

Er. A. Venkatachalam, M.E(Structural), M.Sc. (Real Estate Valuation), M.I.E., F.I.V.,
Cell : 98427 57507, 98427 33024
E-mail : arulmurugan.av@gmail.com

ARRUL ASSOCIATES,
No. 1, Paramathy Road,
Opp. Municipal Office,
Namakkal - 637 001.

☐ REGISTERED VALUER

☐ INCOME TAX & WEALTH
TAX VALUER

☐ CHARTERED ENGINEER

☒ APPROVED VALUER

☐ LICENCED BUILDING SURVEYOR

☐ DISTRICT PANEL ENGINEER CLASS-IA

PANEL VALUER

- ☒ AXIS BANK
☐ BANK OF INDIA
☐ CANARA BANK
☐ CITY UNION BANK
☐ CORPORATION BANK
☐ DHANLAXMI BANK
☐ INDIAN OVERSEAS BANK
☐ IDBI BANK
☐ KARUR VYSYA BANK
☒ KOTAK MAHINDRA BANK
☐ LAKSHMI VILAS BANK
☐ PALLAVAN GRAMA BANK
☐ REPCO BANK
☐ REPCO HOME FINANCE LTD
☐ STATE BANK OF INDIA
☐ SOUTH INDIAN BANK
☒ TAMILNADU MERCANTILE BANK
☐ UCO BANK

Ref : A/01/2019/AXIS/KPM Date : 28.11.2019

Applicant : (BUILDING)

1) Mr. K.K. VENKATESAN, S/o. Mr. M. Kandasamy

2) Mrs. V. CHITRA, W/o. Mr. K.K. Venkatesan

ADDRESS :

..... New Palipalayam Road,
..... Komarapalayam Agraharam Village,
..... Komarapalayam TK, Namakkal Dt.

PHONE :

☒ VALUATION REPORT

☐ STABILITY CERTIFICATE

☐ ESTIMATE

☐ DRAWINGS

☐ PROJECT REPORT

☐ SURVEY REPORT

To.



Borrower Name : K. Venkatesan
Contact no : 99429 11148
Adh : A. Venkatachalam

Ln. **Er. A. Venkatachalam** M.E(Structural),
M.Sc. (Real Estate Valuation), 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
No.1, Paramathy Road,
Opp. to Municipal Office,
Namakkal - 637 001.
Cell : 98427 - 57507
98427 - 33024

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 IMMOVABLE PROPERTIES

Date: 28.11.2019

Pursuant to the request from AXIS BANK, KOMARAPALAYAM the Property in Old S.F.No's: 107/1 (Part), 108/1 (Part), New T.S.No: 230 (Part), Ward-C, Block-17, Patta No: 11888 (Part), Municipal Ward No: 18, Door No's: 67/B4, B5, B6 at New Pallipalayam Road, Komarapalayam Agraharam Village, Komarapalayam Municipal Limit, Komarapalayam Tk, Namakkal Dt, which is owned by 1. Mr. K.K. VENKTATESAN, S/o. Mr. M. Kandasamy, 2. Mrs. V. CHITRA, W/o. Mr. K.K. Venkatesan, was inspected on 27.11.2019 for the purpose of assessing the present market value of the fixed assets in it.

The following documents were produced before me for Perusal.

1. Refer, Sale deed document at Komarapalayam SRO. Document No: 8311/2010,
Date: 13.12.2010.

Based upon the actual observations and also the particulars provided to me detailed valuation report has been prepared and furnished in the following Annexures I & II.

After giving careful consideration to the various important factors like the specification, the present condition, age, future life, replacement cost, depreciation, potential for marketability etc., as per the known principles of valuation. I am of the opinion that:

- The Open Market Value of the Property is : Rs. 1,73,13,000.00
- The Forced Sale Value of the Property is : Rs. 1,47,16,000.00
- The Guideline Value of the Property is : Rs. 16,93,000.00
(LAND ONLY)

It is declared that,

- I have inspected the property on 27.11.2019 in the presence of the property owner Mr. K.K. VENKATESAN.
- I have no direct or indirect interest in the valued.
- Further the information and other details given above/in the annexure are true to the best of my knowledge and belief.
- REGD. VALUER OF INSTITUTION OF VALUERS No: F: 12661
- REGD. VALUER UNDER SECTION 34AB OF WEALTH TAX ACT No: 04 / 05-06.
- THIS REPORT CONTAINS TWENTY (20) PAGES.

Place: Namakkal
Date : 28.11.2019

Signature of the Valuer

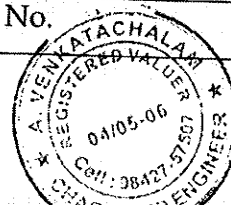
Er. A. VENKATACHALAM, M.E., M.I.E., F.I.V.,
CHARTERED ENGINEER, REGISTERED VALUER, 04/05-06
DISTRICT PANEL ENGINEER CLASS IA
APPROVED VALUER FOR BANKS,
ARRUL ASSOCIATES,
No.1, PARAMATHI ROAD, NAMAKKAL - 637 001

Bar Code:

VALUATION REPORT FOR NON-AGRI

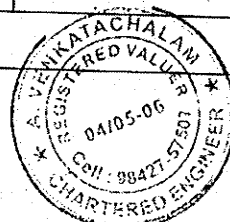
Report Initiated Bank	AXIS BANK	Name of Branch	KOMARAPALAYAM BRANCH
Name of Owner's	1. Mr. K.K. Venkatesan, S/o. Mr. Kandasamy. 2. Mrs. V. Chitra, W/o. Mr. K.K. Venkatesan.	Name of Customer's	1. Mr. K.K. Venkatesan, S/o. Mr. Kandasamy. 2. Mrs. V. Chitra, W/o. Mr. K.K. Venkatesan

DETAILS OF THE PROPERTY BEING VALUED			
Location of Property		Urban	
Documents Provided		Document Copy, Approval Blueprint Copy, Patta Copy, Property Tax Receipt & E.B. Receipt.	
Deed No. Dated & Deed Value		8311/2010, 13.12.2010 & Rs. 13,48,500/-	
S.F.No./T.S.No./Ward/ Block/Patta No./ Election Ward No./ Door No.	Old S.F.No's: 107/1 (Part), 108/1 (Part) New T.S.No: 230 (Part), Ward-C, Block-17, Patta No: 11888 (Part), Election Ward No: 18, Door No's: 67/B4, B5, B6	Road	Komarapalayam To Pallipalayam Road
Area	New Pallipalayam Road	Locality/Landmark:	Near Old KON Cinema Theater
Village/ Limit/Taluk	Komarapalayam Agraharam Village, Komarapalayam Municipal Limit, Komarapalayam Taluk,	District	Namakkal
State	Tamilnadu	Pin code	638 183
Distance from Area Office	200 Meter	Phone No.	99429 11148



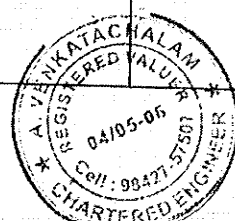
TYPE OF PROPERTY	
(A) Plot :	Residential
Level of land with topographical conditions	Leveled
Any construction observed on plot	RCC Roof Residential Building in Ground Floor Constructed
(B) Residential Property:	Independent House
Civic Amenities like school, hospital, market, etc.,	Available
(C) Commercial/Industrial Property:	NA
(D) Agricultural Land Property:	NA

ACCESSIBILITY/BOUNDARIES / OTHERS			
Availability of local transport		Bus, Auto	
Distance from Railway Station		17.0 Km from Junction (Erode)	
Does the approach road to the building is small and Large	Small	Will it be able to accommodate a fire extinguisher	Yes
Does the property falls under land locked area	No	Does the property falls in a community dominated area	No
Does the boundaries at site match, as mentioned in Documentation		Yes	
BOUNDARIES & DIMENSIONS (AS PER DOCUMENT)			
Boundary (as per document)			
North	15 ft wide East-West Common Road (T.S.No: 230)	South	16 ft wide East-West Common Road goes to Perumapalayam (T.S.No: 233)
East	T.S.No: 230-Applicant Other Property	West	South-North goes to Odai (T.S.No: 227)
Measurement (as per document -Tag-I - Triangle Shape)			
North	14'6"	South	0'0"
East	33'0"	West	36'0"
Extent = <u>239.25 Sq.Ft</u>			



Measurement (as per document -Tag-II)			
North	88'6"	South	88'6"
East	31'6"	West	33'0"
Extent = <u>2,854.1/8 Sq.Ft</u>			
Measurement (as per document -Tag-III)			
North	35'6"	South	35'6"
East	31'6"	West	31'6"
Extent = <u>1,118.25 Sq.Ft</u>			
Total Extent = 239.25 Sq.Ft + 2,854.125 Sq.Ft + 1,118.25 Sq.Ft = <u>4,211.62 Sq.Ft</u> ✓			
BOUNDARIES & DIMENSION (AS PER VERIFICATION) = AS PER ABOVE			
Class of locality		Middle Class	
Quality of Infrastructure in the vicinity		Normal	
Ownership Status of the Property		Free Hold	
Approved usage of property	Residential Building	Actual Usage of Property	Residential Building
Restrictive covenants in regards to Land Use (if any)		No	
Type of Structure		Framed Structure	
Occupancy Details		Self Occupied	

IF THE PROPERTY IS ON RENT			
Name of Tenant/Lease	Tenant	Number of Years in Tenancy	8 Years
Was There Any Resistance For Valuation	No	If Yes, From the Current Occupants	Tenant
Does Property Have Basic Amenities	Yes Electricity, Septic Tank, Sump, OHT, Tap Connection, Compound Wall & Gate etc.,	Development of Surrounding Area	Developing Area



APPROVED DETAILS			
Layout Approval Number : Not Approved			
Date of Approval	-----	Expiry Date	----
Building Approval Number: Yes, Approved The Commissioner, Komarapalayam Municipality ✓ Approval No: 22/2011 ✓			
Date of Approval	14.07.2011	Expiry Date	----
LAND DETAILS			
Area of Land (as per document)	4,211.62 Sq.Ft	Extent of Site	4,211.62 Sq.Ft
Area of Land (as per Approval Plan)	4,211.62 Sq.Ft	Extent of Site Considered for Valuation Purpose	4,211.62 Sq.Ft
CONSTRUCTION DETAILS			
Approval Area of the Land (In Sq.Ft)	4,211.62 Sq.Ft	Approved Built Up Area	
		Ground Floor Building	1,512.25 Sq.Ft
		Portico-Ground Floor	79.62 Sq.Ft
		Staircase-Ground Floor	69.87 Sq.Ft
		First Floor Building	1,035.00 Sq.Ft
Demarcation At Site		Yes	
FLOOR WISE BREAK UP AS FOLLOWS			
Flooring: Cement Flooring	As Per Approval	As per Site	As Per Considered
RCC Roof Residential Building-G.F (In Sq.Ft)	1,512.25 Sq.Ft	2,046.00 Sq.Ft	1,512.25 Sq.Ft
RCC Roof Portico-G.F (In Sq.Ft)	79.62 Sq.Ft	-----	79.62 Sq.Ft
RCC Roof Car Parking-G.F (In Sq.Ft)	----	1,969.50 Sq.Ft	----
RCC Roof Cantilever	----	124.00 Sq.Ft	----

1591.87

VENKATACHALAM
REGISTERED VALUER
64/05-06
Cell: 98427-57307
CHARTERED ENGINEER

4139.5

RCC Roof Staircase-G.F (In Sq.Ft)	69.87 Sq.Ft	72.00 Sq.Ft	69.87 Sq.Ft
RCC Roof Residential Building-F.F (In Sq.Ft)	1,035.00 Sq.Ft	----	----
Total Build Up Area (In Sq.Ft)	2,696.74 Sq.Ft	4,211.50 Sq.Ft	1,661.74 Sq.Ft
Total Carpet Area (In Sq.Ft)	1,716.50 Sq.Ft	----	1,015.50 Sq.Ft
Total Saleable area (in Sq.Ft)	2,696.74 Sq.Ft	4,211.50 Sq.Ft	1,661.74 Sq.Ft

Note:-

As per Approval Drawing the construction premises given by Ground & First Floor.

But now constructed by Ground Floor Only. Not Constructed for First Floor.

So, I Considered Ground Floor Only.

At the time of inspection, the building outer plastering work is in completed.

CURRENT USAGE

Ground Floor RCC Roof		RESIDENTIAL	
Whether the construction is as per approved building plan and /or local building bye laws:		YES WITH MINOR DEVIATION	
Details of Extra Construction		-----	
Quality of Construction		NORMAL	
Maintenance of the Property		NORMAL	
Current Life of the Structure	2014 (5 Years)	Project Life of the Structure	<u>55 Years</u>

VALUE OF THE PROPERTY DETAILS

LAND

GOVERNMENT GUIDELINE VALUE = 4,211.62 Sq.Ft X Rs. 402.00/Sq.Ft

= Rs. 16,93,000.00

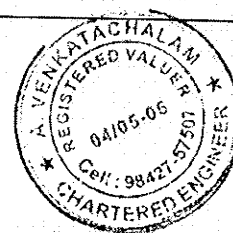
MARKET VALUE

= 4,211.62 Sq.Ft X Rs. 3,500.00/Sq.Ft

= Rs. 1,47,41,000.00

FORCED SALE VALUE (85%)

= Rs. 1,25,30,000.00



BUILDING (AS PER PLAN)

YEAR 2014 (5 YEARS)

GROUND FLOOR: CEMENT FLOORING

G. FLOOR RCC ROOF RESIDENTIAL = 1,512.25 Sq.Ft X Rs. 1,600.00/Sq.Ft = Rs. 24,19,600.00

DEPRECIATION 7.50% = Rs. 1,81,470.00

= Rs. 22,38,130.00

G. FLOOR RCC ROOF PORTICO = 79.62 Sq.Ft X Rs. 700.00/Sq.Ft = Rs. 55,735.00

DEPRECIATION 7.50% = Rs. 4,180.00

= Rs. 51,555.00

G. FLOOR RCC ROOF STAIRCASE = 69.87 Sq.Ft X Rs. 500.00/Sq.Ft = Rs. 34,935.00

DEPRECIATION 7.50% = Rs. 2,620.00

= Rs. 32,315.00

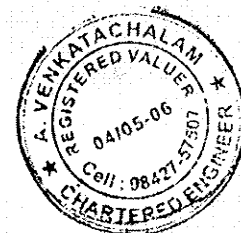
TOTAL BUILDING VALUE = Rs. 22,38,130.00 + Rs. 51,555.00 + Rs. 32,315.00

= Rs. 23,22,000.00 Say Rs. 23,22,000.00

SERVICES:

1. E.B. deposits, fittings etc.,	- Rs. 20,000.00
2. Septic Tank	- Rs. 40,000.00
3. Sump	- Rs. 50,000.00
4. Tap Connection	- Rs. 10,000.00
5. Bore well & Motor	- Rs. 80,000.00
6. OHT	- <u>Rs. 50,000.00</u>

Total Rs. 2,50,000.00



	Land	Building	Amenities	Total
Government Guideline Value	16,93,000.00	----	----	16,93,000.00
Market Value	1,47,41,000.00	23,22,000.00	2,50,000.00	1,73,13,000.00
Distressed / Forced Sale Value (85%)	1,25,29,850.00	19,73,700.00	2,12,500.00	1,47,16,000.00

REMARKS :

1. **Road access:** Road Access is available - Two Sides (15 ft & 16 ft Road)
2. **Demarcation of property being the Building:** Yes, Demarcation available for the Building

Undertaking:

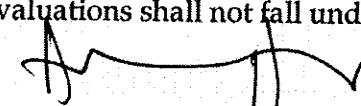
1. I have personally visited the property & identified the same based on the documents provided
2. I/We have no direct or indirect interest in the property being valued
3. The information furnished above is true and correct to my/our knowledge
4. I have not been penalized or convicted by any Bank/Financial institution/Government Department/PSU/Corporate
5. This valuation is prepared without any prejudice or bias to any person or institution
6. The value of land is taken into account by making due enquires in the locality and ascertaining the sales value of the properties in the locality
7. Any additions/alterations made to the property after the date of valuations shall not fall under the scope of this report

Date: 28.11.2019

ATTACHMENTS:

1. ROUTE MAP
2. PHOTOGRAPHIC VIEW
3. GUIDELINE VALUE

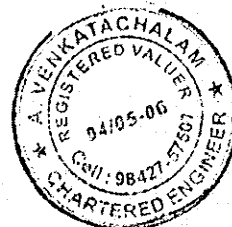
AUTHORIZED SIGNATORY


Dr. A. VENKATACHALAM, M.E., M.I.E., F.I.A.
 CHARTERED ENGINEER, REGISTERED VALUER, 04/05-06
 DISTRICT PANEL ENGINEER CLASS 1A
 APPROVED VALUER FOR BANKS,
 ARRUL ASSOCIATES,
 No. 1, PARAMATHI ROAD, NAMAKKAL-637 009
 Cell : 98427-57507, 98427-33024

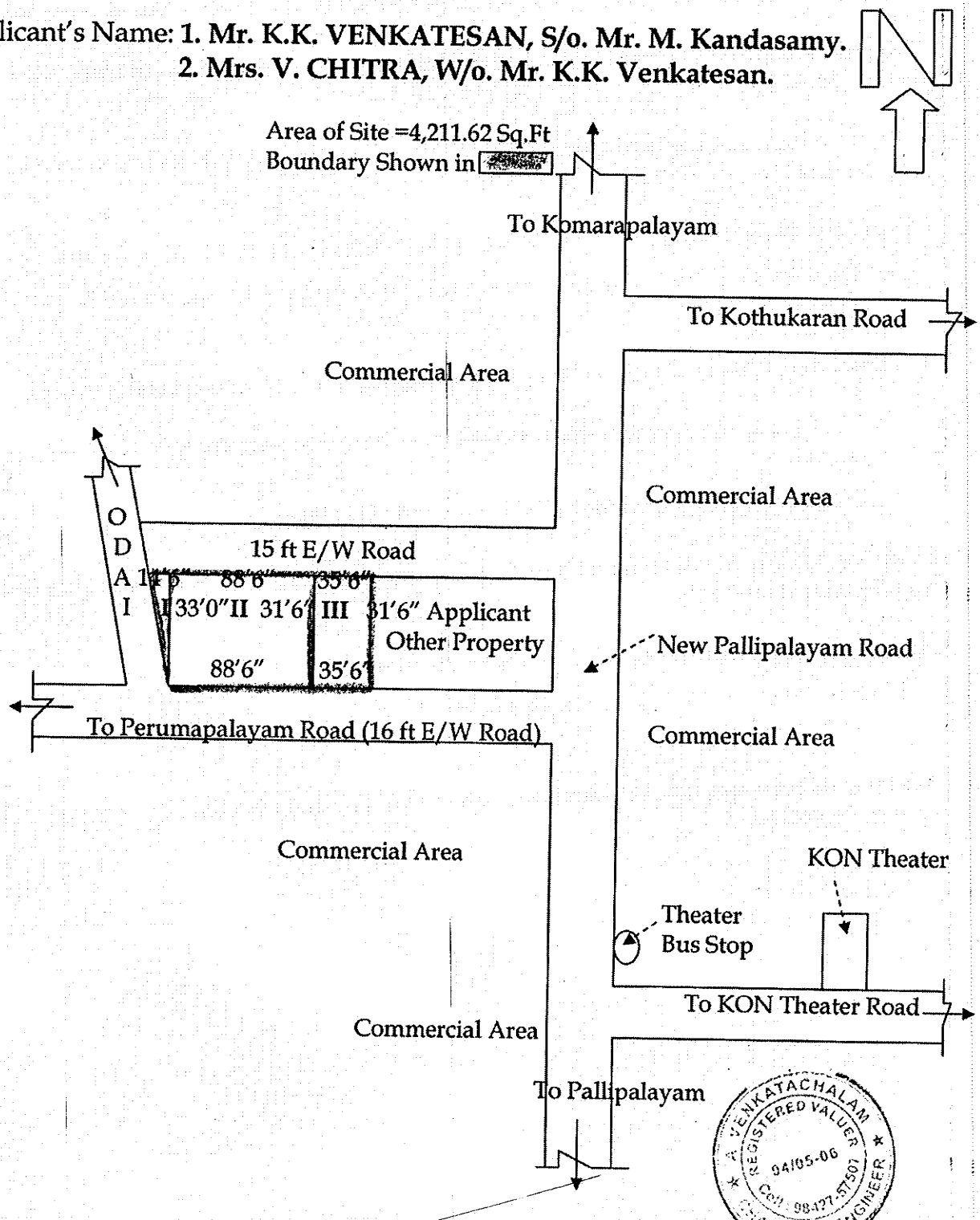
82,57,500/-

VALUATION REPORT CHECK-LIST

1. Full Names of all property owners are mentioned. Address of the property is mentioned and is same as latest title deed. Yes
2. Boundaries of the property are mentioned as per both, title deed and actual observations Yes
3. Clearly Mentioned that property has been identified by the borrower on his own based on the address Yes
4. Type of Property is Clearly Mentioned (Amongst Agricultural, Residential, Commercial, Industrial, etc.) Yes
5. If land, Clearly Mentioned whether the land is land locked plot or independent land
 - Only "Yes" or "No" should be mentioned. "Not Applicable" should not be mentioned here Yes
6. If Vacant Land, Clearly Mentioned that proper demarcation and fencing has been done Yes
7. If building, Clearly mentioned that construction has been done according to the building plan approval. Yes
 - If Yes, With Minor deviation should be clearly specified.
8. If building, Clearly Mentioned that building use/completion certificate has been obtained from competent authority. Yes
9. Clearly mentioned whether access to the property is available. Yes
 - Only "Yes" or "No" should be mentioned. "Not Applicable" should not be mentioned here.
10. Basis for arriving at government value has been mentioned and necessary documents have been enclosed. Yes



**Applicant's Name: 1. Mr. K.K. VENKATESAN, S/o. Mr. M. Kandasamy.
2. Mrs. V. CHITRA, W/o. Mr. K.K. Venkatesan.**



DISTRICT : NAMAKKAL

TALUK : TIRUCHENGODU

VILLAGE : KOMARAPALAYAMAGRAHAN

PYMASH No. 123B

T.S. No. 230 PART

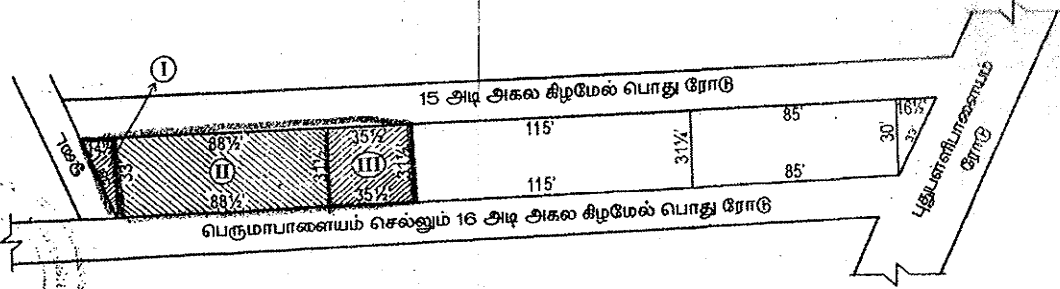
WARD : C

BLOCK : 17

TOTAL EXTENT : 4211 1/2 Sq. Ft.

N

தாக்கு - I	239 1/2 ச.அ.
தாக்கு - II	2854 1/2 ச.அ.
தாக்கு - III	1118 1/2 ச.அ.
	<u>4211 1/2 ச.அ.</u>



83/1
18
1/2

விற்பவர்

J. Ambrose Mary

வாங்குபவர்கள்

1. V. V. V.

2. V. V. V.

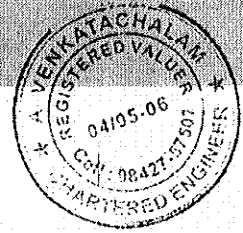




VENKATACHALAM
REGISTERED VALUER
105-06
98421-57801
REGISTERED ENGINEER



NEW PALLIPALAYAM ROAD



Zone: Salem
Guideline Village: Kumarapalayam Municipality
Revenue District: NAMAKKAL
Sub Registrar Office: Kumarapalayam
Revenue Village: KUMARAPALAYAM
Revenue Taluka: KUMARAPALAYAM

Sr. No.	Street Name	Guideline Value (British Value)	Guideline Value (Metric Value)	Land Classification
16	<u>PUTHU PALLIPALAYAM ROAD</u>	402/ Square Feet	4330/ Square Metre	Residential Special Type - I

