

VALUATION CERTIFICATE

Name of the Owner	:	THIRU D.KANNAN S/O THIRU DURAI
Property at	:	D.No:1A,R,T.S.No:14/15,Old S.F.No:58/2A, Ward – G, Block-8,Salem Main Road, Gate Kadai,Chinnamanali Village, Idappadi Taluk, Salem District - 638111.
Date of Inspection	:	12.02.2020
Reference	:	TAMILNAD MERCANTILE BANK LTD., Idappadi Branch.
Nature of the Land	:	Commercial Building Property
Total Market value of the property	:	Rs.1,55,07,000.00 (Rupees One Crore Fifty Five Lakhs & Seven Thousands Only)
Total Forced Value of the property	:	Rs. 1,24,00,000.00 (Rupees One Crore & Twenty Four Lakhs Only)
Total Guide Line Value Of the property	:	Rs. 17,49,000.00 (Rupees Seventeen Lakhs & Forty Nine Thousands Only)
Guide line value Sheet	:	Enclosed Annexure – A.
Google Map of the property	:	Enclosed Annexure – B.
Photos of the property	:	Enclosed Annexure – C.



Date: 13.02.2020

GENERAL :

Branch to Which Valuation is made	:	TAMILNAD MERCANTILE BANK LTD., Idappadi Branch.
Purpose of valuation	:	Bank purpose
Date of inspection to the property	:	12.02.2020
Date of valuation given	:	13.02.2020
Person accompanying at the time of visit to site	:	Thiru Selvaganesh - TMB, Idappadi Branch.

DESCRIPTION OF THE PROPERTY:

a. Owner of the property and Residential address	:	THIRU D.KANNAN S/O THIRU DURAI D.No: 4/320, Salem Main road Gate Kadai Bus stop, Idappadi Taluk, Salem District - 638111.
b. Property Address	:	D.No: 1A, R, T.S.No: 14/15, Old S.F.No: 58/2A, Ward - G, Block-8, Salem Main Road, Gate Kadai, Chinnamanali Village, Idappadi Taluk, Salem District - 638111.
Since how long owning the property?	:	From 2016
Whether joint/co-ownership, details	:	Single Ownership
In case of joint ownership, furnish the share details of each owner. Whether it is undivided?	:	No
Whether assessed under wealth tax? If so, whether it is undivided	:	Not Applicable
What is the	:	
c). Year of construction	:	2015
d). purchase price(Land)	:	---
e). year of construction of the superstructure	:	Refer Building Calculation Table
f). Year of completion	:	Refer Building Calculation Table
g). Cost of construction	:	---

Brief description of the property valued	:	This Property Consists of G.I Sheet Roof Commercial Building Property															
Type of property: Agriculture/Industrial/Residential/Commercial	:	Commercial															
Survey No	:	T.S.No:14/15, Old S.F.No:58/2A,															
Locality	:	Salem Main Road, Gate Kadai															
Village	:	Chinnamanali Village															
Panchayat	:	Idappadi Municipality															
Taluk	:	Idappadi Taluk															
District	:	Salem District - 638111															
i). whether the property is a residential property, if so please state	:	No															
a). whether the building is old or recently constructed	:	Old															
b). whether it is an independent house or plot	:	---															
c). in case, it is a flat, the location of the flat(floor)	:	Not Applicable															
d). whether the documents were produced for verification	:	Yes, Xerox Copy of the Legal Opinion Issued by Advocate R.Arul Prakash, Dated: 03.05.2018															
ii). If the property is commercial property state	:	Yes															
a) Whether it is a own office or commercial one	:	No															
b). whether building is constructed as per approved plan	:	No Building Approval															
c). if any variation is noted please specify	:	Not Applicable															
d). whether plan is issued by competitive authority	:	Not Applicable															
Boundaries of the property	:																
As per Legal Opinion	:	As On Site															
North of	Thangavel Land	: Thangavel Land															
South of	East West Tar Road	: East West Magudachavadi Road															
East of	P.Kandasamy, C.Ramasamy & Manickam Land	: P.Kandasamy, C.Ramasamy & Manickam Land															
West of	20' wide North South Road	: 20' wide North South Road															
Extent of Site	:	12406.00Sq.Ft (or) 28.50 Cents															
Dimensions of the property	:	<table> <tr> <th></th><th>As per Legal</th><th>As On Site</th></tr> <tr> <td>North</td><td>72'0"</td><td>72'0"</td></tr> <tr> <td>South</td><td>48'0"</td><td>48'0"</td></tr> <tr> <td>East</td><td>218'6"</td><td>218'6"</td></tr> <tr> <td>West</td><td>218'6"</td><td>218'6"</td></tr> </table>		As per Legal	As On Site	North	72'0"	72'0"	South	48'0"	48'0"	East	218'6"	218'6"	West	218'6"	218'6"
	As per Legal	As On Site															
North	72'0"	72'0"															
South	48'0"	48'0"															
East	218'6"	218'6"															
West	218'6"	218'6"															
Total Extent of Site	:	12406.00Sq.Ft (or) 28.50 Cents															
If any variation is noticed please specify the detail	:	Not Applicable															
Distance from Branch	:	At about 2.5 Km from TMB Ltd., Idappadi Branch.															

Documents referred for perusal of ownership(copy of registered sale deed, Encumbrance certificate etc)	:	Xerox Copy of the Legal Opinion Issued by Advocate R.Arul Prakash,Dated:03.05.2018		
Property Tax Receipt Referred:		D.No	Receipt No	Amount
		1A	046/022/00011	891.00
		Period 2018-2019		
		Receipt Name : D.Kannan		
Electricity Service Connection				
1). Consumer number	:	1881,1831		
2). Period	:	----		
3). In the name of	:	Thiru D.Kannan		
Property is presently occupied by				
1). Owner	:	Yes		
2). Tenant	:	No		
3). Both	:	No		
4). Vacant	:	No		
Property occupied by tenant				
1). Gross monthly Rent	:	---		
2). Rent Advance	:	---		
Whether the property was Valued early? If so	:	Yes		
Date of Earlier Valuation early? so	:	06.06.2018		
Name and address of the earlier valuer	:	Er.S.Ramalingam		
Whether valued by approved valuer	:	Yes		
1. Whether rates adopted are commensurate with rated adopted by the registers office? In case of wide variations please specify Reasons.	:	No		
2. Whether rates are based on Prevailing rates in the area.	:	Yes, Local Market Value by enquiring the local Person		
purpose of earlier valuation	:	To access the Present market value of the property for bank security		
Basis of valuation	:	Land & Building		
copy of the earlier valuation (to be enclosed)	:	No		
Whether the cost of land is commensurate with the guideline value?	:	No		
Whether the cost of construction is in line with prevailing rates in the area?	:	Yes		
Whether the building is insured? if	:	No		
The sum assured	:	Not Applicable		
Risk covered	:	Not Applicable		
Date of expiry of the insurance cover	:	Not Applicable		

Extent of the Land(in sq. ft/Cents)	:	12406.00Sq.Ft (or) 28.50 Cents
As the Title Deed	:	12406.00Sq.Ft (or) 28.50 Cents
As per the site Measurement	:	12406.00Sq.Ft (or) 28.50 Cents
Site Dimension		As per Legal As On Site
As per Document	:	North 72'0" 72'0"
As per Actual	:	South 48'0" 48'0"
		East 218'6" 218'6"
		West 218'6" 218'6"
Total Extent of Site	:	12406.00Sq.Ft (or) 28.50 Cents
Out of total Land left for Road formation	:	No
Is the land, whole or part is notified for acquisition by govt./state body? If yes, furnish the details	:	No
Is the property is an agriculture land, or not	:	No
Whether dry or Wet land	:	Not Applicable
Irrigation facility or rain fed	:	Not Applicable
Type of crop grown at the time of visit	:	Not Applicable
Annual yield/previous years output	:	Not Applicable
Use of Land	:	Residential Class II Type -II
As per Sub-register office	:	Commercial Building
Actual Usage	:	Residential Class II Type -II
As per revenue records	:	Residential Class II Type -II
Type of Land	:	Commercial
Wet/Dry/Residential/industry/Commercial/Quarry/mine/others(specify)	:	Almost Rectangular Shape
Level and shape of the land	:	Almost Rectangular Shape
Guideline value	:	Rs.141.00 Per Sq.ft
Copy of downloaded report from the Net should be enclosed)	:	(Copy Enclosed)
Remarks about Accessibility and Road approach to the site	:	Salem Main Road,
Water Availability	:	No
Whether falls under land	:	No
Whether Land or Part There of notified Details about lease period	:	No
Free hold/lease hold (if they hold)	:	Free - hold

other infrastructure	:	Available
possibility of frequent flooding	:	No
proximity to civil amenities	:	Available Nearby
whether the land or part there of identified for acquisitions	:	Not known
whether free access in there or land locked	:	Free Access Available
prevailing Market value	:	Rs.1250.00 / Sq.ft
value adopted	:	12406.00 Sq.ft x Rs.1250.00 / Sq.ft Rs.1,55,07,500.00 @ Say Rs.1,55,07,000.00
forced sale/ Distresses sale value land (80%)	:	Rs.1,24,00,000.00
guide line value of the property	:	12406.00 Sq.ft x Rs.141.00/Sq.ft Rs.17,49,246.00 @ Say Rs.17,49,000.00

BUILDING :

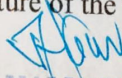
Typing Of Construction	:	
1. Load Bearing/Framed structure/R.C.C Roof/A.C.C Roofing	:	Load bearing structure
2. Foundation	:	R.R Masonry Wall footing
3. Basement And Height	:	5'.0" & 10'.0"
4. Super Structure	:	CR masonry walls, Bricks Masonry walls and Hollow block walls-Plastered
5. Flooring	:	Cement Flooring
Specifications Regarding	:	
1. Joineries	:	Steel doors & windows
2. Electrification Details	:	Open Line wiring with nominal fitting
3. Drinking Water	:	--
4. Bore well Water	:	Available
5. Sanitary Arrangements	:	Septic Tank Available
6. Quality / maintenance	:	Normal
Numbers Of Floors	:	Ground Floor Only
Extent Of Building	:	
1. As Per Approved Plan	:	Not Applicable
2. As Per Actual Measurement	:	Refer Building Calculation Table
3. Details Of Variation Noticed, If any and effect of the same on the valuation to be specifically mentioned	:	Not Applicable
4. Year of construction for each floor and age of the building	:	Refer Building Calculation Table
5. Residual life of the building	:	Refer Building Calculation Table
6. Class of Construction (Superior class/II class)	:	Normal
Rate adopted	:	Not Applicable
Less: Depreciation % of Value	:	Not Applicable
Present Market Value	:	Not Applicable
Present Written Down Value	:	

II. ABSTRACT MARKET VALUE :

1	LAND VALUE	:	Rs. 1,55,07,000.00
2	BUILDINGS, SERVICES & OTHER AMENITIES	:	No Building Approval. So, the Building Value is not Considered.
	TOTAL MARKET VALUE	:	Rs. 1,55,07,000.00
	GUIDE LINE VALUE OF THE PROPERTY	:	Land : Rs. 17,49,000.00 Building : --- Rs. 17,49,000.00
	FORCED SALE VALUE (80%) / DISTRESSED SALE VALUE	:	Rs. 1,24,00,000.00

: Idappadi
: 13.02.2020

Signature of the valuer


E. V. J. NALLAKUMARAN,
 B.E., A.M.I.E., F.I.V., C. Engg(I), M.Sc., (R.V.),
 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,
 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 12.02.2020 in the presence of
Thiru D. Kannan
- 2) The valuation work was undertaken based upon the request from
Tamilnad Mercantile Bank Ltd., Idappadi 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. 1,56,75,000.00
- 4) The relevant document for the subject property in the opinion of the valuer is the
Xerox Copy of the Legal Opinion Issued by Advocate R. Arul Prakash,
Dated: 03.05.2018
- 5) Value varies with purpose and date of valuation. This report is not to be referred if the
Purpose is different other than mentioned in I. General point No. 2

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 12.02.2020
- 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
- f) 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.

Place: Idappadi
Date: 13.02.2020

Signature of the valuer


E.V.J. NALLAKUMARAN,
B.E., A.M.I.E., F.I.V., C.Engg(I), M.Sc., (R.V.),
Chartered Civil Engineer, District Panel Engineer (Class 1A)
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Cell: 98427 56397, 63801 91927

Enclosures:

1. Copy of report on guideline value Downloaded from concerned reg.net
2. Google Map/Route Map with land mark point.
3. Photos of the property in different views.