE	:	Land : Rs. 9,06,000.00 Building : Rs.25,47,000.00 Rs.34,53,000.00
	FORCED SALE VALUE / DISTRESSED SALE VALUE (80%)	:	Rs.50,11,000.00

Place : Pallipalayam
Date : 09.07.2018

 Signature of the valuer

Er.V.J. NALLAKUMARAN, B.E.,A.M.I.E.,F.I.V.,C.Engg(I), M.Sc.,R&V.
Chartered Civil Engineer, District Panel Engineer(Class I-A),
Registered Valuer for Income Tax & Wealth Tax (Govt.of.India),
Licenced Building Surveyor and Panel Valuer for Banks.
84, Dr.T.G.N. Complex, 1st Floor, West Car Street,
TIRUCHENGODE-637 211. Namakkal Dist.
CELL : 98427 56397

CERTIFICATE

- 1) I have personally inspected the property on 06.07.2018 in the presence of Thiru S.M.Palanisamy
- 2) The valuation work was undertaken based upon the request from Tamilnadu Mercantile Bank, Pallipalayam Branch
- 3) it is hereby certified that in my opinion, the present market value of the property discussed in the report(above) by adopting prevailing market rate for the property.
- 4) The relevant document for the subject property in the opinion of the valuer is the Old Valuation Report issued By Er.M.Shanmugasundaram, Dated: 14.03.2013
- 5) Value varies with purpose and date of valuation. This report is not be referred if the Purpose is different other than mentioned in I.

DECLARATION

- a) I hereby declare that the information furnished above are true to the Best of my knowledge and belief.
- b) I have no direct or indirect interest in the property valued.
- c) I inspected the property personally on 06.07.2018
- d) I have not been found guilty of misconduct in my professional capacity.
- e) I have not been convicted of any offence and sentenced to a term of Imprisonment

Place: Pallipalayam

Date : 09.07.2018

Signature of the valuer

Er.V.J. NALLAKUMARAN, B.E.,A.M.I.E.,F.I.V.,C.Engg(I), M.Sc. R&V,
Chartered Civil Engineer, District Panel Engineer(Class I-A),
Registered Valuer for Income Tax & Wealth Tax (Govt.of.India),
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84, Dr.T.G.N. Complex, 1st Floor, West Car Street,

TIRUCHENGODE-637 211. Namakkal Dist.

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Enclosures:

- 1.Copy of report on guideline value Downloaded from concerned reg.net
2. Location Map/Route Map with land mark point.
- 3.Photos of the property in different views.
4. Google map

BUILDING VALUE CALCULATION SHEET

Name of the Owner : **THIRU S.M. PALANISAMY S/O LATE THIRU S.MUTHUSAMY (M/S SMP TEXTILE)**

Address : D.No:131,132, S.F.No:335/5,R.S.F.No:335/5, Patta No:324, Ward No:12, Cauvery Road, Near Kannanur Mariamman Kovil,
Pallipalyam Town, Kumarangalam Taluk, Namakkal District.

S.No	Item of the building	Roof	Area in Sqft	Rate in Rs.	Amount in Rs	Year of Constru-	Age of the building	Future life	Salvage in %	Depre- ciation 1.5 %	Net Value in Rs
1	Power Loom Hall (G.F)	RCC	1653.00	950.00	1570350.00	1990	28.00	35	10	659547.00	910803.00
2	Power Loom Hall (G.F)	A.C	1541.00	250.00	385250.00	1990	28.00	35	10	161805.00	223445.00
3	Power Loom Hall (F.F)	RCC	1537.00	850.00	1306450.00	1990	28.00	35	10	548709.00	757741.00
4	Power Loom Hall (S.F)	RCC	923.00	850.00	784550.00	1990	28.00	35	10	329511.00	455039.00
5	Balcony (F.F)	RCC	147.00	350.00	51450.00	1991	27.00	35	10	20837.25	30612.75
6	Balcony (S.F)	RCC	147.00	350.00	51450.00	1990	28.00	35	10	21609.00	29841.00
7	Value for Bore Well With Electric Motor Pumpset								I.S.		50000.00
8	Value for Septic & sump Tank Constructions								I.S.		30000.00
9	Value for Over Head Water Tank Arrangements								I.S.		10000.00
10	Value EB Service Connections (S.C.No:584,709)								I.S.		50000.00
									Total:-	1742018.25	2547481.75

Total amount Rs.25,47,481.75 Say **Rs.25,47,000.00**

(Rupees Twenty Five Lakhs & Forty Seven Thousand Only)


ENGINEER

Er.V.J. NALLAKUNARAN /B.E.A.M.I.E,F.I.Y.C.E.C.E., M.Sc., R.A.M.
Chartered Civil Engineer, District Panel Engineer (Class I-A),
Registered Valuer for Income Tax & Wealth Tax (Govt.of India),
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84, Dr.T.G.N Complex, 1st Floor, West Car Street,
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CELL : 98427 56397



போலி ஆவணப்பதிவை

முகப்புப் பக்கம்

பதிவு செய்தல்

மின்னணு சேவைகள்

சுற்றுறிக்கைகள்

வழிகாட்டி மதிப்பு

வழிகாட்டி மதிப்பு தேடல்

தேடுதல் வரையறை:

மண்டலம்:	சேலம்	சார்பதிவாளர்	பள்ளிப்பாளையம்
வழிகாட்டி கிராமம்:	பள்ளிப்பாளையம் அமானி	அலுவலகம்:	பள்ளிப்பாளையம்
வருவாய் மாவட்டம்:	நாமக்கல்	வருவாய் கிராமம்:	பள்ளிப்பாளையம்
		வருவாய் வட்டம்:	குமாரபாளையம்

அனைத்து தெரு விவரப்பட்டியல்

104 இனங்கள் உள்ளது, இதில் 41 முதல் 50. வரை பார்வைக்கு

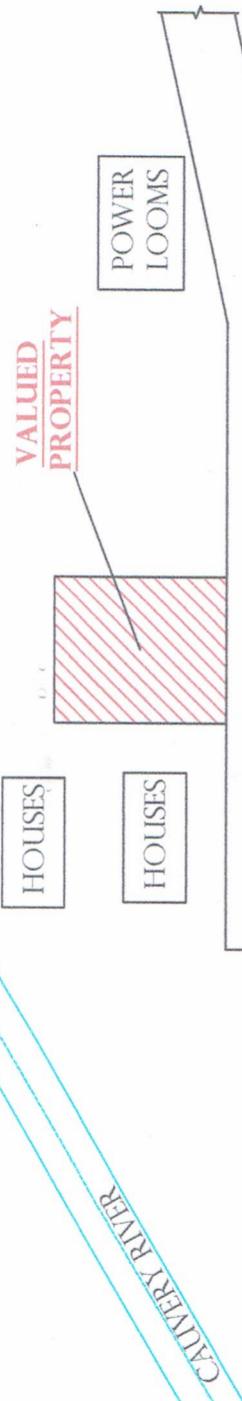
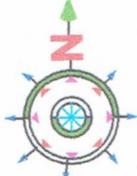
[முதல்/முந்தைய] 1, 2, 3, 4, 5, 6, 7, 8 [அடுத்த/கடைசி]

வரிசை எண்	தெரு பெயர்	வழிகாட்டி மதிப்பு () (பிரிடிஷ் மதிப்பு)	வழிகாட்டி மதிப்பு () (மெட்ரிக் மதிப்பு)	நிலத்தின் வகைப்பாடு
41	காவேரி R.S (A வார்டு - 9)	268/ சதுரடி	2890/ சதுர மீட்டர்	குடியிருப்புப்பகுதி தரம் - II வகை - I
42	காவேரி R.S (A வார்டு - 9)	268/ சதுரடி	2890/ சதுர மீட்டர்	குடியிருப்புப்பகுதி தரம் - II வகை - I
43	காவேரி R.S மெயின் ரோடு (A வார்டு - 9)	268/ சதுரடி	2890/ சதுர மீட்டர்	குடியிருப்புப்பகுதி தரம் - II வகை - I
44	காவேரி R.S மெயின் ரோடு (A வார்டு - 9)	268/ சதுரடி	2890/ சதுர மீட்டர்	குடியிருப்புப்பகுதி தரம் - II வகை - I
45	காவேரி சந்து 1 (P வார்டு - 20)	402/ சதுரடி	4330/ சதுர மீட்டர்	குடியிருப்புப்பகுதி சிறப்பு வகை - I
46	காவேரி சந்து 1 (P வார்டு - 20)	402/ சதுரடி	4330/ சதுர மீட்டர்	குடியிருப்புப்பகுதி சிறப்பு வகை - I
47	காவேரி சந்து 2 (P வார்டு - 20)	402/ சதுரடி	4330/ சதுர மீட்டர்	குடியிருப்புப்பகுதி சிறப்பு வகை - I
48	காவேரி சந்து 2 (P வார்டு - 20)	402/ சதுரடி	4330/ சதுர மீட்டர்	குடியிருப்புப்பகுதி சிறப்பு வகை - I
49	காவேரி சந்து 3 (P வார்டு - 20)	402/ சதுரடி	4330/ சதுர மீட்டர்	குடியிருப்புப்பகுதி சிறப்பு வகை - I
50	காவேரி சந்து 3 (P வார்டு - 20)	402/ சதுரடி	4330/ சதுர மீட்டர்	குடியிருப்புப்பகுதி சிறப்பு வகை - I

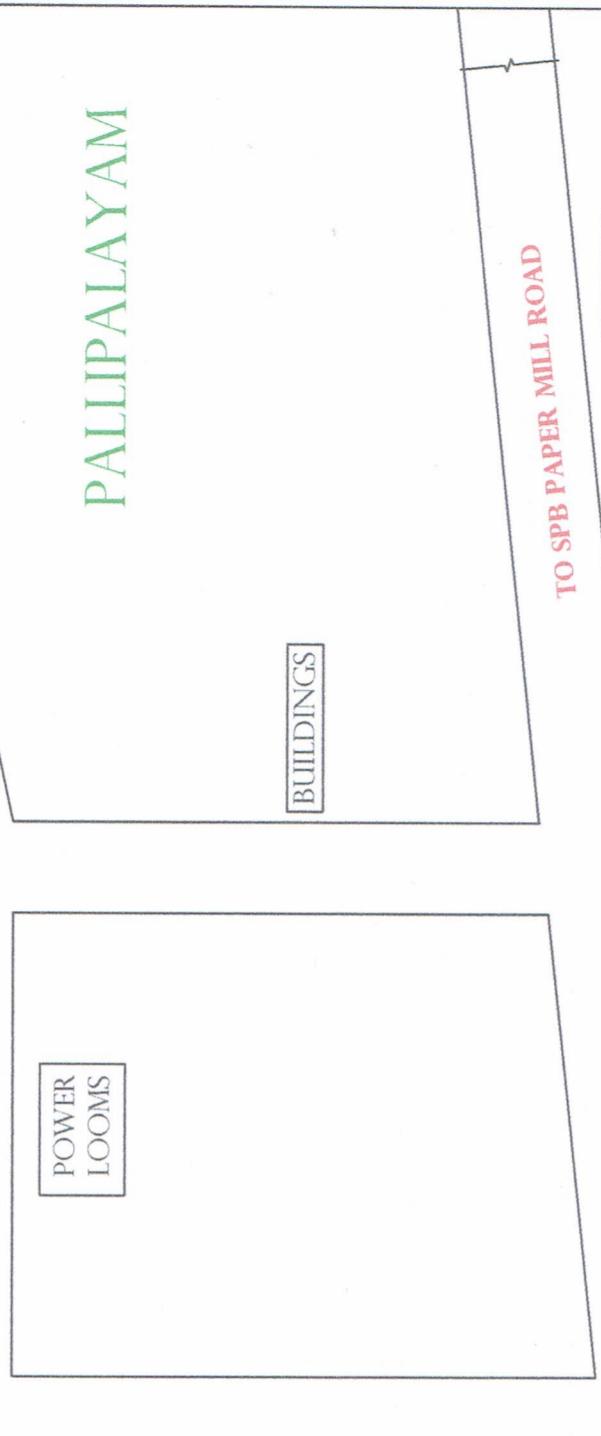
முன் பக்கம்

LOCATION PLAN

NOT TO SCALE



PALLIPALAYAM



<u>PROPERTY AT:</u>	ER. NO: 31, 32, R.S.F. NO: 335/5A, PALLIPALAYAM CAUVERY R.S. ROAD, PALLIPALAYAM VILLAGE, TIRUCHENGODE TALUK, NAMAKKAL DISTRICT	<u>OWNER NAME:</u>	ER. V. J. NALLAKUMARAN, REGISTERED VALUER
<u>NOT TO SCALE</u>	<u>EXTENT OF SITE:</u>	<u>3379.00 SQ.FT</u>	



This Photos Showing In The Property At D.No:131,132, S.F.No:335/5,R.S.F.No:335/5, Patta No:324, Ward No:12, Cauvery Road,Near Kannanur Mariamman Kovil,Pallipalyam Town, Kumaramangalam Taluk, Namakkal District.

