

## ARUN ASSOCIATES

run Towers, 105, Paramathi Road, NAMAKKAL - 637 001.  
mail : arunassociatesnkl@gmail.com, errsundaraj@gmail.com



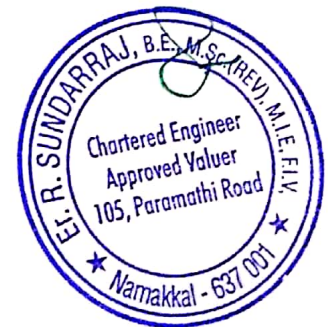
**LAKSHMI VILAS BANK,**

**Branch : Trichengode**

### VALUATION REPORT - LAND

#### **I. General**

1. Purpose of Valuation : Bank Security Purpose,  
Lakshmi Vilas Bank, Trichengode Branch.
2. a. Date of Visit : 07.01.2019  
b. Date on which the Valuation is made : 08.01.2019  
c. Name of the Bank and Branch : LVB, Trichengode Branch  
d. Name & Designation of LVB Official who accompanied the Valuer on the date of Visit : Mr Manikandan LVB.
3. List of Document produced for perusal : Copy of Previous Valuation dated 22.09.2017  
by Er D.Ramesh.
4. Name of the Owner and his Address : Mr K.SENTHILMURUGAN,  
with phone No (furnish the details of share S/O A.KANDASAMY,  
of each owner in case of joint ownership) Door No 13A1, Ebinezar Colony,  
Sankari Town, Taluk,  
Salem District.
5. Whether occupied by the Owner/tenant ? : Land with R.C.C Roof Residential Building  
If occupied by tenant since how long?  
and rent received per month.
6. Is the property is under lease : No  
(who is the lessee and lease period)



**Approved valuer for**

HABAD BANK, AXIS BANK, BANK OF BARODA, BANK OF INDIA, BANK OF MAHARASTRA, BPCL, CORPORATION BANK, CANARA BANK, FL, FEDERAL BANK, IDBI BANK, INDIAN BANK, IOB, IOC, ICICI, LVB, KARNATAKA BANK, KOTAK MAHINDRA BANK, KVB, OBC, PNB, SCCB, SYNDICATE BANK, SOUTH INDIAN BANK, TMB, UCO BANK, UTI, UNION BANK OF INDIA, UNITED BANK OF INDIA, VIJAYA BAI

7. Property Tax Receipt referred : Not Produced
8. Electricity Service Connection in the name of : Three Phase E.B Service – I No (S.c No 198-002-1546)
9. Name of the Borrower and Address : **Mr K.SENTHILMURUGAN,**  
S/O A.KANDASAMY,  
Door No 13A1, Ebinezar Colony,  
Sankari Town, Taluk,  
Salem District.
10. Brief description of the Property : Land with R.C.C Roof Residential Building
11. Location of the Property :-  
S.f.No / T.S.No : Land S.f.No 174/1,2,3,4,5, 177/1A, T.S.No 5/1B,  
: Ward 'E', Block 7, Plot No 35,  
: Door No 64C/3C-1, 64C/3C-2, Koottappalli Kudi Street,  
Village : Trichengode Town,  
Taluk : Trichengode Taluk,  
District : Namakkal District.
12. Postal Address of the Property :  
S.f.No / T.S.No : Land S.f.No 174/1,2,3,4,5, 177/1A, T.S.No 5/1B,  
: Ward 'E', Block 7, Plot No 35,  
: Door No 64C/3C-1, 64C/3C-2, Koottappalli Kudi Street,  
Village : Trichengode Town,  
Taluk : Trichengode Taluk,  
District : Namakkal District.
13. Whether Covered under any State/Central Govt. enactments (ie) Urban Land ceiling Act) or notified under Agency area/Scheduled area Cantonment area or for specific purpose. : No
- 14.. In case it is an agricultural Land, any conversion to house site plots is contemplated : No

15. Boundaries of the Property :

	Boundaries	Size
East by	30' wide Road	60'3"
West by	Plot No 36	60'3"
North by	30' wide Road	50'0"
South by	Plot No 37	50'0"

16. Dimensions of the site : Shown above
17. Extent of the site : 3012.50 sft
18. Extent of Site Considered for Valuation = 3012.50 sft  
[Least of 16(a), 16(b)]

**II. CHARACTERISTICS OF THE SITE :**

1. Classification of Locality : Residential Area
2. Development of surrounding areas : Residences
3. Is the Property situated at Residential/ Commercial/Mixed (or) Industrial Area : Residential Area





4. Classification of the Area  
(High/Middle/Poor) : Middle Class  
(Metro/Urban/Semi-Urban/Rural) : Urban
5. Coming under Corporation Limit/Municipality/ Village Panchayat } : Trichengode Municipal limit
6. Possibility of frequent flooding/submerging : No
7. Feasibility to the civic amenities like  
Schools, Hospital, Bus stop, Market, etc., } : Within 3 Kms
8. Distance from Main Road (any identification mark in the area) to the Site/Land/Building : 100' from Erode Main Road
9. Level of Land with topographical conditions : Level
10. Latitude & Longitude in which it can be put : 11.22157 N, 77.52088 E
11. Shape of Land : Rectangular
12. Type of use to which it can be put : Land with R.C.C Roof Residential Building
13. Any usage restriction : No  
(Lake or Slum, Polluting Industrial Units, H.T Lines and any factors which affect the Marketability of the site)
14. Is It a Land – Locked Land ? : No
15. Is plot is town planning approved Layout ? : No
16. Corner Plot (or) Intermittent Plot : Corner
17. Availability of Road facilities : Available
18. Type of Road available at present : Earthen Road
19. Width of Road – is it below 20 ft (or) more than 20 ft : 30' wide
20. Water supply / potentiality : Bore well – 1 No
21. Underground sewerage system : No
22. Power supply is available in the site : Three Phase E.B Service – 1 No
23. Advantage of the site : No
24. General remarks , if any like threat of acquisition: No of Land for public service purposes, road widening or applicability of CRZ provision etc., (distance from the sea coast/tidal level must be incorporated)

#### PART A – VALUATION OF LAND

1. Extent of the site = 3012.50 sft

2. Rate :-

- a) Prevailing Local Market Rate = Rs 3000 to 3050/sft
- b) Guide line Rate = Rs 1139/sft
- c) Rate adopted = Rs 3000/sft

3. Value of Land

As per,

- i) Guide line Value = 3012.50 sft x 1139/sft = Rs 34,31,238 /=-
- ii) Prevailing market Value = 3012.50 sft x 3000/sft = Rs 90,37,500 /=-



## PART B – VALUATION OF BUILDING

### 1. Technical details of the Building :

- a. Type of Building : R.C.C Roof Residential Building  
(Residential/Commercial/Industrial)
- b. Type of Construction : Framed Structure  
(Load bearing/RCC/Steel Framed)
- c. Year of Construction (Floor wise) : Under Construction – Finishing works are in Progress
- d. Number of Floors and height of each floor : Ground floor + First Floor + Second floor including basement, if any

### e. Plinth Area – Floor wise

Sl. No	Description	Plinth Area (sft) As per		YOC
		Approved Plan	Actual	
1.	R.C.C Roof Residential Building :-			
	Ground floor	1428.00	2363.00	U.C
	First floor	1428.00	1570.00	U.C
	Second floor	No	264.50	U.C

### f. Condition of the Building

- i) Exterior – Excellent, Good, Normal, Poor : Normal
- ii) Interior – Excellent, Good, Normal, Poor : Normal
- iii) Future life of the Building : 50 Yrs

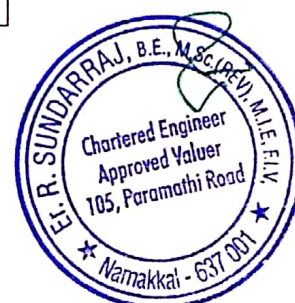
- g. Details of Plan approval from the : Plan Approved by, Commissioner,  
Trichengode Municipality, Vide 9/2015 dated 30.01.2015

- f. Whether there are any deviations vies the plan : Refer table  
approval and erect of the same on the Valuation.

### DETAILS OF VALUATION (Approved Building Area)

Sl. No	Description of Work	Age	Plinth Area	Rate / sft	Total	Depn.	Net Value
1.	R.C.C Roof Residential Building :-						
	Ground floor	U.C	1428.00	1850/2000	2641800	--	2641800
	First floor	U.C	1428.00	1700/1850	2427600	--	2427600
	<b>Total Value =</b>						<b>5069400</b>

	Amenities :-	Value
1.	Three Phase E.B Service – 1 No	30000
2.	Over Head Water tank – 1 No	75000
3.	Sump - 1 No	50000
4.	Compound wall with Gate - 220 Rft x 900/1000/Rft	198000
5.	Cupboard, Wardrobes and False Ceiling works & Modular Kitchen works - Under Construction	800000/1000000
	<b>Total =</b>	<b>1153000</b>



**TOTAL ABSTRACT OF THE ENTIRE PROPERTY**

Sl No	Description of work	As per Prevailing market Value	As per Guide line Value
A.	Value of Land	9037500	3431238
B.	Value of Building	5069400	5069400
C.	Value of Amenities	1153000	1153000
	<b>Total Value =</b>	<b>15259900</b>	<b>9653638</b>
	<b>Say Rs</b>	<b>1,52,60,000</b>	<b>96,54,000</b>

I am of the Opinion that the,

Present market value of the property is                      Rs 152.60 Lakh  
Guide line value of the property is                                Rs 96.54 Lakh  
Realisable sale value of the property is                         Rs 129.70 Lakh  
Forced/Distress sale value of the property is                  Rs 119.00 Lakh

PLACE : Namakkal

DATE : 08.01.2019

**APPROVED VALUER**

  
**E.R. SUNDARRAJ**, B.E., M.B.A., M.I.E., F.I.V., M.Sc(Val)  
CHARTERED ENGINEER  
APPROVED VALUER - 5391  
REGISTERED VALUER C1 / 342  
DISTRICT PANEL ENGINEER CLASS 1A  
APPROVED VALUER FOR BANKS  
ARUN TOWERS, 105, PARAMATHI ROAD  
NAMAKKAL - 637 001

**Enclosures :**

- a) Original/Copy of Sale deed : Yes
- b) Layout Plan, Building Plan, Floor Plan : Yes
- c) Photographs of the Property : Yes
- d) Location Map : Yes
- e) Guideline Value down loaded in the system : Yes

**Declaration from the Valuers :**

- a) I hereby declare that, upon the request of Branch Head, Lakshmi Vilas Bank Ltd., Trichengode.
- b) I have personally inspect the property dated 07.01.2019 along with Mr Manikandan LVB.
- c) The information furnished in my Valuation report dated 08.01.2019 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property
- d) I have no direct or indirect interest in the property valued.
- e) Legal aspects are not in the scope of this Valuer.

Date : 08.01.2019

Place : Namakkal

Signature

  
**E.R. SUNDARRAJ**, B.E., M.B.A., M.I.E., F.I.V., M.Sc(Val)  
CHARTERED ENGINEER  
APPROVED VALUER - 5391  
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NAMAKKAL - 637 001



TAMIL NADU  
REGISTRATION DEPARTMENTFor queries please contact: 1800 102 5174  
(Monday to Friday 8 AM to 8 PM, Saturday 10 AM to 5 PM excluding Government holidays)

Reg. 6. Provision of Issuing Birth and Death extracts.

Registration E-Services Circulars Guideline Value Sitemap Help More

## GUIDELINE VALUE &amp; PROPERTY VALUATION

Guideline Value relating to 2.19 lakhs streets and over 4.46 Crores Survey Numbers/Subdivision numbers are available on this site for query.

For Property Valuation, Click on the Street Name from the Street List, where the property is located.

From: 9-6-2017 To: Current Date

## Search Criteria :

Zone: Salem  
 Guideline Village: Tiruchengode  
 Revenue District: NAMAKKAL  
 Sub Registrar Office: Thiruchengode  
 Revenue Village: TIRUCHENGODE\_1(URBAN)  
 Revenue Taluka: TIRUCHENGODE

Below Search results are as on 08-Jan-2019 07:14 PM

A B C D E F G H I J K L M N O P Q R S T U V W X Y Z 1 2 3 4 5 6 7 8 9  
0 List all Street

84 items found, displaying 71 to 80.

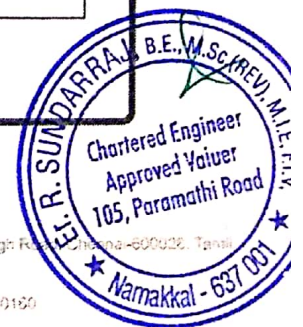
[First/Prev] 2, 3, 4, 5, 6, 7, 8, 9 [Next/Last]

Sr.No.	Street Name	Guideline Value (?) (British Value)	Guideline Value (?) (Metric Value)	Land Classification
71	<a href="#">KOOTTAPALLI STREET NO.1</a>	1206/ Square Feet	12985/ Square Metre	Residential Class II Type - I
72	<a href="#">KOOTTAPALLI STREET NO.1</a>	1206/ Square Feet	12985/ Square Metre	Residential Class II Type - I
73	<a href="#">KOOTTAPALLI STREET NO.2</a>	1206/ Square Feet	12985/ Square Metre	Residential Class II Type - I
74	<a href="#">KOOTTAPALLI STREET NO.2</a>	1206/ Square Feet	12985/ Square Metre	Residential Class II Type - I
75	<a href="#">KOOTTAPALLI KUDI STREET</a>	1139/ Square Feet	12265/ Square Metre	Mixed Type - I
76	<a href="#">KOOTTAPALLI KUDI STREET</a>	1139/ Square Feet	12265/ Square Metre	Mixed Type - I
77	<a href="#">KOOTTAPALLI SANGANKADU</a>	1206/ Square Feet	12985/ Square Metre	Residential Class II Type - I
78	<a href="#">KOOTTAPALLI SANGANKADU</a>	1206/ Square Feet	12985/ Square Metre	Residential Class II Type - I
79	<a href="#">KOTTAPPALLI ARUNTHATHIAR STREET</a>	469/ Square Feet	5055/ Square Metre	Residential Class I Type - II
80	<a href="#">KOTTAPPALLI ARUNTHATHIAR STREET</a>	469/ Square Feet	5055/ Square Metre	Residential Class I Type - II

Go Back To Main Menu

Duty and Fees  
Duty and FeesReference  
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Circulars  
Laina Font  
Typewriter Interface Tool  
Typewriter Interface Manual  
Rupee SymbolExternal Links  
National PortalLegal Information  
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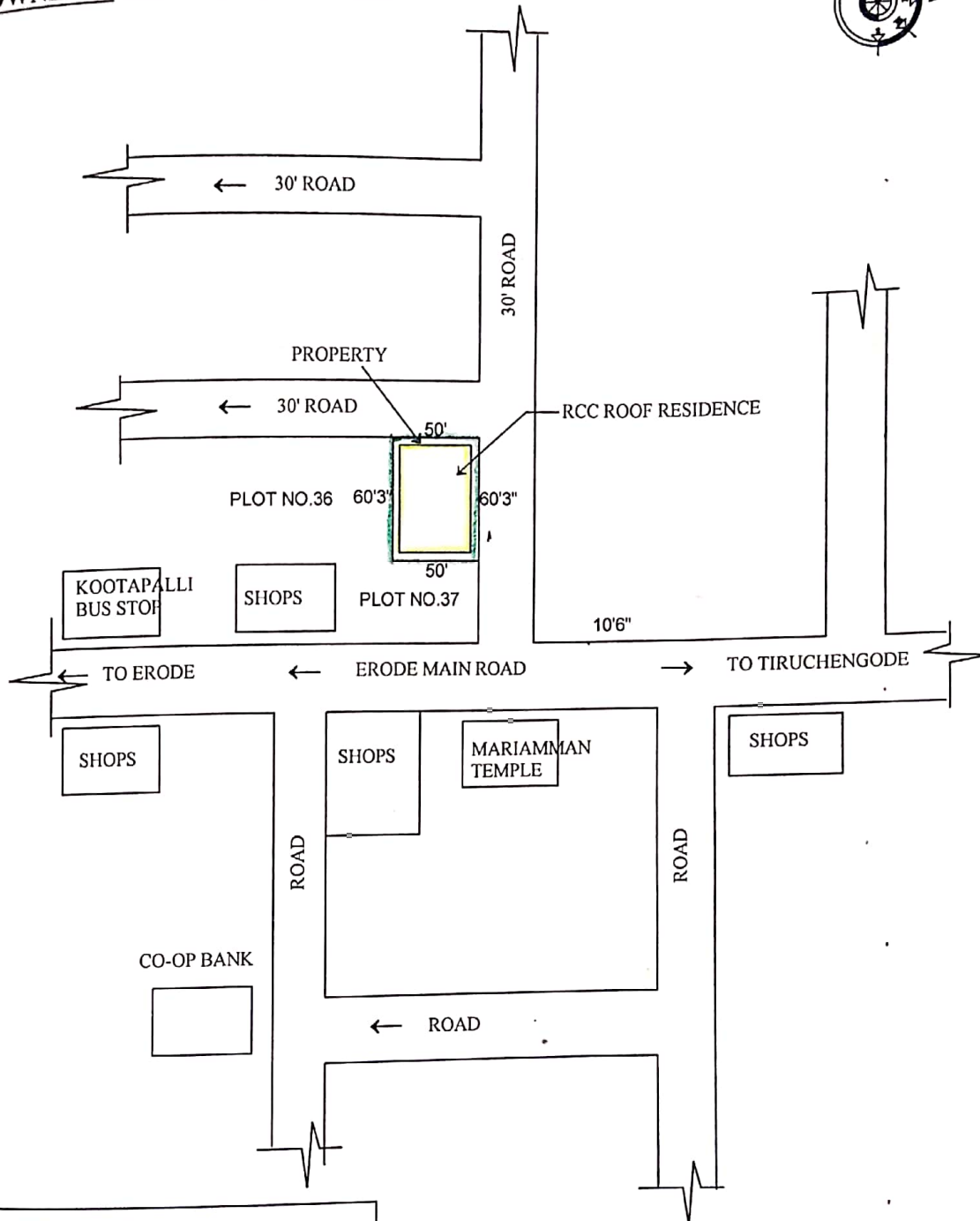
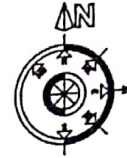
Quick Contact

Address:  
No.109, Sentham High Road, Chennai-600026, Tamil Nadu, India  
Telephone: 044-24640160  
Fax: 044-24942774  
E-mail: helpdesk@trnginet.net

Bribe giving and receiving is an offence. Complaints about demand for bribe may be made in person or over phone to the Directorate of Vigilance and Anti-corruption, No.293, M.K.N.Road, Avudurai, Chennai-16 or to the Local Vigilance Office. Web site: www.dvacln.gov.in

**LOCATION:** PROPERTY AT S.F.NO 174 /1,2,3,4,5,177 /1A, DOOR NO. 64C/3C-1,64C/3C-2,PLOT NO-35, WARD-E,BLOCK-7,KOOTAPALLI KUDI STREET NO-1,TIRUCHENGODE TOWN,TALUK,NAMAKKAL DT.

**OWNER:** K.SENTHILMURUGAN



**COLOUR INDEX**

SITE BOUNDARY SHOWN -

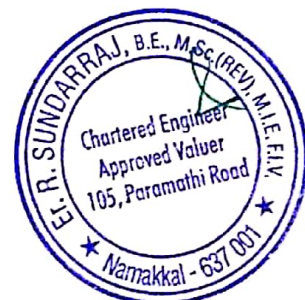


BUILDING BOUNDARY SHOWN

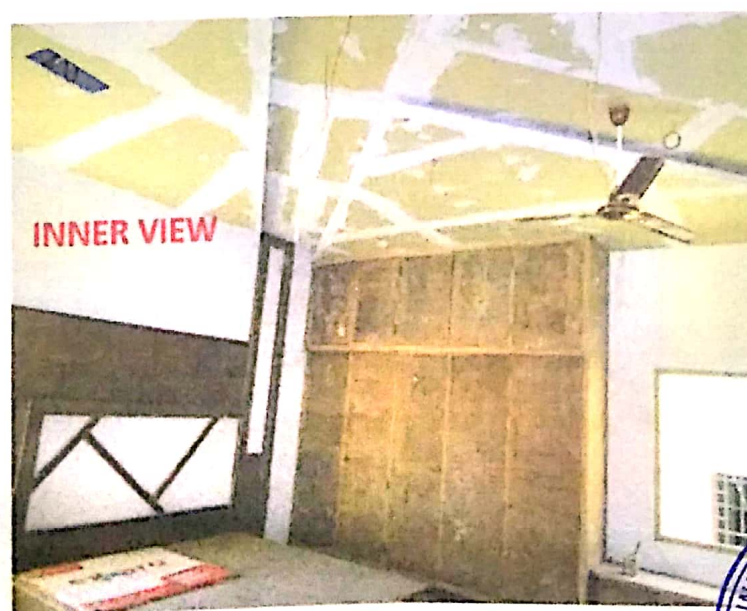


**SITE PLAN**

( NOT TO SCALE )











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IN  
KKAL

OFFICE USE  
Verified and Found Correct

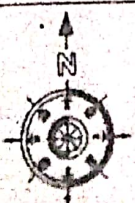
*[Signature]*  
Town Planning Inspector

GRANTED SITE APPROVAL AND PER-  
MISSION TO EXECUTE THE WORK  
SUBJECT TO THE CONDITIONS  
MENTIONED IN THE PROCEEDINGS  
B.A. NO. 57/2014 TO L NO. 9/2015  
PERIOD FROM 30.1.2015 TO 29.1.2018  
*[Signature]* G. SUKUMAR.BE.  
COMMISSIONER  
TIRUCHENGODE MUNICIPALITY.

// TRUE COPY //

*[Signature]*  
Commissioner,  
Tiruchengode Municipality.

- PANELLED DOOR---M1---1.20m x 2.00m.  
PANELLED DOOR---D---1.00m x 2.00m.  
PANELLED DOOR---D1---0.75m x 2.00m.  
PANELLED WINDOW---W---1.52m x 1.30m.  
ARCH OPEN---A/O---1.00m x 2.00m.  
VENTILATOR---V---0.90m x 0.60m



AREA DETAILS	Sq.ft	Sq.m.
AREA OF SITE	2949.00	274.00
PLINTH AREA OF G.FLOOR	1428.00	132.70
PLINTH AREA OF F.FLOOR	1428.00	132.70
TOTAL PLINTH AREA	2856.00	265.37
TOTAL CARPET AREA	2505.40	232.80
OPEN AREA	1521.00	141.33

Note:  
SOLAR WATER HEATING SYSTEM - No Provided  
ALL DIMENSIONS ARE IN 'M&T'. SCALE 1:100

COLOUR INDEX

- BOUNDARY SHOWN-----●  
PROPOSED SHOWN-----●  
ROAD SHOWN-----○

NOT TO SCALE