

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,
Govt. Registered Engineer Grade - I and Panel Valuer for Banks.
Registered Valuer Under the Companies Act.

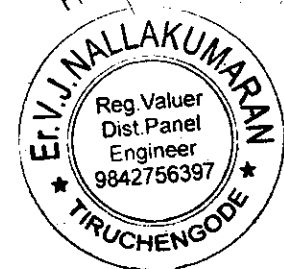
Ref :



Date.....

VALUATION CERTIFICATE

1.	Name of the Owner	:	THIRU T.SABAREESWARAN S/O THIRU K.THANGARAAJU
2.	Property at	:	S.F.No: 431/2C1, Site No: 128,129, Patta No: 8202, Balaji Nagar, Elanthakuttai Village & Panchayat, Kumarapalayam Taluk, Namakkal District.
3.	Date of Inspection	:	04.04.2022
4.	Reference	:	TAMILNAD MERCANTILE BANK LTD., Sankari Branch.
5.	Nature of the Land	:	Vacant House Site Property
6.	Total Market value of the property	:	Rs. 31,50,000.00 (Rupees Thirty One Lakhs & Fifty Thousands Only)
7.	Total Forced Value of the property	:	Rs. 25,20,000.00 (Rupees Twenty Five Lakhs & Twenty Thousands Only)
8.	Total Guide Line Value Of the property	:	Rs. 3,53,000.00 (Rupees Three Lakhs & Fifty Three Thousands Only)
9.	Guide line value Sheet	:	Enclosed Annexure - A.
10.	Location sketch of the property	:	Enclosed Annexure - B.
11.	Photos of the property	:	Enclosed Annexure - C.



ANNEXURE -1
Valuation of Properties

Date: 05.04.2022

I. GENERAL :

1	Branch to Which Valuation is made	:	TAMILNAD MERCANTILE BANK LTD., Sankari Branch.
2	Purpose of valuation	:	Bank purpose
3	Date of inspection to the property	:	04.04.2022
4	Date of valuation given	:	05.04.2022
5	Person accompanying at the time of visit to site	:	Mr. Jaisankar, Manager – TMB Ltd., Sankari Branch.

II. DESCRIPTION OF THE PROPERTY :

1	a. Owner of the property and Residential address	:	THIRU T.SABAREESWARAN S/O THIRU K.THANGARAAJU D.No:3/4, Kallukadai Medu, Thanneerpandalpalayam - 637 304. Cell: 94881 83381
	b. Property Address	:	S.F.No: 431/2C1, Site No: 128,129, Patta No: 8202, Balaji Nagar, Elanthakuttai Village & Panchayat, Kumarapalayam Taluk, Namakkal District.
	Since how long owing the property?	:	From 2016
	Whether joint/co-ownership, details	:	Single ownership
	In case of joint ownership, furnish the stake details of each owner. Whether it is undivided?	:	—
	Whether assessed under wealth tax? If so, whether it is undivided	:	Not Applicable
	What is the	:	
	a). Year of construction	:	Vacant House Site
	b). purchase price(Land)	:	Rs.2,10,000.00/-
	c). year of construction of the superstructure	:	—
	d). Year of completion	:	—
	e). Cost of construction	:	—

2	Brief description of the property valued	:	This Property is Consist of Vacant House Site Property
	Type of property: Agriculture/Industrial/Residential/ Commercial	:	Residential - Vacant Site
	Survey No	:	S.F.No: 431/2C1
	Locality	:	Balaji Nagar
	Village	:	Elanthakuttai
	Panchayat	:	Elanthakuttai
	Taluk	:	Kumarapalayam
	District	:	Namakkal
3	i). whether the property is a residential property, if so please state	:	Yes - Vacant Site
	a). whether the building is old or recently constructed	:	Not Applicable
	b). whether it is an independent house or plot	:	Independent Plot
	c). in case, it is a flat, the location of the flat (floor)	:	No
	d).whether the documents were produced for verification	:	Yes, Xerox copy of Sale Deed No: 3741/2016, Dated: 06.06.2016
	ii). If the property is commercial property state	:	No
	a) Whether it is a own office or commercial one	:	—
	b). whether building is constructed as per approved plan	:	No Building
	c). if any variation is noted please specify	:	Not Applicable
	d). whether plan is issued by competitive authority	:	No
4	Boundaries of the property	:	Site No: 128 (As Per Deed)
	North of	:	Site No: 129
	South of	:	Site No: 127
	East of	:	Malaisamy Vagaira Land
	West of	:	30' wide North South Common Road
			(As Per Actual)
	North of	:	Site No: 129
	South of	:	Site No: 127 - Vacant Site
	East of	:	Vacant Land
	West of	:	30' wide North South Common Tar Road

		:	Site No: 129 (As Per Deed)
	North of	:	Site No: 130
	South of	:	Site No: 128
	East of	:	Malaisamy Vagaira Property
	West of	:	30' wide North South Common Road
		:	(As Per Actual)
	North of	:	Site No: 130 - RCC House
	South of	:	Site No: 128
	East of	:	Vacant Land
	West of	:	30' wide North South Common Tar Road
	Dimensions of the property	:	(As per Deed & Actual)
		:	Site No: 128
		:	North : 70'0" South : 70'0"
		:	East : 30'0" West : 30'0"
	Extent of Site	:	2100.00 Sq.ft
		:	Site No: 129
		:	North : 70'0" South : 70'0"
		:	East : 30'0" West : 30'0"
	Extent of Site	:	2100.00 Sq.ft
	Total Area of the Site	:	2100.00 + 2100.00 = 4200.00 Sq.ft
	If any variation is noticed please specify the detail	:	No
5	Distance from Branch	:	At about 13.4 Km from TMB Ltd., Sankari Branch.
6	Documents referred for perusal of ownership(copy of registered sale deed, Encumbrance certificate etc)	:	Xerox copy of Sale Deed No: 3741/2016, Dated: 06.06.2016
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	:	---
9	Property is presently occupied by	:	
	a). Owner	:	Owner Occupied
	b). Tenant	:	No
	c). Both	:	No
	d). Vacant	:	No

10	If occupied by tenant a). Gross monthly Rent b). Rent Advance	: : :	Not Applicable Not Applicable Not Applicable
11	Whether the property was Valued early? If so	:	No
	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)	: : : : : : : : : : :	-- -- -- -- -- -- -- -- -- --
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?	: :	Reasonable difference is there —
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 Not Applicable

III. LAND

1	Extent of the Land(in sq. ft/Cents)		
	a). As the Title Deed	:	4200.00 Sq.ft
	b). As per the site Measurement	:	4200.00 Sq.ft
2	Site Dimension		
	a). As per Document	:	<u>(As per Deed & Actual)</u>
	b). As per Actual	:	<u>Site No: 128</u>
			North : 70'0" South : 70'0"
			East : 30'0" West : 30'0"
	Extent of Site	:	2100.00 Sq.ft
		:	<u>Site No: 129</u>
			North : 70'0" South : 70'0"

	c). Out of total Land left for Road formation	:	No
	d). Is the land, whole or part is notified for acquisition by govt./state body? If so, furnish the details	:	Nil
3	If they property is an agriculture land, state		
	a). Whether dry or Wet land	:	Nil
	b). Irrigation facility or rain fed	:	Nil
	c). Type of crop grown at the time of visit	:	Nil
	d). Annual yield/previous years output	:	Nil
4	Usage of Land		
	a). As per Sub-register office	:	Residential Class I Type - III
	b). Actual Usage	:	Vacant House Site
	c). As per revenue records	:	Residential Class I Type - III
5	Type of Land		
	Wet/Dry/Residential/industry/Commercial/Quarry/mine/others(specify)	:	Vacant House Site
6	Level and shape of the land	:	Level & Rectangular Shape
7	Guideline value (copy of downloaded report from Re.Net should be enclosed)	:	Rs.84.00/ Sq.ft
8	a). Remarks about Accessibility and Road approach to the site	:	30' wide North South Common Tar Road
	b). Water Availability	:	Not Available
9	a). Whether falls under land	:	Not Applicable
	b). Whether Land or Part There of notified Details about lease period	:	No
	c).Free hold/lease hold (if they hold details about lease period)	:	Free - hold
10	a) Land Mark to the location	:	Refer Google map
	b)Nearest bus stop	:	Latitude:11.398083, Longitude: 77.788543
	c) Nearest railway Station	:	1 km Veppadai Bus Stop
	d)Recent developments near to the site	:	5 km from Anangur R.S.
		:	Developing Area
11	a). other infrastructure	:	Not Available
	b). possibility of frequent flooding	:	Not Applicable
	c). proximity to civil amenities	:	Nearby Available
	d). whether the land or part there of notified for acquirements	:	Not Applicable
	e). whether free access in there or land locked	:	Free Access Available
12	Prevailing Market value	:	Rs.750.00 per Sq.ft


VII.ABSTRACT MARKET VALUE :

1	LAND VALUE	:	Rs. 31,50,000.00
2	BUILDINGS, SERVICES & OTHER AMENITIES	:	---
3	TOTAL MARKET VALUE	:	Rs. 31,50,000.00
4	GUIDE LINE VALUE OF THE PROPERTY	:	Rs. 3,53,000.00
5	FORCED SALE VALUE (80%) / DISTRESSED SALE VALUE	:	Rs. 25,20,000.00

Place : Sankari

Date : 05.04.2022

Signature of the valuer


Er. V.J.NALLAKUMARAN,
B.E., A.M.I.E., F.I.V., C.Engg(I), M.Sc., (RV).,
Chartered Civil Engineer, District Panel Engineer (Class 1A)
Registered Valuer for Income Tax & Wealth Tax, (02-14-15) Govt of India,
Govt. Registered Engineer Grade-I and Panel Valuer For Banks,
84, Dr.T.G.N. Complex, 1st, Floor West Car Street,
TIRUCHENGODE - 637 211. Namakkal District.
Cell: 98427 56397, 63801 91927.

CERTIFICATE :

- 1) I have personally inspected the property on 04.04.2022 in the presence of Thiru T.Sabareeswaran (Owner).
- 2) The valuation work was undertaken based upon the request from Tamilnad Mercantile Bank, Sankari 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 Is Rs.31,50,000.00
- 4) The relevant document for the subject property in the opinion of the valuer is the Xerox copy of Sale Deed No: 3741/2016, Dated: 06.06.2016
- 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. General point No.2
- 6) In this report, my opinion is prepared based on the documents provided, inspected in the presence of the owner / their representative and the availed information. If the Bankers find any fraudulent in documents, ownership, enjoyment, identification & location, then please verify & clarify with the concerned authorities.


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 04.04.2022
- 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 : Sankari

Signature of the valuer

Date : 05.04.2022


Er. V.J.NALLAKUMARAN,
B.E., A.M.I.E., F.I.V., C.Engg(I), M.Sc., (RV).,
Chartered Civil Engineer, District Panel Engineer (Class 1A)
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TIRUCHENGODE - 637 211. Namakkal District.
Cell: 98427 56397, 63801 91927.

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.



பதிவுத்துறை
REGISTRATION DEPARTMENT



For Complaints and
Clarifications, please
contact:
9498452110 /
9498452120 /
9498452130
(Monday to Friday 10
AM to 5.45 PM,
excluding Government
holidays)

For queries related
to software, please
contact:
1800 102 5174
(Monday to Friday 8 AM
to 8 PM, Saturday 10
AM to 5 PM excluding
Government holidays)



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Guideline Search

Search Criteria :

Zone:	SALEM	Sub Registrar	KUMARAPALAYAM
Guideline Village:	ELANTHAKUTTAI	Office:	
Revenue District:	NAMAKKAL	Revenue	ELANTHAKUTTAI
Street/Survey	431	Village:	
Number:		Revenue	KUMARAPALAYAM
		Taluka:	

16 items found, displaying 1 to 10.

[First/Prev] 1, 2 [Next/Last]

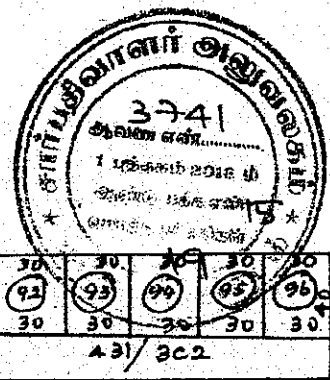
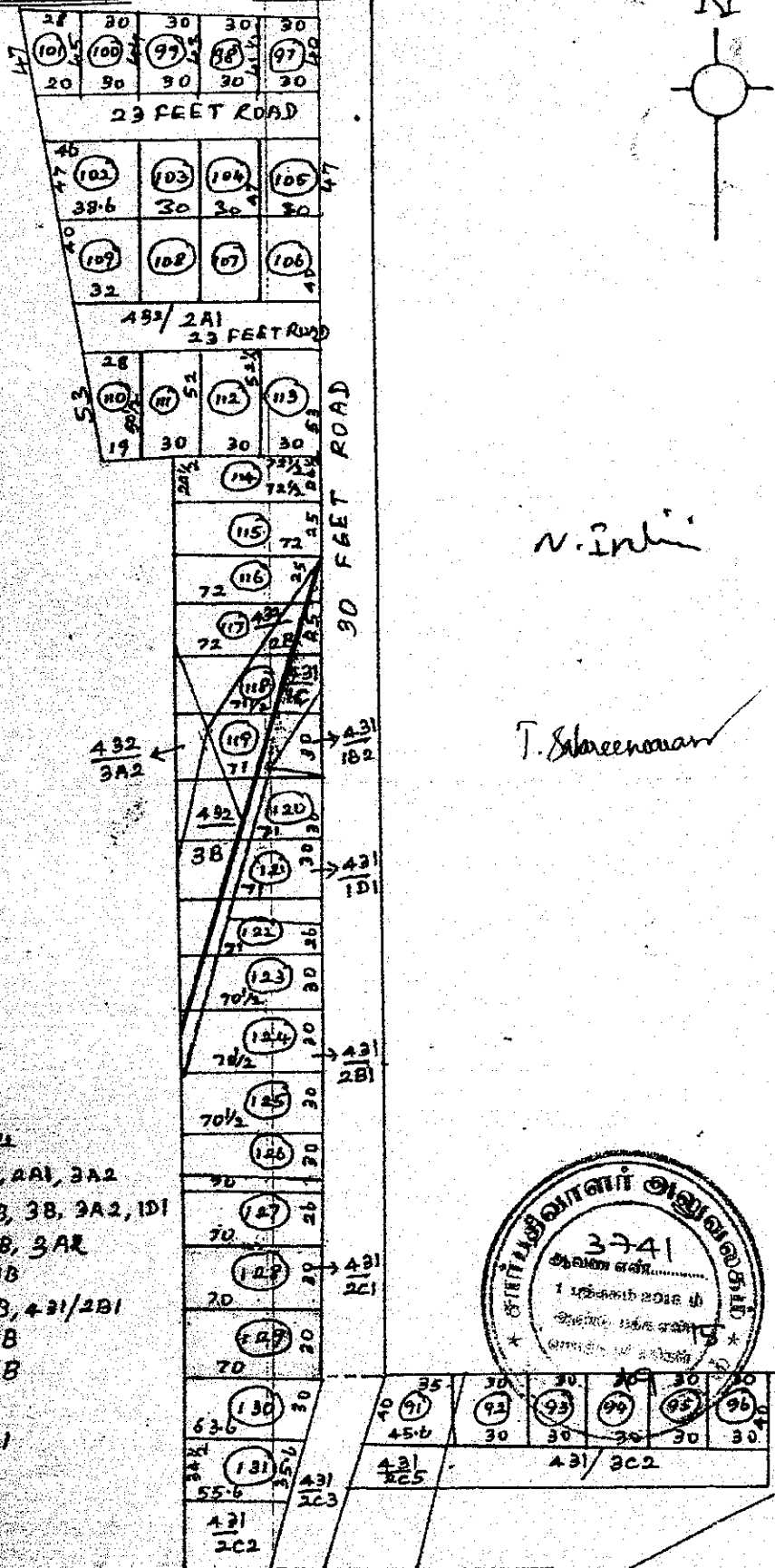
Sr.No.	Survey/Subdivision No.	Guideline Value () (British Value)	Guideline Value () (Metric Value)	Land Classification	Effective Start Date
1	431/1A	60/ Square Feet	650/ Square Metre	Residential Class II Type - I	09-Jun-2017
2	431/1B2	84/ Square Feet	905/ Square Metre	Residential Class I Type - III	09-Jun-2017
3	431/1D1	84/ Square Feet	905/ Square Metre	Residential Class I Type - III	09-Jun-2017
4	431/1D2	84/ Square Feet	905/ Square Metre	Residential Class I Type - III	09-Jun-2017
5	431/2A	84/ Square Feet	905/ Square Metre	Residential Class I Type - III	09-Jun-2017
6	431/2B1	84/ Square Feet	905/ Square Metre	Residential Class I Type - III	09-Jun-2017
7	431/2B2	84/ Square Feet	905/ Square Metre	Residential Class I Type - III	09-Jun-2017
8	431/2C1	84/ Square Feet	905/ Square Metre	Residential Class I Type - III	09-Jun-2017
9	431/2C2	84/ Square Feet	905/ Square Metre	Residential Class I Type - III	09-Jun-2017
10	431/2C3	84/ Square Feet	905/ Square Metre	Residential Class I Type - III	09-Jun-2017

17. 74000000 ഗവണ്മെന്റ്, തൃശ്ശൂർ ജില്ലാ ഓഫീസ്, ടി. സെന്റർ ഓഫീസ്, കിഴക്കൻ

431/1C, 1B2, 1D1, 2B1, 2C1, 2C3, 2C5, 3C2, 432/2A1, 2B, 3A2, 3B, തിരുവനന്തപുരം

അടങ്കൻ പട്ടിക "ഗവണ്മെന്റ്" ന്റെ ഉടമസ്ഥതയിൽ ഉള്ള സ്ഥലം

ക്രമ നമ്പർ	പ്ലോട്ട് നമ്പർ	സ്ക്വയർ മീറ്റർ
91	431/2C5, 3C2	1610
92	431/2C5, 3C2	1200
93	431/3C2	1200
94	431/3C2	1200
95	431/3C2	1200
96	431/3C2	1200
97	432/2A1	1223
98	432/2A1	1267
99	432/2A1	1305
100	432/2A1	1335
101	432/2A1	1104
102	432/2A1	1986
103	432/2A1	1410
104	432/2A1	1410
105	432/2A1	1410
106	432/2A1	1200
107	432/2A1	1200
108	432/2A1	1200
109	432/2A1	1410
110	432/2A1	1216
111	432/2A1	1537
112	432/2A1	1567
113	432/2A1	1582
114	432/2A1	1775
115	432/2A1	1806
116	431/1C, 432/2B1, 2B	1800
117	431/1C, 432/2B1, 2B	1800
118	431/1C, 432/2B1, 2B	2152
119	431/1B2, 1C, 432/2B, 3B, 3A2, 1D1	2137
120	431/1D1, 1C, 432/3B, 3A2	2130
121	431/1D1, 1C, 432/3B	2130
122	431/1D1, 1C, 432/3B, 431/2B1	1846
123	431/2B1, 1C, 432/3B	2122
124	431/2B1, 1C, 432/3B	2115
125	431/2B1	2115
126	431/2B1	2107
127	431/2C1	1820
128	431/2C1	2100
129	431/2C1	2100
130	431/2C1	2102
131	431/2C1	2082





தமிழக அரசு

வருவாய்த் துறை

நில உரிமை விபரங்கள் : இ. எண் 10(1) பிரிவு

மாவட்டம் : நாமக்கல்

வட்டம் : குமாரபாளையம்

வருவாய் கிராமம் : எலந்தகுட்டை

பட்டா எண் : 8202

உரிமையாளர்கள் பெயர்

1.	நடேசன்	கணவன்	இந்திராணி	
2.	தனபால்	தந்தை	பாஸ்கர்	
3.	மாதையன்	கணவன்	பரிமளம்	
4.	ராஜாகவுண்டர்	தந்தை	ராஜேஷ்	
5.	தங்கராஜ்	தந்தை	சபர் ஷ்வரன்	
6.	ராஜாக்கவுண்டர்	தந்தை	ராஜேஷ்கண்ணன்	

புல எண்	உட்பிரிவு	புன்செய்		நன்செய்		மற்றவை		குறிப்புகள்
		பரப்பு	தீர்வை	பரப்பு	தீர்வை	பரப்பு	தீர்வை	
		ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	
431	2C1	0 - 10.00	0.39	--	--	--	--	2018/0103/09/086254-625/8A1422 -- 31-03-2018
		0 - 10.00	0.39					

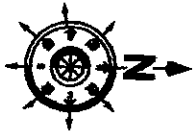
குறிப்பு2 :



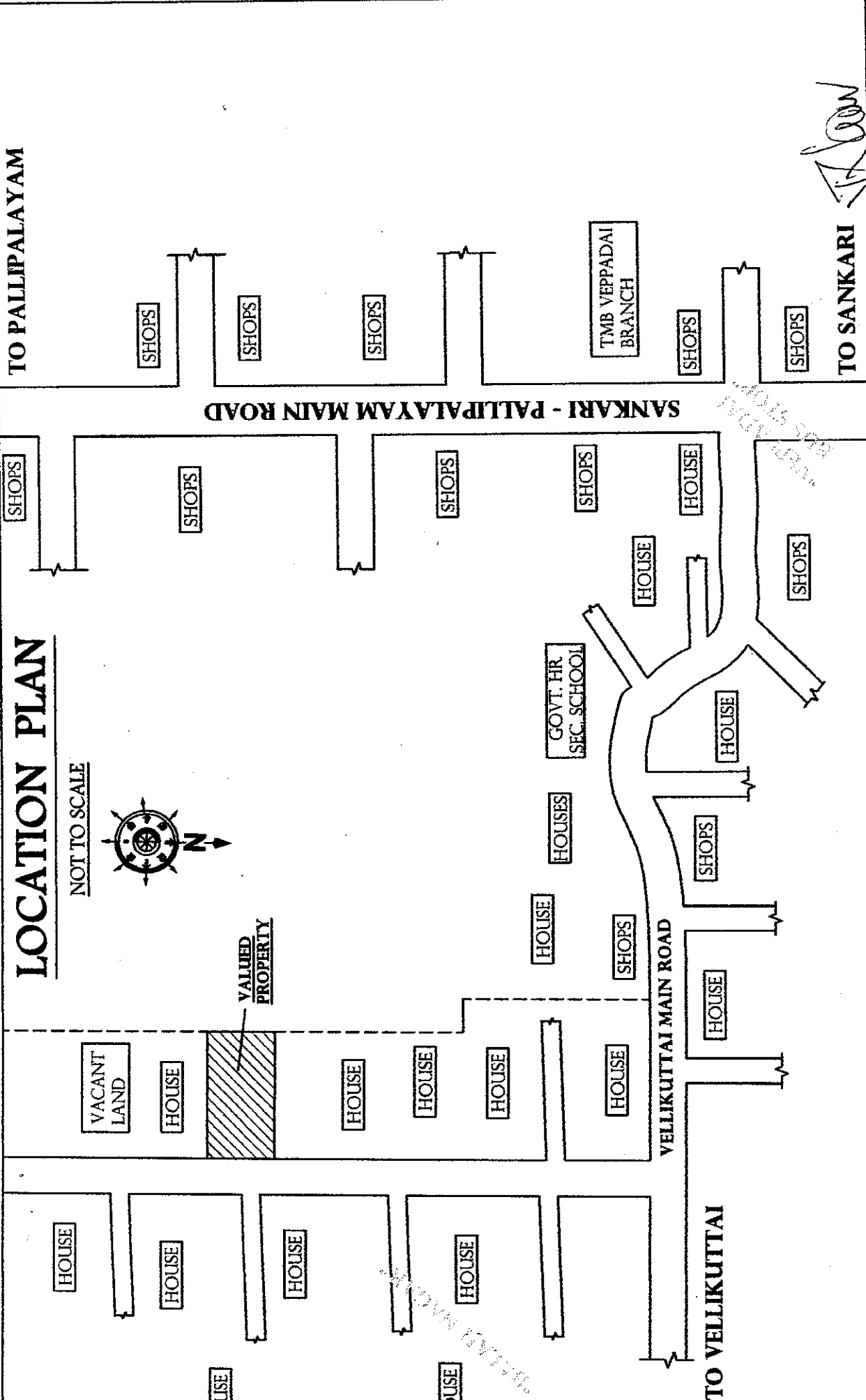
- மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் <https://eservices.tn.gov.in> என்ற இணைய தளத்தில் 09/07/008/08202/100892 என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
- இத் தகவல்கள் 05-04-2022 அன்று 11:02:16 AM நேரத்தில் அச்சடிக்கப்பட்டது.
- கைப்பேசி கேமராவின் 2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

LOCATION PLAN

NOT TO SCALE



VALUED
PROPERTY



PROPERTY AT:

No: 431/2C1, Site No: 128,129,
a No: 8202, Balaji Nagar,
thakuttai Village & Panchayat,
narapalayam Taluk,
nakkal District.

OWNER NAME:

THIRU T.SABAREESWARAN
S/O THIRU K.THANGARAAJU

ER.VJNALLAKUMARAN,
REGISTERED VALUER.

EXTENT OF SITE
4200.00 SQ.FT



