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ARRUL ASSOCIATES
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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 ♦ Dhanalaxmi Bank ♦ South Indian Bank

VALUATION OF PROPERTY (LAND & BUILDING)

REPORT ON VALUATION

Ref.No. 12

Date: 12.11.2020

PART A - BASIC DATA

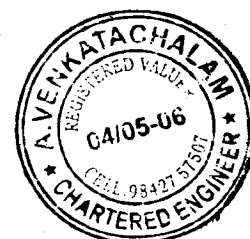
I. GENERAL:

1.	Purpose of valuation	:	Bank Security Purpose. Canara Bank, Park Road, Erode .
2.	a. Date of Inspection	:	10.11.2020
	b. Date on which the valuation is made	:	12.11.2020
3.	Name of the reported owner with present address and phone number	:	Mr. A. THANGAVEL, S/o. Mr. Arumuga Gounder.
	Name of the owner(s) and his/their addresses(es) with Phone No.(details of share of each owner in case of joint ownership)		Door No: 1.199, 1.199/1, Poolakkattur, Sankagiri Main Road, Pallipalayam Village & Post, Kumarapalayam Taluk, Namakkal District. Cell No: 98652 65000
	Name of the Company		"M/s. THANGAVEL FABRICS PRIVATE LIMITED"
4.	Documents produced for perusal:	:	
	i) Document	:	Refer to Xerox copy of Sale Deed Document No: 1/2257/2018, Date: 18.04.2018
	ii) Legal Opinion	:	---
	iii) Previous Report	:	My Pervious Valuation Report Date: 22.06.2018

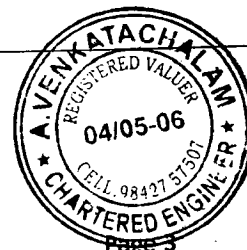
5.	Brief description of the property taken for valuation (Including leasehold/freehold etc)	:	Industrial (Free Hold)
6.	Scope of valuation	:	Bank Credit Purpose
7.	If this report is to be used for any bank purpose, state the name of the bank and branch, if known	:	Bank Purpose in CANARA Bank, Park Road, Erode Branch.

II. DESCRIPTION OF THE PROPERTY:

1.	Postal address of the property with Pin code	:	Mr. A. THANGAVEL, S/o. Mr. Arumuga Gounder. S.F.No: 145/2A, New S.F.No: 145/2A1, Patta No: 3335, Palaiyapalayam Road, Thokkavadi Village & Panchayat, Tiruchengodu Taluk, Namakkal District. Pin Code - 638 008
2.	City/Town	:	Tiruchengodu
	Residential Area	:	Yes
	Commercial Area	:	----
	Industrial Area	:	Yes
3.	Classification of the Area	:	High/Middle/Poor Urban/Semi Urban/Rural
4.	Coming under Corporation Limit /Village Panchayat/Municipality	:	Panchayat Limit
5.	Whether covered under any State/Central Govt. enactments (e.g.Urban Land Ceiling Act) or notified under agency area/scheduled area/cantonment area	:	----
6.	In case it is an agricultural land, any conversion to house site plots is contemplated	:	----

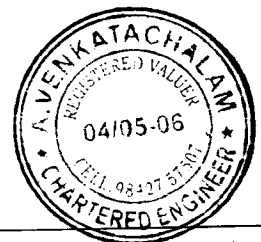


7.	Location of the property Plot No. / Nagar/Survey No. Door No. S.F. No. / T.S. No. / R.S. No. Village / Block Taluk / Ward Mandal/District/Municipality/ Corporation	: Palaiyapalayam Road, : Patta No: 3335, : S.F.No: 145/2A, 145/2A1, : Thokkavadi Village, : Tiruchengodu Taluk, : Namakkal District. : Thokkavadi Panchayat Limit.
	Boundary Details	As per Document & Actual
	North	Palaiyapalayam Road
	South	Chinnusamy Partition Property
	East	South North Common Road
	West	S.F.No: 146 Property
	Extent of land	2.76 Acres
	Dimensions of the Property	Refer FMB Sketch Extent of Land - 2.76 Acres (or) 276.00 Cents
9.	Latitude, Longitude and Coordinates of the site	: 11.369347 77.839034
10.	Property tax receipt referred Assessment number Tax amount Receipt in the name of	Tax Receipt Not Available : : : : :
11.	Electricity service connection consumer number In the name of Other details, if any	: E.B. Connection No: 04-909-422-0398 : M/s. Thangavel Fabrics Private Limited
12.	Property is presently occupied by	: Owner / Tenants/ Both / Vacant
13.	If tenanted fully, What is the gross monthly rent?	: ----
14.	If occupied by both	Owner Occupied
	By assuming the entire building is let out, (i) What is the probable monthly rent? (ii) What is the advance amount?	: Rs. --- : Rs. ---



III. PROCEDURE OF VALUATION:

	Valuation Details	:	Discussed in Part B,C,D,E &F
1	<p>F.S.I.</p> <p>1). GF GI Sheet Transfer Yard - 0.009</p> <p>2). GF RCC Power House - 0.01</p> <p>3). GGF GI Sheet Power House - 0.02</p> <p>4) GF GI Sheet Loom Shed - 0.005</p> <p>5). GF RCC Toilet AC Plant - 0.003</p> <p>6). FF RCC Office Room - 0.006</p> <p>7). FF RCC Staircase - 0.001</p> <p>8). FF RCC Office Room - 0.004</p> <p>09). FF RCC Dining & Toilet - 0.001</p> <p>10). SF GI Sheet Head Room - 0.001</p> <p>11). FF RCC Plant Room - 0.002</p> <p>12). FF RCC Plant Room - 0.002</p> <p>13). GF GI Sheet House - 0.05</p> <p>14). GF GI Sheet Weaving - 0.09</p> <p>15) GF GI Sheet Compressor - 0.02</p> <p>16). GF GI Sheet Parking - 0.01</p> <p>17). GF RCC Hostel - 0.01</p> <p>18). GF RCC Verandha - 0.004</p> <p>19). GF RCC Staircase - 0.002</p> <p>20). FF RCC Hostel Building - 0.01</p> <p>21). FF RCC Balcony - 0.004</p> <p>22). FF Staircase Room - 0.002</p> <p>23). SF GI Sheet head room - 0.002</p> <p>24). Security Room - 0.0008</p>	2	<p>Plot Coverage</p> <p>Ground Floor - 0.24</p> <p>First Floor - 0.04</p> <p>Second Floor - 0.003</p>



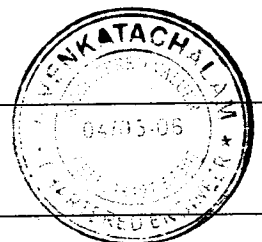
(Describe the property details)

PART B - LAND

1.	Dimension of the site	As per document (1a)	As per Site 1(b)
	North	---	---
	South	---	---
	East	---	---
	West	---	---
		Total Extent of Document 2.76 Acres (or) 276.00 Cents	
2.	Extent of Document (least of 1a & 1b) :	2.76 Acres (or) 276.00 Cents	
	Size of the Plot :	2.76 Acres (or) 276.00 Cents	
	North & South :	----	
	East & West :	----	
	Total Extent of the Plot :	2.76 Acres (or) 276.00 Cents	
3.	Characteristics of the site * What is the character of the locality? *What is the classification of the locality? Development of surrounding areas Possibility of frequent flooding/sub merging Feasibility to The Civic amenities like school, hospital, bus stop, market etc. Level of land with topographical conditions Shape of land Type of use to which it can be put Any usage restriction Is plot in town planning approved layout?	: Industrial Area : Middle Class : Industrial Area : Near by : Regular : Industrial : Nil	



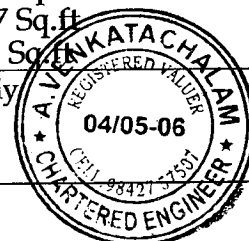
<p>Corner Plot or Intermittent Plot?</p> <p>Type of road available at present</p> <p>* Road facilities are available?</p> <p>Is it a land - locked land?</p> <p>Water Potentiality</p> <p>* What is the width of the Road?</p> <p>Width of road - is it below 20ft or more than 20 ft.</p> <p>Underground sewerage system</p> <p>Is power supply available at the site?</p> <p>Advantage of the site</p> <p>1.</p> <p>2.</p> <p>Special remarks, if any, like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc (Distance from sea-coast/tidal level must be incorporated)</p> <p>*Any factors which affect the marketability of the land?</p> <p>*</p> <p>* Type of the land?</p> <p>Accessibility</p>	<p>: Corner Plot</p> <p>: Available in Tar Road</p> <p>: Tiruchengodu Main Road</p> <p>: ---</p> <p>: 30'0" Width Road</p> <p>: Above than 30'0"</p> <p>: Available in Septic Tank</p> <p>: Available</p> <p>: 1. Near Thokkavadi Mariamman Kovil</p> <p>: 2. Tiruchengodu Main Road</p> <p>: ---</p> <p>: ---</p> <p>: ---</p>
<p>4. Value on adopting GLR (Guideline Rate)</p> <p>i) Guideline rate as obtained from the Registrar's office (an evidence thereof to be enclosed)</p> <p>ii) Value of land by adopting GLR(2.76 Acres X Rs. 8,04,000.00/Acre)</p>	<p>8,04,000.00/ Acre</p> <p>Rs. 22,19,040/-</p>
<p>5. Value by adopting PMR (Prevailing Market Rate) Prevailing market</p>	<p>: Rs. 48,00,000/ Acre</p>



rate(Along with details/reference of atleast two latest deals/transactions with respect to adjacent properties in the areas)	:	---
Unit rate adopted in this valuation after considering the characteristics of the subject plot	:	Rs. 1,32,48,000/-
Value of land by adopting PMR (2.76 Acre X Rs. 48,00,000/- Acre)		Say Rs. 132.48 Lakhs

PART C - BUILDINGS

	Type of Building	Residential/Commercial/Industrial
1.	Type of construction	: Load bearing / RCC/Steel Framed/ framed structure
2.	Quality of construction	: Superior / I Class/II Class /III Class
3.	Appearance of Building	: Common / Attractive / Aesthetic
4.	Maintenance/Condition of the Building	: Exterior: New one / Excellent/Good /Normal Average/ Poor
		Interior: Excellent/Good /Normal Average/ Poor
5.	Plinth Area	: GF GI Sheet Transfer Yard - 1,063.75 Sq.ft GF RCC Power House - 1,601.25 Sq.ft GF GI Sheet Power House - 2,139.25 Sq.ft GF GI Sheet Loom Shed - 630.38 Sq.ft GF RCC Toilet, AC Plant - 351.75 Sq.ft FF RCC Office Room - 729.75 Sq.ft FF RCC Staircase - 157.50 Sq.ft FF RCC Office Room - 378.00 Sq.ft FF RCC Office Room - 441.00 Sq.ft FF RCC Dinning & Toilet- 204.75 Sq.ft SF GI Sheet Head- 157.50 Sq.ft FF RCC Plant Room - 263.50 Sq.ft FF RCC Plant Room - 315.00 Sq.ft GF GI Sheet House - 6,390.00 Sq.ft GF GI Sheet Weaving - 11,448.75 GF GI Sheet Compressor - 1,990.63 Sq.ft GF GI Sheet Parking - 1,221.00 Sq.ft GF RCC Hostel - 1,738.00 Sq.ft GF RCC Verandha - 484.00 Sq.ft GF RCC Staircase - 201.87 Sq.ft FF RCC Hostel - 1,738.00 Sq.ft FF RCC Roof Balcony - 484.00 Sq.ft FF RCC Staircase Room - 201.87 Sq.ft SF GI Sheet Head Room - 201.87 Sq.ft GF RCC Security Cabin - 100.00 Sq.ft
6	Number of floors and height of each floor including basement, if any	: Ground & First & Second Floor Only Building Height : 12'0"

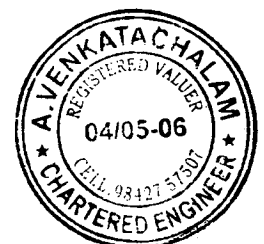


Floor	Year of Construction (as reported/ as per actual observation/ as per deed)	R o o f	Plinth Area		
			Main Portion A	Cantilevered Portion B	Total A+50% of B
G.F	GI Sheet Transfer Yard	GI Sheet	1,063.75	----	1,063.75
	Power House	RCC Roof	1,601.25		1,601.25
	GI Sheet Power House	GI Sheet	2,139.25		2,139.25
	GI Sheet Loom Shed	GI Sheet	630.38		630.38
	RCC Toilet, AC Plant	GI Sheet	351.75		351.75
	GI Sheet House	RCC Roof	6,390.00		6,390.00
	GI Sheet Weaving	GI Sheet	11,448.75		11,448.75
	GI Sheet Compressor	GI Sheet	1,990.63		1,990.63
	GI Sheet Parking	GI Sheet	1,221.00		1,221.00
	RCC Hostel	RCC Roof	1,738.00		1,738.00
	RCC Verandha	RCC Roof	484.00		484.00
	RCC Staircase	RCC Roof	201.87		201.87
	RCC Security Cabin	RCC Roof	100.00		100.00
F.F.	RCC Office Room	RCC Roof	729.75	----	729.75
	RCC Staircase	RCC Roof	157.50		157.50
	RCC Office Room	RCC Roof	378.00		378.00
	RCC Office Room	RCC Roof	441.00		441.00
	RCC Dinning & Toilet	RCC Roof	204.75		204.75
	RCC Plant Room	RCC Roof	263.50		263.50
	RCC Plant Room	RCC Roof	315.00		315.00
	RCC Hostel	RCC Roof	1738.00		1738.00
	RCC Roof Balcony		484.00		484.00
	RCC Staircase Room		201.87		201.87
S.F.	GI Sheet Head	GI Sheet	157.50	----	157.50
	GI Sheet Head Room	GI Sheet	201.87		201.87
	TOTAL		33,746.12 Sq.ft		33,746.12 Sq.ft

1. Drawing approval – Approval Plan Available

- Date of issue and validity of layout of approved map/plan
- Approved map/plan issuing authority
- Whether genuineness or authentic of approved map/plan is verified?
- Any other comments by our empanelled valuers on authentic of approved plan?
- (Discuss on the building approval, reference, violations observed, consequences of violation etc.)

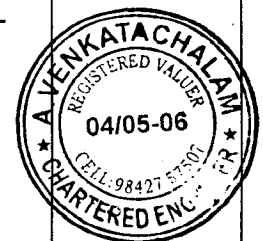
- Approval No: 37/2019-2020
- Approval Date: 07.11.2019
- Approved Ground Floor Plinth Area – 26,557.07 Sq.ft
- Approved First Floor Plinth Area – 2,120.00 Sq.ft
- Approved by The President Thokkavadi Village & Panchayat
- Approval in Favor of “M/s. Thangavel Fabrics Private Limited”
Mr. Thangavel (Managing Director)



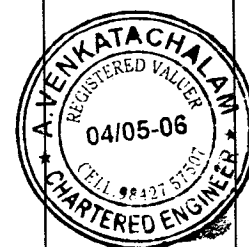
8. Value of building is estimated by adopting suitable unit plinth area rate depending upon the specifications. Depreciation is calculated by straight-line method assuming a salvage value of 1.50% (RCC Roof)
2.25% (GI Sheet)

1. VALUATION OF BUILDING:

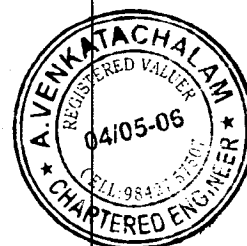
DESCRIPTION	Ground Floor	First Floor	Second Floor	Other floor, if any
Specification Floor finish Superstructure Roof Doors Windows Weathering course	Cement & Tiles --- RCC & GI Sheet & Steel Steel Cement	Tiles --- RCC & GI Sheet Steel Steel Cement	Tiles --- RCC & GI Sheet Steel Steel Cement	
Plinth area	29,360.63 Sq.ft	4,026.12 Sq.ft	359.37 Sq.ft	
Year of construction (as reported/ observed/ as per deed)	RCC Roof - 2019, GI Sheet - 2019,	RCC - 2019,	GI Sheet - 2019,	
Age of the building	RCC Roof - 1, Yr GI Sheet - 1 Yr	RCC Roof - 1, Yr	GI Sheet - 1 Yr	
If the age is not exactly known, further	RCC Roof - 60 Yrs GI Sheet - 45 Yrs	RCC - 60 Yrs	GI Sheet - 45 Yrs	
Total life of the building estimated	RCC Roof - 59Yrs GI Sheet - 44 Yrs	RCC - 59Yrs	GI Sheet - 44 Yrs	
Depreciation percentage (assuming salvage value)	1 Yr x 1.50% = 1.50%, (RCC Roof) 1 Yr x 2.25% = 2.25% (GI Sheet),	---	---	
Replacement rate of construction with the sexisting conditions and specifications	GF GI Sheet Transfer Yard - Rs. 600/- Sq.ft GF RCC Power House - Rs. 1,600/- Sq.ft GF GI Sheet Power House - Rs. 620/- Sq.ft GF GI Sheet Loom Shed - Rs. 600/- Sq.ft GF RCC Toilet & AC	FF RCC Office Room - Rs. 1,600/- FF RCC Staircase - Rs. 1,100/- FF RCC Office Room - Rs. 1,600/- FF RCC Office Room - Rs. 1,600/- FF RCC Roof Dining & Toilet -	SF GI Sheet Head Room - Rs. 550/- SF GI Sheet Head Room - Rs. 550/-	



	Plant - Rs. 1,700/- Sq.ft GF GI Sheet Power House - Rs. 750/- Sq.ft GF GI Sheet Weaving Factory - Rs. 1000/- Sq.ft GF GI Sheet Compressor Shed - Rs. 650/- Sq.ft GF GI Sheet Parking - Rs. 300/- Sq.ft GF RCC Hostel Building - Rs. 1,600/- Sq.ft GF RCC Verandha - Rs. 1,000/- Sq.ft GF RCC Staircase - Rs. 1,100/- Sq.ft GF RCC Security Cabin - Rs. 1,200/- Sq.ft	Rs. 1,600/- FF RCC Plant Room - Rs. 1,400/- FF RCC Plant Room - Rs. 1,500/- FF RCC Hostel - Rs. 1,500/- GF RCC Balcony - Rs. 1,050/- FF RCC Staircase & Room - Rs. 700/-		
Replacement Value	GF GI Sheet Transfer Yard - Rs. 6,38,250/- GF RCC Power House - Rs. 25,62,000/- GF GI Sheet Power House - Rs. 13,26,335/- GF GI Sheet Loom Shed - Rs. 3,78,222/- GF RCC Toilet & AC Plant - Rs. 5,97,975/- GF GI Sheet Power House - Rs. 47,92,500/- GF GI Sheet Weaving Factory - Rs. 1,14,48,750/- Compressor Shed - Rs. 12,93,903/- GF GI Sheet Parking - Rs. 3,66,300/- GF RCC Hostel Building - Rs. 27,80,800/- GF RCC Verandha - Rs. 5,32,400/- GF RCC Staircase - Rs. 2,22,057/- GF RCC Security	FF RCC Office Room - Rs. 11,67,600/- FF RCC Staircase - Rs. 1,73,250/- FF RCC Office Room - Rs. 6,04,800/- FF RCC Office Room - Rs. 7,05,600/- FF RCC Roof Dining & Toilet - Rs. 3,27,600/- FF RCC Plant Room - Rs. 3,68,900/- FF RCC Plant Room - Rs. 4,41,000/- FF RCC Hostel - Rs. 26,07,000/- GF RCC Balcony - Rs. 5,08,200/- FF RCC Staircase & Room - Rs. 1,51,402/-	SF GI Sheet Head Room - Rs. 86,625/- SF GI Sheet Head Room - Rs. 1,11,031/-	



	Cabin - Rs. 1,20,000/-			
Depreciation Value the rate of 1.50 % (RCC), 2.25% (GI Sheet)	GF GI Sheet Transfer Yard - Rs. 14,360/- GF RCC Power House - Rs. 38,430/- GF GI Sheet Power House - Rs. 29,842/- GF GI Sheet Loom Shed - Rs. 8,509/- GF RCC Toilet & AC Plant - Rs. 8,969/- GF GI Sheet Power House - Rs. 1,07,831/- GF GI Sheet Weaving Factory - Rs. 2,57,596/- GF GI Sheet Compressor Shed - Rs. 29,112/- GF GI Sheet Parking - Rs. 8,241/- GF RCC Hostel Building - Rs. 41,712/- GF RCC Verandha - Rs. 7,986/- GF RCC Staircase - Rs. 3,330/- GF RCC Security Cabin - Rs. 1,800/-	FF RCC Office Room - Rs. 17,514/- FF RCC Staircase - Rs. 2,598/- FF RCC Office Room - Rs. 9,072/- FF RCC Office Room - Rs. 10,584/- FF RCC Roof Dining & Toilet - Rs. 4,914/- FF RCC Plant Room - Rs. 5,533/- FF RCC Plant Room - Rs. 6,615/- FF RCC Hostel - Rs. 39,105/- GF RCC Balcony - Rs. 7,623/- FF RCC Staircase & Room - Rs. 2,271/-	SF GI Sheet Head Room - Rs. 1,949/- SF GI Sheet Head Room - Rs. 2,498/-	
Present value of building	GF GI Sheet Transfer Yard - Rs. 6,23,889/- GF RCC Power House - Rs. 25,23,570/- GF GI Sheet Power House - Rs. 12,96,492/- GF GI Sheet Loom Shed - Rs. 3,69,712/- GF RCC Toilet & AC Plant - Rs. 5,89,005/- GF GI Sheet Power House - Rs. 46,84,668/- GF GI Sheet Weaving Factory - Rs. 1,11,91,153/- GF GI Sheet Compressor Shed -	FF RCC Office Room - Rs. 11,50,086/- FF RCC Staircase - Rs. 1,70,651/- FF RCC Office Room - Rs. 5,95,728/- FF RCC Office Room - Rs. 6,95,016/- FF RCC Roof Dining & Toilet - Rs. 3,22,686/- FF RCC Plant Room - Rs. 3,63,366/- FF RCC Plant Room - Rs. 4,34,385/- FF RCC Hostel -	SF GI Sheet Head Room - Rs. 84,675/- SF GI Sheet Head Room - Rs. 1,08,533/-	



	Rs. 12,64,796/- GF GI Sheet Parking - Rs. 3,58,058/- GF RCC Hostel Building - Rs. 27,39,088/- GF RCC Verandha - Rs. 5,24,414/- GF RCC Staircase - Rs. 2,18,726/- GF RCC Security Cabin - Rs.1,18,200/-	Rs. 25,67,895/- GF RCC Balcony - Rs. 5,00,577/- FF RCC Staircase & Room - Rs. 1,49,131/-		
Total value of floors if any)	Rs. 2,65,01,776/-	Rs. 69,49,521/-	Rs. 1,93,208/-	

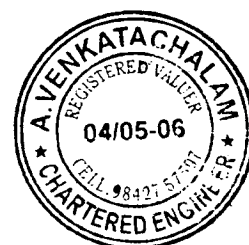
(Note: Add extra sheets for additional floors and buildings)

Sl No	Particular s of items	Plinth Area	R o of H ei g ht	Age of the build ing	Estimate d replacem ent rate of constructi on Rs	Replacem ent Cost Rs.	Depreciatio n Rs.	Net value after deprec iations Rs.
	Ground Floor	1,063.75 1,601.25 2,139.25 630.38 351.75 6,390.00 11,448.75 1,990.63 1,221.00 1,738.00 484.00 201.87 100.00	12'0"	1 Yr	Rs. 600/- Rs. 1,600/- Rs. 620/- Rs. 600/- Rs. 1,700/- Rs. 750/- Rs. 1000/- Rs. 650/- Rs. 300/- Rs. 1,600/- Rs. 1,100/- Rs. 1,100/- Rs. 1,200/-	Rs. 6,38,250/- Rs. 25,62,000/- Rs. 13,26,335/- Rs. 3,78,228/- Rs. 5,97,975/- Rs. 47,92,500/- Rs.1,14,48,750/- Rs. 12,93,909/- Rs. 3,66,300/- Rs. 27,80,800/- Rs. 5,32,400/- Rs. 2,22,057/- Rs. 1,20,000/-	Rs. 14,360/- Rs. 38,430/- Rs. 29,842/- Rs. 8,510/- Rs. 8,969/- Rs. 1,07,831/- Rs. 2,57,596/- Rs. 29,112/- Rs. 8,241/- Rs. 41,712/- Rs. 7,986/- Rs. 3,330/- Rs. 1,800/-	Rs. 6,23,889/- Rs. 25,23,570/- Rs. 12,96,492/- Rs. 3,69,717/- Rs. 5,89,005/- Rs. 46,84,668/- Rs.1,11,91,153/- Rs. 12,64,796/- Rs. 3,58,058/- Rs. 27,39,088/- Rs. 5,24,414/- Rs. 2,18,726/- Rs. 1,18,200/-
	First Floor	729.75 157.50 378.00 441.00 204.75 263.50 315.00 1,738.00 484.00 201.87	12'0"	1 Yr	Rs. 1,600/- Rs. 1,100/- Rs. 1,600/- Rs. 1,600/- Rs. 1,600/- Rs. 1,400/- Rs. 1,400/- Rs.1,500/- Rs. 1,050/- Rs. 1,050/-	Rs. 11,67,600/- Rs. 1,73,250/- Rs. 6,04,800/- Rs. 7,05,600/- Rs. 3,27,600/- Rs. 3,68,900/- Rs. 4,41,000/- Rs. 26,07,000/- Rs. 5,08,200/- Rs. 2,11,963/-	Rs. 17,514/- Rs. 2,598/- Rs. 9,072/- Rs. 10,584/- Rs. 4,914/- Rs. 5,533/- Rs. 6,615/- Rs. 39,105/- Rs. 7,623/- Rs. 31,794/-	Rs. 11,50,086/- Rs. 1,70,651/- Rs. 5,95,728/- Rs. 6,95,016/- Rs. 3,22,686/- Rs. 3,63,366/- Rs. 4,34,385/- Rs. 25,67,895/- Rs. 5,00,577/- Rs. 1,80,168/-

	Second floor,	157.50 201.87	12'0"	1 Yr	Rs. 550/- Rs. 550/-	Rs. 86,625/- Rs. 1,11,028/-	Rs. 1,949/- Rs. 2,498/-	Rs. 84,675/- Rs. 1,08,530/-
	Total					Rs.3,43,73,070/-	Rs. 6,97,518/-	Rs.3,36,44,505/-

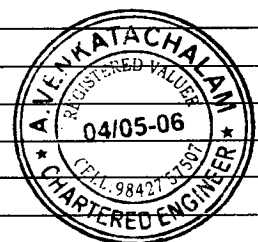
PART D - AMENITIES & EXTRA ITEMS
(Value after Depreciation)

1.	Portico	:	Rs. ---
2.	Ornamental Front / Pooja door	:	Rs. ---
3.	Sitout/Verandah with Steel grills	:	Rs. ---
4.	Extra Steel/collapsible gates	:	Rs. ---
5.	Open staircase	:	Rs. ---
6.	Wardrobes, showcases, wooden cupboards	:	Rs. ---
7.	Glazed tiles	:	Rs. ---
8.	Extra sinks and bath tub	:	Rs. ---
9.	Marble/ceramic tiles flooring	:	Rs. ---
10.	Interior decorations	:	Rs. ---
11.	Architectural Elevation works	:	Rs. ---
12.	False ceiling works	:	Rs. ---
13.	Paneling works	:	Rs. ---
14.	Aluminum works	:	Rs. ---
15.	Aluminum handrails	:	Rs. ---
16.	Separate Lumber Room	:	Rs. ---
17.	Separate Toiler Room	:	Rs. ---
18.	Separate water tank/sump	:	Rs. ---
19.	Trees, gardening	:	Rs. ---
20.	Any other	:	Rs. ---



PART E – SERVICES (Value after Depreciation)

1.	Water supply arrangements Open Well : Bore Well : Hand pump : Motor : Panchayat Tap : Underground level sump : Overhead water tank	:	Rs. 3,00,000.00 (Bore Well)
2.	Drainage arrangements Septic Tank : Underground sewerag	:	Rs. 2,00,000.00
3.	Compound WallRm. @ Rs..... /m2. Height: 8'0" Length: Building Alround Type of construction: Brick Work	:	Rs. 10,00,000.00
4.	Pavements Rm. @ Rs.... /m2	:	Rs. ---
5.	Steel gate Rm. @ Rs.... /m2	:	Rs. ---
6.	E.B Deposits, water deposits, drainage deposits etc.	:	Rs. 5,00,000.00
7.	Electrical fittings & others	:	Rs. ---
	Type of wiring	:	Rs. ---
	Class of fittings (superior/Ordinary/Poor)	:	Rs. ---
	Number of light Points	:	Rs. ---
	Fan Points	:	Rs. ---
	Spare Plug Points	:	Rs. ---
	Any other item	:	Rs. ---
8.	Plumbing installation	:	Rs. ---
	No. of water closets and their type	:	Rs. ---
	No. of wash basins	:	Rs. ---
	No. of bath tubs	:	Rs. ---
	Water meter, taps etc	:	Rs. ---
	Any other fixtures	:	Rs. ---
9.	Any other	:	Rs. ---
	Total	:	Rs. 20,00,000.00



PART F - ABSTRACT VALUE

Part	Description	Value of adopting					
		GLR	Rs.	PMR	Rs.		
B	Land	Rs.	22,19,000.00	Rs.	1,32,48,000.00		
C	Building	Rs.	3,36,45,000.00	Rs.	3,36,45,000.00		
D	Amenities	Rs.	----	Rs.	----		
E	Services	Rs.	20,00,000.00	Rs.	20,00,000.00		
Total Say		Rs.	3,78,64,000.00	Rs.	4,88,93,000.00		
		Rs.	3,78,64,000.00	Rs.	4,88,93,000.00		
Factors favouring for an additional value 1. 2. Add Factors favouring for less value 1. 2. Less				Rs. Rs.			
						(+) (-)	
Present Market Value				Rs. 4,88,93,000.00 (F)			

ANY OTHER DETAILS:

(Valuation: Here the approved valuer should discuss in detail his approach to valuation of property and indicate how the value has been arrived at, supported by necessary calculations. Also, such aspects as i) Salability ii) Likely rental values in future in iii) Any likely income it may generate, may be discussed).

As a result of my appraisal and analysis, it is my considered opinion that the present fair market value of the above property in the prevailing condition with aforesaid specifications is **Rs. 4,88,93,000.00 (Rupees Four Crore Eighty Eight Lakhs and Ninety Three Thousands Only)**. The book value of the above property as of is **Rs. 3,78,64,000.00 (Rupees Three Crore Seventy Eight Lakhs Sixty Four Thousands only)** and the distress value **Rs. 3,91,14,000/- (Rupees Three Crore Ninety One Lakhs and Fourteen Thousands only)**.

Place: Pallipalayam
Date: 12.11.2020

Signature

(Name and Official seal of the Approved 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,
ARKUL ASSOCIATES
81/1D CHAIRMAN BUILDING SANKARI MAIN ROAD,
OTTAMETHAI PALLIPALAYAM 638006.
CELL:98427 57507, 98427 22200

PART G - CERTIFICATE

1. It is hereby certified that in my opinion
 - i) The present market value of the property discussed in the report (above) by adopting prevailing market rate for land is Rs. 4,88,93,000.00 (Rupees Four Crore Eighty Eight Lakhs and Ninety Three Thousand Only) The forced sale value of the property is estimated as 20% less than the present market value.
2. Number of title deed(s) involved in this property is **Sale Deed**
The relevant document for the subject property in the opinion of this valuer is the deed dated ...18.04.2018.. with Registration Number **1/2257/2018** registered in the **V. Tamilselvan (Dependent)** . Registrar's Office Tiruchengodu
3. If this property is offered as collateral security, the concerned financial institution is requested to verify the extent of land shown in this valuation report with respect to the
4. This report is not to be referred if the purpose is different other than mentioned in I(1).
5. The property was inspected on10.11.2020.. by in the presence of **Mr. Mr. K. Prakash (Electrical Supervisor)**
6. The legal aspects were not considered in this valuation.
7. This valuation work was/ has been undertaken by the valuer based upon the request from Applicant.

Place : Pallipalayam

Date : 12.11.2020

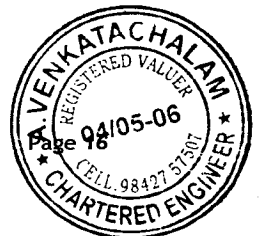
Note : This report contains 18 Pages

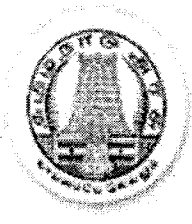
Enclosures:

- Key plan showing the location of the property
- Site plan with boundaries
- Photograph of owner/representative with property in background

(Panel 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
81/1D CHAIRMAN BUILDING SANKARI MAIN ROAD,
OTTAMETTHAI PALLIPALAYAM - 638006.
CELL:98427 57507, 98427 22200





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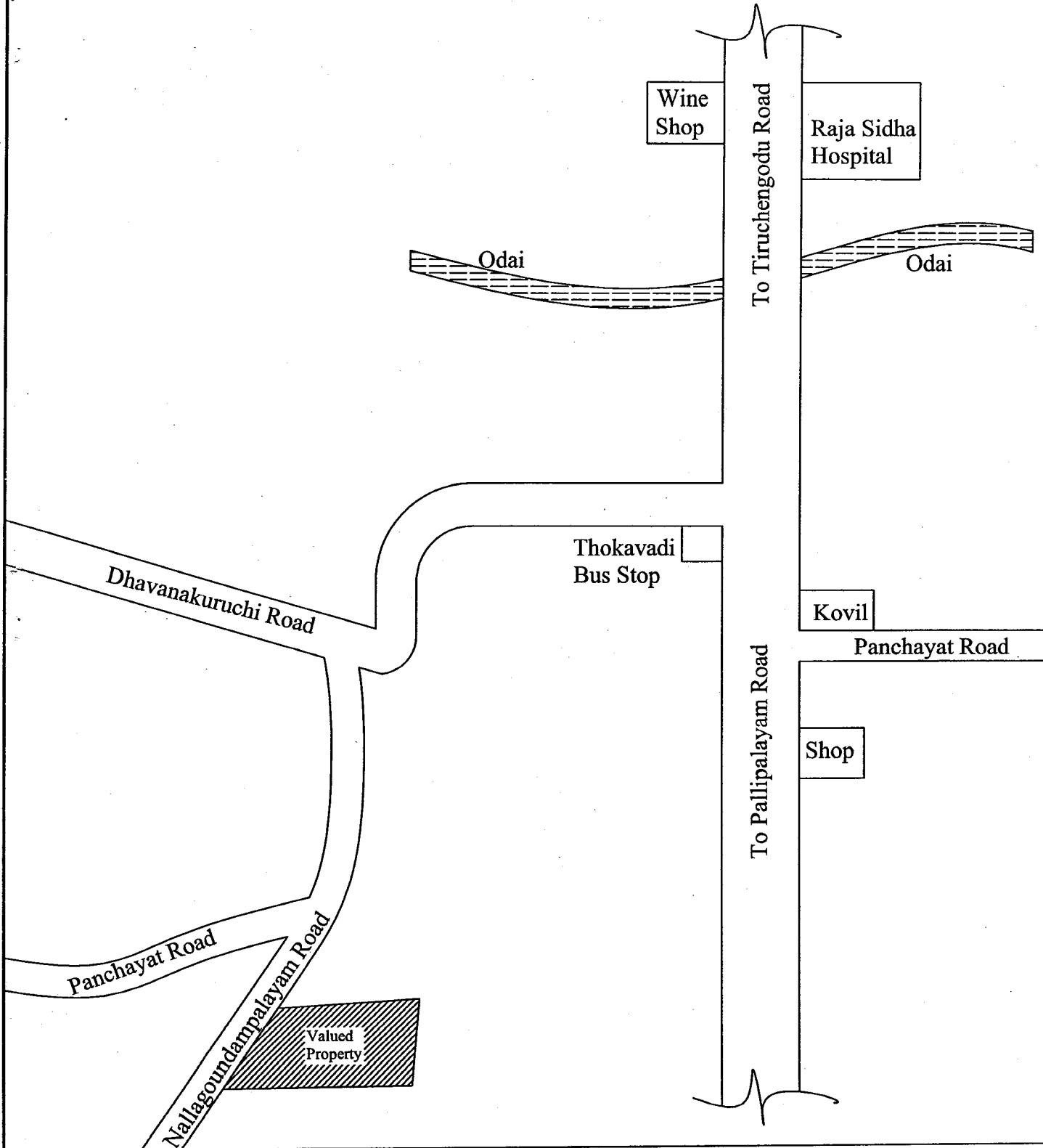
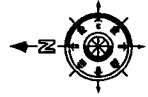
REGISTRATION DEPARTMENT

Zone: SALEM
Guideline Village: THOKKAVADI
Revenue District: NAMAKKAL
Sub Registrar Office: THIRUCHENGODE
Revenue Village: THOKKAVADI
Revenue Taluka: TIRUCHENGODE

Sr.No.	Survey/Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date
1	145/2A1	804000/ Acre	1987000/ Hectare	Dry Maanavari Lands Type - I	19-May-2018

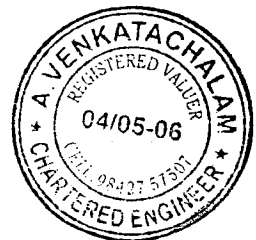


LOCATION MAP
(NOT TO SCALE)



PROPERTY AT:-

Name of Company : "M/s. THANGAVEL FABRICS PRIVATE LIMITED"
Name of Applicant : Mr. A. THANGAVEL, S/o. Mr. Arumuga Gounder.
S.F.No : 145/2A,
New S.F.No : 145/2A1,
Patta No : 3335,
Area : Palaiyapalayam Road,
Village : Thokkavadi Village & Panchayat,
Taluk : Tiruchengodu Taluk,
District : Namakkal District.



 VALUED PROPERTY

Google Maps 11°22'09.7"N 77°50'20.5"E

மதுராட்சி
மதுராட்சி
மதுராட்சி

GK Tex

St. Joseph's Rc
Church, Thokkavadi
செ. ஜோசப்ஸ்
செ. ஜோசப்ஸ்

Thokkavadi
Gram Panchayat
தோக்கவாடி
கிராமம்

Mp Auto Works
At Home Two Wheller...
எம்.பி. ஆட்டோ
வாகனங்கள்

Bala Murugar Temple
Linson
முருகர்...

Kagathalai Kali
Amman Temple...
காகத்தலை
காளி...

Mariamman Temple

Perumal Temple
செருமால்
செருமால்

Kaliyannan Temple
காளியன்மன்
காளியன்

Raja Siddha Hospital
ராஜா சித்த
மருத்துவமனை

Vinayakar Kovil
விநாயகர்
கோவில்

Lukshmi Vilas Bank
லக்ஷ்மி விலாஸ்
பேங்க்

Sengunthar Mills
Private Limited
செங்குந்தர்
மில்ஸ்...

Iyannar Bakery
ஐயனார்
பேக்கரி

TASMAC WINESHOP
Larson
வினேஷாப்

AVR chudi &
sarees collection

Vidyaa Vikas College
of Arts and Science...
வித்தியா
வித்யா...

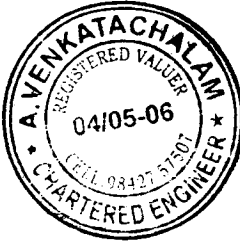
Muniyappan Temple
முனியப்பன்
தெய்வம்

SELVA VINAYAGAR
TEMPLE
செல்வா
விநாயகர்...

Sri matheswaran temple

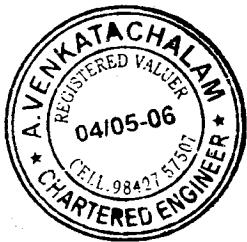
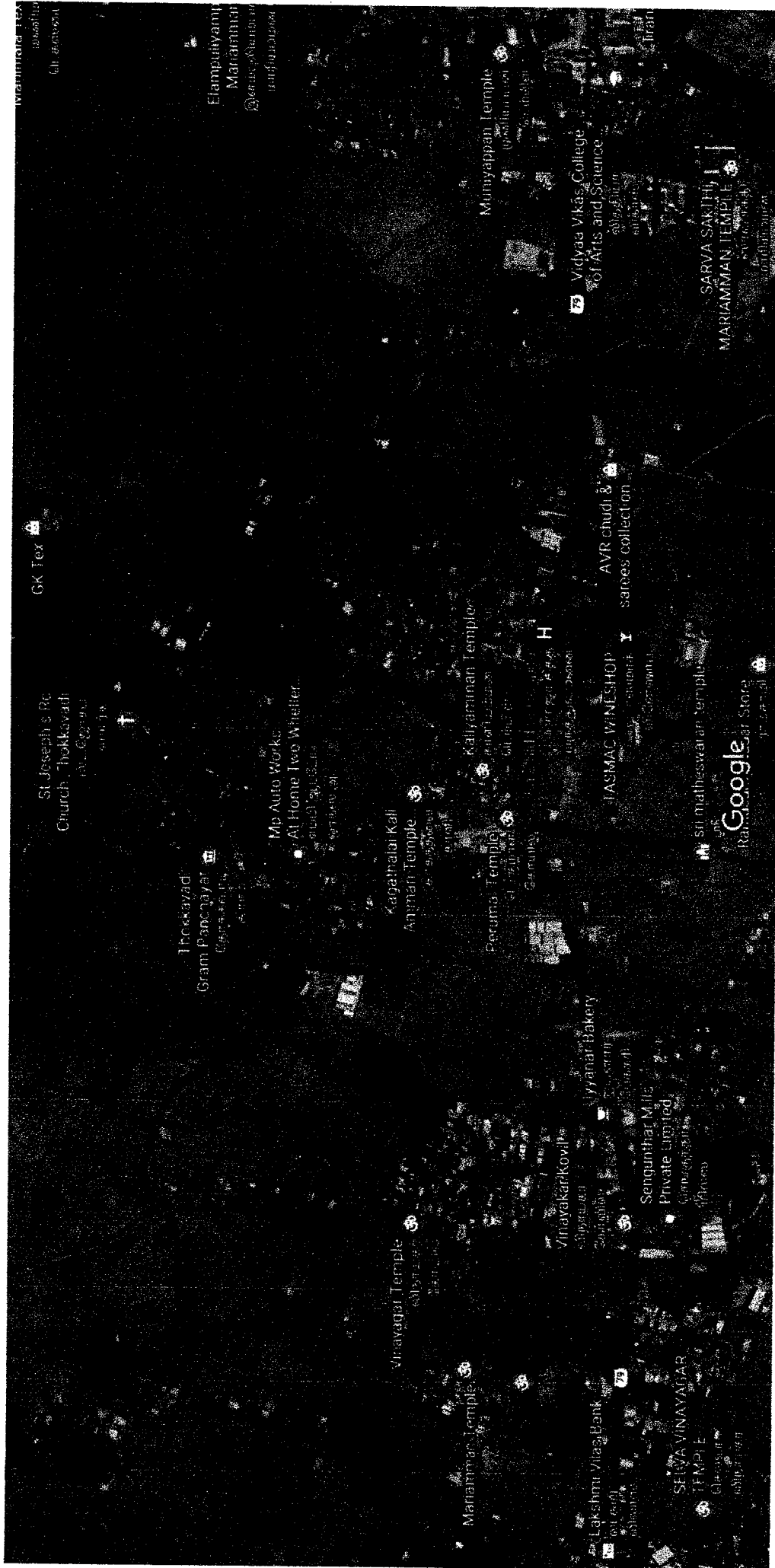
Google
Raj...
ராஜ...

SARVA SAKTHI
MARIAMMAN TEMPLE
சர்வ சக்தி
மாரியம்மன்...



Map data ©2020 200 m

Google Maps 11°22'09.7"N 77°50'20.5"E



Imagery ©2020 CNES / Airbus, Maxar Technologies, Map data ©2020 200 m

புள்ளி. நாமக்கல்

கிராமம் { எண் 30
பெயர். சோக்களா

புள்ளி. திருச்சிபுத்தூர்

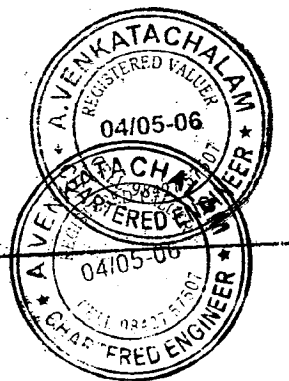
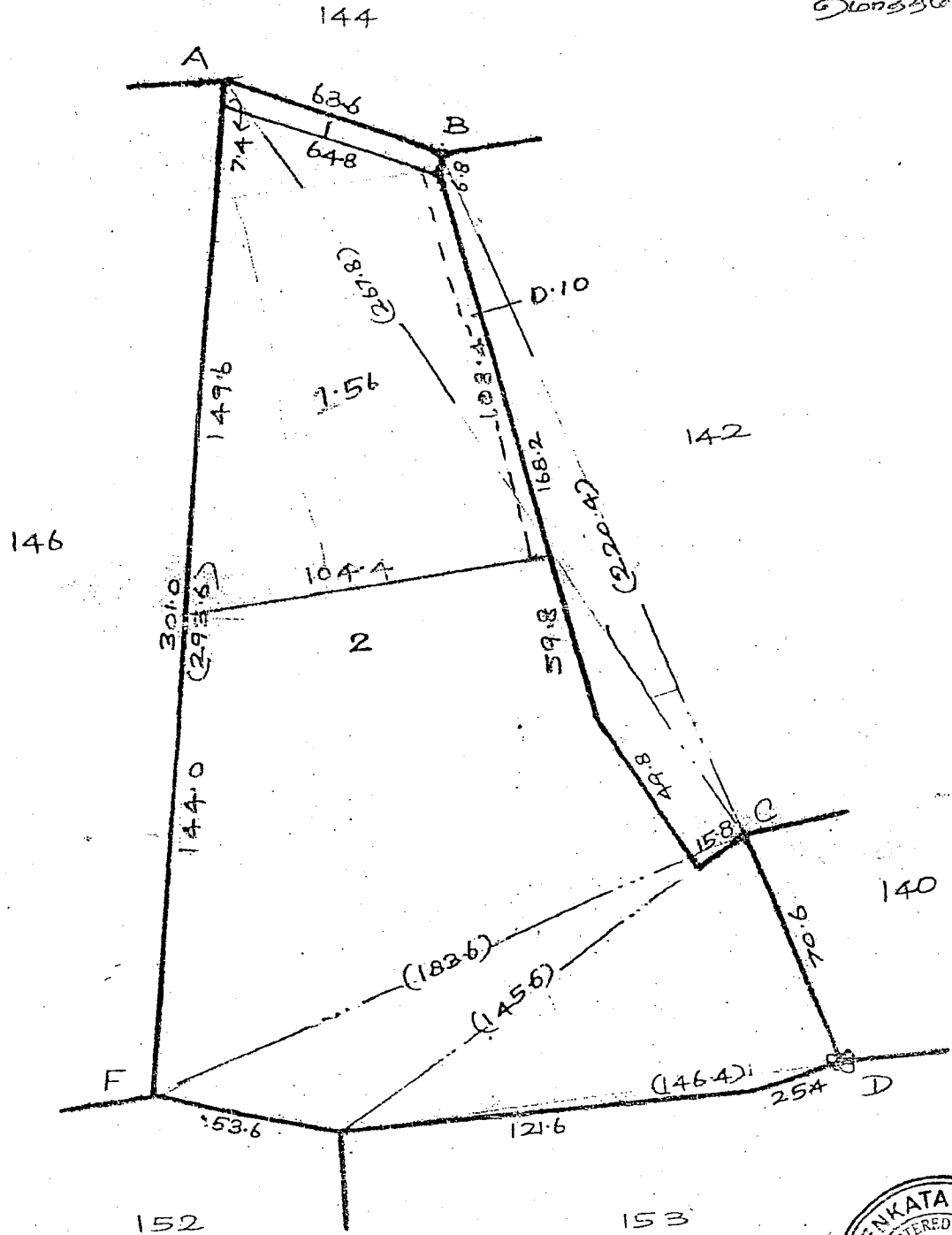
புல எண். 145

பரப்பு: செக்டர் 3.55.5 ஏர்.

21 ஏக்கர் 1.56

தலம் 0.10

மொத்தம் 1.66



அளவு. 1.19.18 2000.19.18