

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
♦ Repco Bank ♦ Pallavan Grama Bank ♦ TMB ♦ Dhanlaxmi Bank ♦ South Indian Bank

VALUATION REPORT ON IMMOVEABLE PROPERTIES

Ref: IOB

Date: 11.01.2018

Pursuant to the request from The Senior Manager, Indian Overseas Bank, Kaliyanoor Branch, the property in Old Natham S.F.No: 129/2, New Natham S.F.No: 264/18, Natham Patta No: 284, Door No's: 3/497, 1, 2, 3, 4, Ward No: 03 at Ellaimariamman Kovil Street, Avathipalayam, Kaliyanoor Village & Panchayat, Kumarapalayam Taluk, Namakkal District, which is said to be owned by **Mr. R. VENKATESH**, S/o.Mr. Ramasamy, Name of the Company "**M/S. KALAI BROILERS**" was inspected on 10.01.2018 for the purpose of assessing the present market value.

The following documents were produced before me for scrutiny.

1. Refer to Xerox copy of Legal Opinion given by advocate Mr. A.P. Muruga Raajan,
Date: 09.01.2018

2. Refer to Xerox copy of Sale Deed Document No: 873, Date: 13.03.2013

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. 16.64 Lakhs |
| 2. Open Market value of the property is | : Rs. 17.53 Lakhs |
| 3. Forced / Distress Sale Value of the property is | : Rs. 13.31 Lakhs |
| 4. Guideline Value of the property is | : Rs. 5.11 Lakhs |

It is declared that,

1. I have inspected the property on 10.01.2018 in the presence of **Mr. Venkatesh**,
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 14 pages including location site plan, site plan, photo Sheet TSLR sketch & Guideline value.
5. The present owner of the property and the extent of land are to be verified with the Latest Legal Opinion
6. The legal aspects of the property are not under the scope of this valuation.
7. This report is issued without prejudice

Place : Pallipalayam

Date : 11.01.2018

Signature of the Valuer

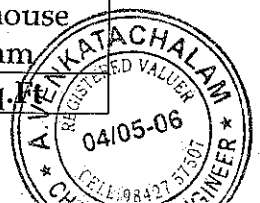
Er. A. VENKATACHALAM, M.E., M.I.E., F.I.V.,
CHARTERED ENGINEER, REGISTERED VALUER, 04/05-06,
DISTRICT PANEL ENGINEER CLASS 1A
APPROVED VALUER FOR BANKS,
ARRUL ASSOCIATES

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. R.VENKATESH,**
S/o.Mr. Ramasamy.
Door No: 3/408-A, Ward No: 03,
M.G.R. Street,
Kaliyanoor Village & Panchayat,
Kumarapalayam Taluk,
Namakkal District.
Cell No: 96985-68071
3. Location Of Site (Sketch / Plan enclosed) : Location Sketch Enclosed
- Natham Old S.F. No : 129/2
- Natham New S.F.No : 264/18
- Door No : 3/497, 1, 2, 3, 4
- Ward No : 03,
- Sub Registrar's Office : Pallipalayam
- Town : Pallipalayam
- Village : Kaliyanoor Village Panchayat
- Taluk : Kumarapalayam
- District : Namakkal
- Type of the property : Residential
- Property Located : Within Kaliyanoor Village Panchayat
4. Boundaries of the property : (As Per Document & Site)

	As per Document (Item No: I)	As per Document (Item No: II)
North of	House Belongs to Gunasekaran	House Belongs to Gunasekaran
South of	House Belongs to Rajamanickam	Properties Belongs to Allimuthu And Ponnann land
East of	Property Described hereunder in Item No: II	Properties Belongs to Elamurugan, Natesan and Allimuthu
West of	North South Panchayat Road	Property described above in item No: I and its northern side house belonging to Rajamanickam
	Extent of Land: 304.00 Sq.Ft	Extent of Land: 1,472 ³ / ₄ Sq.Ft



	As per site (Item No: I)	As per site (Item No: II)
North of	Gunasekaran Property	Gunasekaran Property
South of	Rajamanickam Property	Allimuthu And Ponnai land
East of	Venkatesh Property	Elamurugan, Natesan and Allimuthu Land
West of	Ellaimariamman Kovil Road	Venkatesh Property
	Extent of Land: 304.00 Sq.Ft	Extent of Land: 1,472¾ Sq.Ft

Total Extent of Document : 304.00 Sq.Ft + 1,472.75 Sq.Ft
1,776.75 Sq.Ft

5. Postal Address of the property : Old Natham S.F.No: 129/2,
New Natham S.F.No: 264/18,
Door No's: 3/497,1, 2, 3, 4,
Ward No: 03,
Ellaimariamman Kovil Street,
Kaliyanoor Village & Panchayat,
Kumarapalayam Taluk,
Namakkal District.
6. Class of construction : III-Class
7. Proximity of civic amenities : Near by
8. E.B. Service connection details : E.B Service No: 04-160-004-2442,
04-160-004-0474, 04-160-004-3669,
04-160-004-2691
9. Property Tax paid details : BHA No: 022042, 41519,
Year: 2017-2018
Rs. 110/- , Rs. 600/-Per Year
10. Legal encumbrance if any : Please Refer Legal opinion.
11. Characteristics of the locality : Residential 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 : ---
15. Occupancy details, self occupation or rental : Owner Occupied



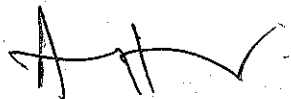
16. If rented, whether standard rent has been :
fixed Rent Control Act and if so, full details ---

17. Whether the property can be taken
possession of by the Bank in case of need,
without any litigation : Refer Legal Opinion

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

Place : Pallipalayam
Date : 11.01.2018


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,
ARUN Associates
81/1D, CHAIRMAN BUILDING, SANKARI MAIN ROAD,
OTTAMETHAL, PALLIPALAYAM - 638006.
CELL: 98427 57507, 98427 22200

ANNEXURE-II

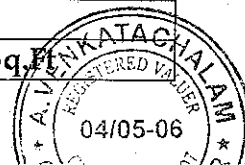
PART - I

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

1. Name of the owner : Mr. R.VENKATESH,
S/o.Mr. Ramasamy.
2. Present Address : Door No: 3/408-A,
Ward No: 03, M.G.R. Street,
Kaliyanoor Village & Panchayat,
Kumarapalayam Taluk,
Namakkal District.
3. Document Referred : 1. Refer to Xerox copy Legal Opinion
Given by Advocate Mr. A.P. Muruga Raja,
Date: 09.01.2018.
4. Location Of Site
(Sketch/Plan enclosed) : Location Sketch Enclosed
- Natham Old S.F.No : 129/2
- Natham New S.F.No : 264/18
- Door No : 3/497, 1, 2, 3, 4
- Ward No : 03,
- Sub Registrar's Office : Pallipalayam
- Town : Pallipalayam
- Village : Kaliyanoor Village Panchayat
- Taluk : Kumarapalayam
- District : Namakkal
- Type of the property : Residential
- Property Located : Within Kaliyanoor Village Panchayat
4. Site Dimensions : (As per Document & Site)

	Item No: I	Item No: II
North	24'3"	From west towards east 9'0" & then towards south 2'0" & then towards east 3'6" & then towards north 12'6" & then towards east 22'9"
South	12'0"	33'9"
East	21'0"	48'9"
West	16'9"	36'3"
	Extent of Land: 304.00 Sq.Ft	Extent of land: 1,472 ³ / ₄ Sq.Ft

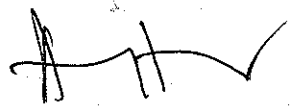
Extent of Land : 304.00 + 1,472.75 = 1,776.75 Sq.Ft



5. Total extent of the site : 1,776.75 Sq.Ft
6. Prevailing local market rate : Rs. 800.00/Sq.Ft To Rs. 850.00/Sq.Ft
- Rate adopted : Rs. 800.00/Sq.Ft
7. Value of the land : 1,776.75 Sq.Ft X Rs. 800.00/Sq.Ft
- Rs. 14,21,400/-
- Say Rs. 14.21 Lakhs
8. Guideline of the Land : 1,776.75 Sq.Ft X Rs. 151.00/Sq.Ft
- Rs. 2,68,289/-
- Say Rs. 2.68 Lakhs
- a. Fair Market Value : Rs. 14.21 Lakhs
- b. Open Market value : Rs. 15.10 Lakhs
- c. Forced / Distress Sale Value : Rs. 11.34 Lakhs
- d. Guideline Value : Rs. 2.68 Lakhs

The SRO Value of the land (COPY ENCLOSED)

Station : Pallipalayam
Date : 11.01.2018


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

PART - II. BUILDING

Plinth Area Details:-

S. No.	Description	Roof	Area In Sq.Ft.	Y.O.C.	Depreciation
1.	(Item No: I) GF AC Sheet Roof Residential Building	AC Sheet Roof	718.75	1993	56.25%
2.	GF M. Tiled Roof Residential Building	M. Tiled Roof	558.00	1993	75.00%
3.	GF M. Tiled Roof Residential Building	M. Tiled Roof	102.68	1993	75.00%
4.	(Item No: II) GF AC Sheet Roof Toilet & Bath	AC Sheet Roof	61.75	1993	56.25%
5.	GF AC Sheet Roof Toilet	AC Sheet Roof	32.50	1993	56.25%

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 Panchayat Tap
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 Occupied
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.	(Item No: I) GF AC Sheet Roof Residential Building	718.75	400/-	2,87,500/-	1,61,718/-	1,25,781/-
2.	GF M. Tiled Roof Residential Building	558.00	320/-	1,78,560/-	1,33,920/-	1,44,640/-



3.	GF M. Tiled Roof Residential Building	102.68	320/-	32,857/-	24,643/-	8,214/-
4.	(Item No: II) GF AC Sheet Roof Toilet & Bath	61.75	420/-	25,935/-	14,588/-	11,346/-
5.	GF AC Sheet Roof Toilet	32.50	420/-	13,650/-	7,678/-	5,971/-

Total Rs. 1,95,952/-
Say Rs. 1,96,000/-

C. VALUATION OF GROUND FLOOR CONSTRUCTION:

1. Specification

Foundation	:	RR Masonry
Superstructure	:	Brick work in CM
Roof	:	AC Sheet Roof & M. Tiled Roof
Joinery	:	Country Wood
Floor Finish	:	Cement
Wall Finish	:	Cement mortar plastering
Electricals	:	Open
Sanitary	:	Septic Tank
Painting	:	White Wash
Plumbing	:	----
Weathering course	:	----

- | | | |
|--|---|---------------------------------|
| 2. Year of construction | : | M. Tiled Roof - 1993 (30 Years) |
| | | AC Sheet Roof - 1993 (45 Years) |
| 3. Age of Construction | : | M. Tiled Roof - 25 Years |
| | | AC Sheet Roof - 25 Years |
| 4. Total life of building is estimated | : | M. Tiled Roof - 5 Years |
| | | AC Sheet Roof - 20 Years |
| 5. Depreciation percentage assumed | : | M. Tiled Roof - 3.00% Per Year |
| | | AC Sheet Roof - 2.25% Per Year |



PART - III. EXTRA ITEMS

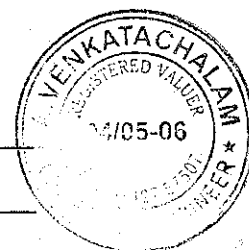
1. Portico (Stair hand rails)	:	Rs. ---
2. Ornamental front door	:	Rs. ---
3. Sit out/verandah with steel grills	:	Rs. ---
4. Open staircase	:	Rs. ---
5. Balcony construction-	:	Rs. ---
6. Over head water tank	:	Rs. ---
7. Extra steel grills/collapsible gates	:	Rs. ---
8. Side doors etc..	:	Rs. ---
Total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

PART - V. MISCELLANEOUS VALUE AFTER DEPRECIATION

1. Separate toilet room	:	Rs. ---
2. Separate Bath room	:	Rs. ---
3. Separate water Tank /sump	:	Rs. ---
4. Trees/Gardening, Land scapping works	:	Rs. ---
Total	:	Rs. ---



PART - VI. SERVICES

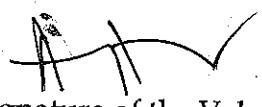
1.	Water supply arrangement (Bore well)	:	Rs. 2,000.00
2.	Drainage arrangements Septic Tank	:	Rs. 20,000.00
3.	E.B. deposit & fittings etc,	:	Rs. 10,000.00
4.	Sump	:	Rs. 15,000.00
5.	Compound Wall	:	Rs. ----
Total		:	Rs. 47,000.00

PART - VII. ABSTRACT VALUATION (Fair market value)

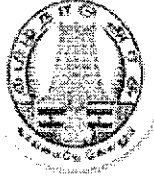
1.	Part-I	Land	:	Rs.	14,21,000.00
2.	Part-II	Building	:	Rs.	1,96,000.00
3.	Part-III	Extra Items	:	Rs.	----
4.	Part-IV	Amenities	:	Rs.	----
5.	Part-V	Miscellaneous	:	Rs.	----
6.	Part-VI	Services	:	Rs.	47,000.00
7.	Add: Potential value , if any		:	Rs.	----
Total			:	Rs.	16,64,000.00
<hr/>					
Say Rs. 16.64 Lakhs					

1. Fair Market Value of the property is	:	Rs. 16.64 Lakhs
2. Open Market value of the property is	:	Rs. 17.53 Lakhs
3. Forced / Distress Sale Value of the property is	:	Rs. 13.31 Lakhs
4. Guideline Value of the property is	:	Rs. 5.11 Lakhs

Place : Pallipalayam
Date : 11.01.2018


Signature of the Valuer
With seal

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பதிவுத்துறை

REGISTRATION DEPARTMENT

Zone: SALEM SRO: PALLIPALAYAM Village: KALIYANOOR

Revenue District Name: NAMAKKAL Taluk Name: THIRUCHENGODU

Survey Numberwise Guideline values

Enter the Survey Number

129

Submit

SURVEY NO	GUIDELINE VALUE	GUIDELINE VALUE (IN METRIC)	CLASSIFICATION
129/2	151/Sq.Ft	1625/Sq.Mt	Residential Special Type - I

