

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 ♦ Canara Bank ♦ Corporation Bank ♦ IOB ♦ LVB ♦ KVB ♦ CUB  
♦ Bank of India ♦ Axis Bank ♦ UCO Bank ♦ Repco Bank ♦ Pallavan Grama Bank ♦ TMB

## **VALUATION REPORT ON IMMOVEABLE PROPERTIES**

Ref : IOB

Date: 31.07..2013

Pursuant to the request from The Senior Manager, Indian Overseas Bank, Komarapalayam Branch, the property at Pymash No:1/1A, East Thouppukadu, East Cauvery Nagar, Komarapalayam Agraharam Village, Tiruchengodu Taluk, Namakkal District, which is said to be owned by Mr. P. R. Sundhararajan, S/o. Mr. P. Rangasamy Gounder was inspected on 31.07.2013 for the purpose of assessing the present market value.

The following documents were produced before me for scrutiny.

Xerox Copy of Legal Opinion Given By S.A. Shanmugham, M.A.,B.L., 2629,Dt.30.3.1995.

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:

- |  |   |                 |
|--|---|-----------------|
| 1. Fair Market Value of the property is            | : | Rs. 21.96 Lakhs |
| 2. Open Market value of the property is            | : | Rs. 23.86 Lakhs |
| 3. Forced / Distress Sale Value of the property is | : | Rs. 20.05 Lakhs |
| 4. Guideline Value                                 | : | Rs. 6.14 Lakhs  |

It is declared that,

1. I have inspected the property on 31.07.2013 in the presence of Mr. P.R. Sundhararajan,
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 11 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 Sale Deed Document.
6. The legal aspects of the property are not under the scope of this valuation.
7. This report is issued with out prejudice

Signature of the Valuer

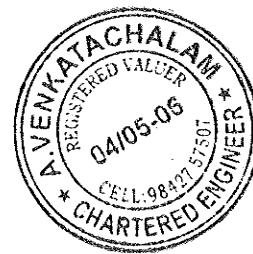
With seal

**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.

Station : Pallipalayam  
Date : 31.07.2013

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

1. Purpose for which this valuation is made : Bank Security purpose  
Indian Overseas Bank.  
Komarapalayam Branch,
- Name of the Borrower : Mr. P.R. Sundhararajan,  
S/o. Mr. P. Rangasamy Gounder
2. Name of the owner and his address : Door No: 14(89),  
East Thouppukadu 5<sup>th</sup> Street,  
East Cauvery Nagar,  
Ayyampalayam,  
Komarapalayam Agraharam Village,  
Tiruchengodu Taluk, Namakkal District,
3. Location Of Site ( Sketch / Plan enclosed ) : Location Sketch Enclosed
- S.F.No : ---
- Pymash No. : 1/1A,
- Door No. : ---
- Town : Komarapalayam
- Sub Registrar's Office : Komarapalayam
- Ward/ Block : ---
- Village : Komarapalayam Agraharam
- Taluk : Tiruchengodu
- District : Namakkal
- Type of the property : Industrial
- Property Located : With in Komarapalayam Agraharam
4. Boundaries of the property (as per documents)
- North of : Vendor's Sundharajan Property
- South of : 20' Width East West Road
- East of : Sundharajan Property
- West of : Sundharajan Property



(as per Site Observation)

North of : Vendor's Sundharajan Property  
South of : 20' Width East West Road  
East of : Sundharajan Property  
West of : Sundharajan Property

**Total Extent Of Site**

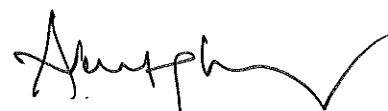
As Per Title Deed : 1905 ¼ Sq.Ft ✓

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5. Postal Address of the property : Pymash No: 1/1A,,  
East Thouppukadu,  
East Cauvery Nagar,  
Ayyampalayam,  
Komarapalayam Agraharam Village,  
Tiruchengodu Taluk,  
Namakkal District.
6. Class of construction : II – Class
7. Proximity of civic amenities : Near by
8. E.B. Service connection details : Available
9. Property Tax paid details : ----
10. Legal encumbrance if any : Please Refer Legal opinion.  
(Searches and investigations made, if any.)
11. Characteristics of the locality(Give details) : Mixed Area
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 : As Per Knowledge Nil  
other Bank / Third party
20. Advantages : Near to Iddappadi Road
21. Disadvantages : ----

Station : Pallipalayam  
Date : 31.07.2013



Signature of the Valuer  
With seal

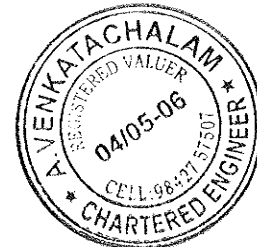
Er. A.VENKATACHALAM, M.E., M.I.E., F.I.V.,  
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OTTAMETHAI, PALLIPALAYAM - 638006.  
CELL: 98427 57507, 98427 22200

**ANNEXURE II**

**PART - I**

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

1. Name of the owner : Mr. P. R. Sundhararajan,  
S/o. Mr. P. Rangasamy Gounder
2. Present Address : Door No: 14(89),  
East Thouppukadu 5<sup>th</sup> Street,  
East Cauvery Nagar,  
Ayyampalayam,  
Komarapalayam Agraharam Village,  
Tiruchengodu Taluk,  
Namakkal District.
3. Location Of Site
- (Sketch / Plan enclosed ) : Location Sketch Enclosed
- S.F. No : ---
- Pymash No. : 1/1A,
- Door No. : ---
- Town : Komarapalayam
- Sub Registrar's Office : Komarapalayam
- Ward/ Block : ---
- Village : Komarapalayam Agraharam
- Taluk : Tiruchengodu
- District : Namakkal
- Type of the property : Industrial
- Property Located : With in Komarapalayam Agraharam
4. Site Dimensions : As Per Document
- North of : 51'0"
- South of : 39'3"
- East of : 38'6"
- West of : 45'6"
- As Per Title Deed : 1905 ¼ Sq.Ft



## PART – II. BUILDING

### Plinth Area Details:-

Ground floor A.C. Sheet Dyeing Factory      35'3" x 18'0"      =      634.50 Sq.Ft

S. No.	Description	Roof	Area In Sq.Ft.	Y.O.C.	Depreciation
1.	Ground floor Dyeing Factory	A.C. Sheet	634.50	1984	65.25%

### 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 : Sump
7. Drainage arrangements : Septic tank
8. Whether the Building is constructed : Plan Not Produced  
As per approved by the competent authority
9. Tenant details, occupancy : Self
10. Rent vied per month : ---

### B- Replacement, Depreciation and Net value

S. No	Description	Area in Sq.ft	Rate/ Sq.ft	Replacement Value Rs.	Depreciation Value Rs.	Present Value Rs.
1.	Ground floor Loom Dyeing Building	634.50	450/-	2,85,525/-	1,86,305/-	99,219/-

Total Rs.99,219/-  
Say Rs.99,000/-

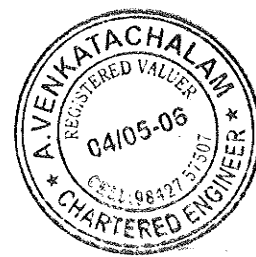


## **B. VALUATION OF GROUND FLOOR CONSTRUCTION :**

1. Specification	:	
Foundation	:	RR Masonry
Superstructure	:	Brick work in CM
Roof	:	A.C. Sheet
Joinery	:	Steel
Floor Finish	:	Cement.
Wall Finish	:	Cement mortar Plastering
Electricals	:	Open
Sanitary	:	---
Painting	:	White Wash
Plumbing	:	Open
Weathering course	:	----
2. Year of construction	:	1984
3. Age of construction	:	29 Year
4. Total life of building is estimated	:	21 Year
5. Depreciation percentage assumed	:	2.25%

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

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



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

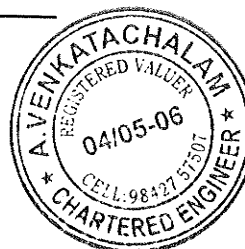
1.	Ward robes/Showcases/False ceiling	:	Rs. ---
2.	Ceramic tiles in Toilet & Kitchen	:	Rs. ---
3.	Extra Sinks/bath tub/geyser/wash basin	:	Rs. ---
4.	Marble flooring/Ceramic tiles flooring or any other special flooring	:	Rs. ---
5.	Interior decorations/wall panelling works	:	Rs. ---
6.	Architectural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

#### **PART - V. MISCELLANEOUS VALUE AFTER DEPRECIATION**

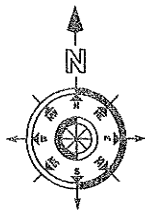
1.	Separate toilet room	:	Rs. ----
2.	Separate lumber room	:	Rs. ----
3.	Separate water sump	:	Rs. ---
4.	Trees/Gardening, Land scapping works	:	Rs. ----
	Total	:	<u>Rs. ---</u>

#### **PART - VI. SERVICES**

1.	Water supply arrangements Borewell-1, Tap line connection	:	Rs. ---
2.	Drainage arrangements Septic Tank-1	:	Rs. ---
3.	Compound wall	:	Rs. ---
4.	E.B. deposit & fittings etc,	:	Rs. 1,500.00
5.	Pavements	:	Rs. ---
6.	Steel gate	:	Rs. ---
	Total	:	<u>Rs. 1,500.00</u>







To Idapadi Road

PRS - East Thoppukadu Road

Batharakaliyamman Kovil

Valued Property

East Thoppukadu Road

Shop

Building

Building

Bhavani Bus Stand Road

Park

Building

Building

G.H

Municipality Road

Fish Market

Municipality Road

Sub Register Office

To Komarapalayam Road

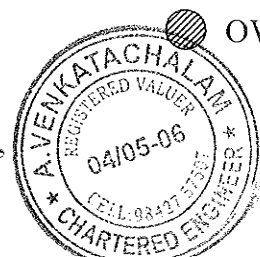
Komarapalayam Bus Stand

APPLICANT NAME : Mr. P.R.SUNDHARAJAN,

S/o. P.Rangasamygounder,

PROPERTY AT:-

Pymash No : 1/1A,  
Area : East Cavery Street, East Thoppukadu ,  
Village : Komarapalayam Agraharam,  
Taluk : Tiruchengodu  
District : Namakkal



OWNER PROPERTY