

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 : arrulassociatesppm@gmail.com



ARRUL ASSOCIATES
81/1D, Chairman Building,
Sankari Main Road, Ottamethai,
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 ♦ Dhanalaxmi Bank ♦ South Indian Bank

VALUATION OF VACANT LAND

REPORT ON VALUATION

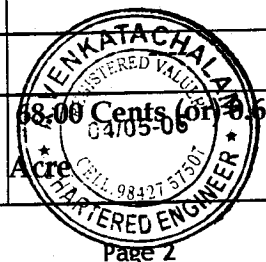
Ref. 05

Date: 12.11.2020

I. GENERAL

| | | | |
|----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|---|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. | Branch to which valuation is done | : | CANARA BANK, Park Road Branch Erode. |
| 2. | Name of the reported owner(s) and his/their address(es) with Phone No.(details of share of each owner in case of joint ownership) and address with phone number | : | "M/s. THANGAVEL FABRICS PRIVATE LIMITED" 01. Mr. A. THANGAVEL, S/o. Mr. Arumuga Gounder. 02. Mr. T. VIJAYARAGAVAN, 03. Mr. T. JAYACHANDRAN, S/o. Mr. A. Thangavel. Door No: 1.199, 1.199/1, Poolakkattur, Sankagiri Main Road, Pallipalayam Village & Post, Kumarapalayam Taluk, Namakkal District. Cell No: 98652 65000 |
| 3. | Purpose of Valuation | : | Bank in Credit Purpose |
| 4. | a. Date of Valuation b. Date of Inspection | : | 12.11.2020 10.11.2020 |
| 5. | List of documents produced for perusal i) Previous Report ii) Legal Opinion iii) Sale Deed Document | : | My Pervious Valuation Report Date: 05.09.2018 Refer to Xerox copy of Legal Opinion Given by Advocate Mr. L. Dakshinamoorthy, Date: 28.03.2013 ---- |
| 6. | Location of the property | : | |
| | Patta No. | : | Patta No: 780, 362 |
| | Name of Nagar/Layout | : | ---- |
| | S.F.No/T.S.No./R.S.No. | : | S.F.No: 244/16, 286/3, 286/4, |
| | Village / Block | : | Pallipalayam Agraharam Village & Panchayat, |

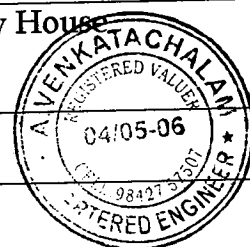
| | | | |
|----|----------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|
| | Taluk / Ward | Kumarapalayam Taluk | |
| | Mandal/District/Municipality/ Corporation | Namakkal District. | |
| | Postal Address of the Property with Pin Code | S.F.No: 214/16, 286/3, 286/4, Patta No: 780, 362, Therkupalayam, Pudur Road, Pallipalayam Agraharam Village, Kumarapalayam Taluk, Namakkal District. Pin Code: 638 008 | |
| 7. | Boundaries of the property (Item No: I) | : As per Document & Actual (Kaliyanur Village) S.F.No: 244/16 | |
| | North | : "B" Schedule Ramasamy Gounder Property | |
| | South | : Pallipalayam Agraharam Village Limit | |
| | East | : Pallipalayam Agraharam Village Limit | |
| | West | : S.F.No: 244/13 | |
| | Extent of Land | : 0.42 Acre (or) 42.00 Cents | |
| | Boundaries of the property (Item No: II) | : As per Document & Actual (Pallipalayam Agraharam Village) S.F.No: 286/3 | |
| | North | : "A" Schedule S.F.No: 286/2 | |
| | South | : 30 Links North South Common Pathway & "B" Schedule Ramasamy Gounder Property | |
| | East | : Nallayammal's Vagaiyara Property | |
| | West | : Kaliyanoor Village Limit | |
| | Extent of Land | : 0.20 Acre (or) 20.00 Cents | |
| | Boundaries of the property (Item No: II) | : As per Document & Actual (Pallipalayam Agraharam Village) S.F.No: 286/4 | |
| | North | : Panchayat Road | |
| | South | : "C" Schedule Thangavelu Vagaiyara Property | |
| | East | : "A" Schedule Nallayammal's Vagaiyara Property | |
| | West | : "B" Schedule Ramasamy Gounder's Property | |
| | Extent of Land | : 0.06 Acre (or) 6.00 Cents | |
| 8. | Dimensions of the site | : As per the Deed | : As per the Actual |
| | North | : ---- | : ---- |
| | South | : ---- | : ---- |
| | East | : ---- | : ---- |
| | West | : ---- | : ---- |
| | Extent | : 68.00 Cents (or) 0.68 Acre | : 68.00 Cents (or) 0.68 Acre |



| | | | |
|-----|-------------------------------------------------|---|---------------------------------------------------|
| 9. | Extent of the site | : | 42.00 + 20.00 + 6.00 = 68.00 Cents (or) 0.68 Acre |
| 10. | Extent of the Document considered for valuation | : | 0.68 Acre (or) 68.00 Cents (Document & Site) |

CHARACTERISTICS OF THE SITE:

| | | | |
|-----|-------------------------------------------------------------------------------------|---|--------------------------------------------------------------------------------|
| 1. | Character of locality | : | Residential Area |
| 2. | Classification of locality | : | Middle Class |
| 3. | Development of surrounding area | : | Residential Area |
| 4. | Possibility of frequent flooding | : | ---- |
| 5. | Accessibility to the civic amenities like school, hospitals, offices, markets, etc. | : | Near by |
| 6. | Level of land with topographical conditions | : | Level |
| 7. | Shape of land | : | Rectangular |
| 8. | Type of use to which it can be put | : | Vacant Land |
| 9. | Any usage restriction? | : | ---- |
| 10. | Tenure of Land | : | ---- |
| 11. | Plot is in town planning approved lay out? | : | ---- |
| 12. | Will there be any problem to get drawing approval at a later date | : | ---- |
| 13. | Corner plot or intermittent plot | : | Intermittent Plot |
| 14. | Ratio between the average depth and width | : | --- |
| 15. | Road facilities | : | Yes |
| 16. | Type of road available at present | : | Mud Road |
| 17. | Width of road - Is it below 20' or more than 20' | : | Above then 20'0" |
| 18. | Is it a land locked land? | : | ---- |
| 19. | Water potentiality | : | Not Available |
| 20. | Underground Sewerage Systems | : | Not Available |
| 21. | Power supply is available in the site | : | Not Available |
| 22. | Advantages of the site | : | 1) Near R.G. Spinning New House 2) Pudur Bus Stop 3) Sankagiri Main Road |
| 23. | Disadvantages of the site | : | ---- |

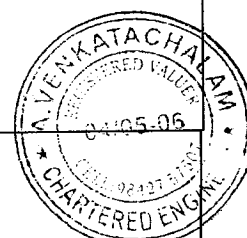


II. VALUATION

| | | | |
|------|---------------------------------------------------------------------------------------------------------------------------|---|----------------------------|
| A | Value by adopting GLR | | |
| i) | Guideline rate as obtained from the Registrar's office (an evidence thereof to be enclosed) | : | Rs. 5,36,000/- Acre |
| ii) | Value of land by adopting GLR (0.68 Acre X Rs. 5,36,000.00/ Acre) | : | Rs. 3,64,480/- |
| B. | Value by adopting PMR | | |
| i) | Prevailing market rate | : | Rs. 92,000.00/Cent |
| ii) | (Along with details/reference of atlas at two latest deals/transactions with respect to adjacent properties in the areas) | : | Rs. --- |
| iii) | Unit rate adopted in this valuation after considering the characteristics of the subject plot | | |
| | Value of land by adopting PMR (0.68 Acre X Rs. 92,000/- Cent) | : | Rs. 62,56,000/- |
| | | | Say Rs. 62.56 Lakhs |
| C | Extra items | | |
| i) | Compound wall / Fencing | : | Rs. --- |
| ii) | Deep bore with motor/open well | : | Rs. --- |
| iii) | Gate | : | Rs. --- |
| iv) | Power supply | : | Rs. --- |

A. Abstract Valuation

| Part | Description | Value of adopting | |
|------|----------------------------------------------|-------------------|-----------------|
| | | GLR Rs. | PMR Rs. |
| 1 | Land | Rs. 3,64,480/- | Rs. 62,56,000/- |
| 2 | Extra items | --- | --- |
| | Total | Rs. 3,64,480/- | Rs. 62,56,000/- |
| | Say | Rs. 3,64,000/- | Rs. 62,56,000/- |
| | Factors favouring for an additional value 1. | | |
| | 2. | | |
| | Add | (+) | |
| | Factors favouring for less value 1. | | |
| | 2. | | |
| | Less | (-) | |
| | Present Market Value | - | Rs. 62,56,000/- |



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 valuers 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. 62,56,000/- (Rupees Sixty Two Lakhs Fifty Six Thousands only). The book value of the above property as of is Rs. 3,64,000/- (Rupees Three Lakh Sixty Four Thousands only) and the distress value Rs. 50,05,000/- (Rupees Fifty Lakhs Five Thousand only).

Signature

(Name of the Branch Manager with Office Seal)

III. CERTIFICATE

1. It is hereby certified that in my opinion
 - i) the present market value of the property described in the report above by adopting the prevailing market rate
 - ii) for land is Rs. 62,56,000/- (Rupees Sixty Two Lakhs Fifty Six Thousands only)
 - iii) 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 ---. The relevant document for the subject property in the opinion of this valuer is the deed dated --- with Registration Number --- registered in the --- Registrar's Office ---
3. If this property is offered as security, the concerned financial institution is requested to verify the extent of land shown in this valuation report with respect to the legal opinion.
4. Value varies with the purpose and date of valuation. This report is not to be referred if the purpose is different other than mentioned in I(1).
5. The property was inspected on 10.11.2020. by in the presence of Mr. Thangavel
6. The legal aspects were not considered in this valuation.
7. This valuation work is undertaken by the valuer based upon the request from Applicant.
8. Any other details

Place : Pallipalayam

Date : 12.11.2020


Note : This report contains Pages

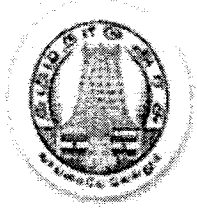
Enclosures: 1. Key plan showing the location of the property

2. Sketch of the plot with boundaries

3. Layout drawing if available

(Note: The valuer may add any number of additional sheets for providing any vital data and relevant information)


(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,
TITTHAI, PALLIPALAYAM - 638006.
CELL: 98427 57507, 98427 22200

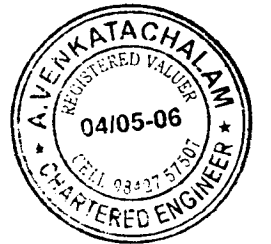


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REGISTRATION DEPARTMENT

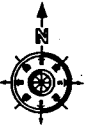
Zone: SALEM
Guideline Village: PALLIPALAYAM AGARAHARAM
Revenue District: NAMAKKAL
Sub Registrar Office: PALLIPALAYAM
Revenue Village: PALLIPALAYAM AGRAHARAM
Revenue Taluka: KUMARAPALAYAM

| Sr.No. | Survey/Subdivision No. | Guideline Value (₹) (British Value) | Guideline Value (₹) (Metric Value) | Land Classification | Effective Start Date |
|--------|------------------------|----------------------------------------|---------------------------------------|-------------------------|----------------------|
| 1 | <u>286/3</u> | 536000/ Acre | 1324000/ Hectare | Dry Special Type - I | 09-Jun- 2017 |
| 2 | <u>286/4</u> | 536000/ Acre | 1324000/ Hectare | Dry Special Type - I | 09-Jun- 2017 |



(NOT TO SCALE)

Valued Property  0.68 Acres



~~PWD Cannal~~

PWD Cannal

30'0" Road

90.0
Cents

30'0" Road

30'0" Road

Build

30'0" Road

30'0" Road

30'0" Road

Green Land
Avenue

Building

20'0" Road

80 Cents

PWD Cannal

Building

To Sankari Road

Building

Indane Gas Agency

Panchayat Road

**Alamaram
Bus Stop**

To Pallipalayam Road

Mariamman Kovil Road

**Madeshwaran
Kovil Bus Stop**

Mampalayam Road

PWD Canal

Mampalayam Road

PROPERTY AT:
Name of Company : "M/s. THANGAVEL FABRICS PRIVATE LIMITED"
Name of Applicant : 01. Mr. A. THANGAVEL, S/o. Mr. Arumuga Gounder.
 02. Mr. T. VIJAYARAGAVAN,
 03. Mr. T. JAYACHANDRAN, S/o. Mr. A. Thangavel.

R.S.F.No : 214/16, 286/3, 286/4,

Patta No : 780, 362,

Area : Therkupalayam, Pudur Road,

Village : Pallipalayam Agraharam Village,

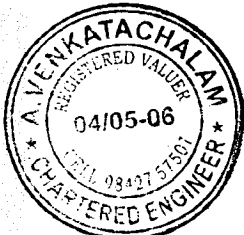
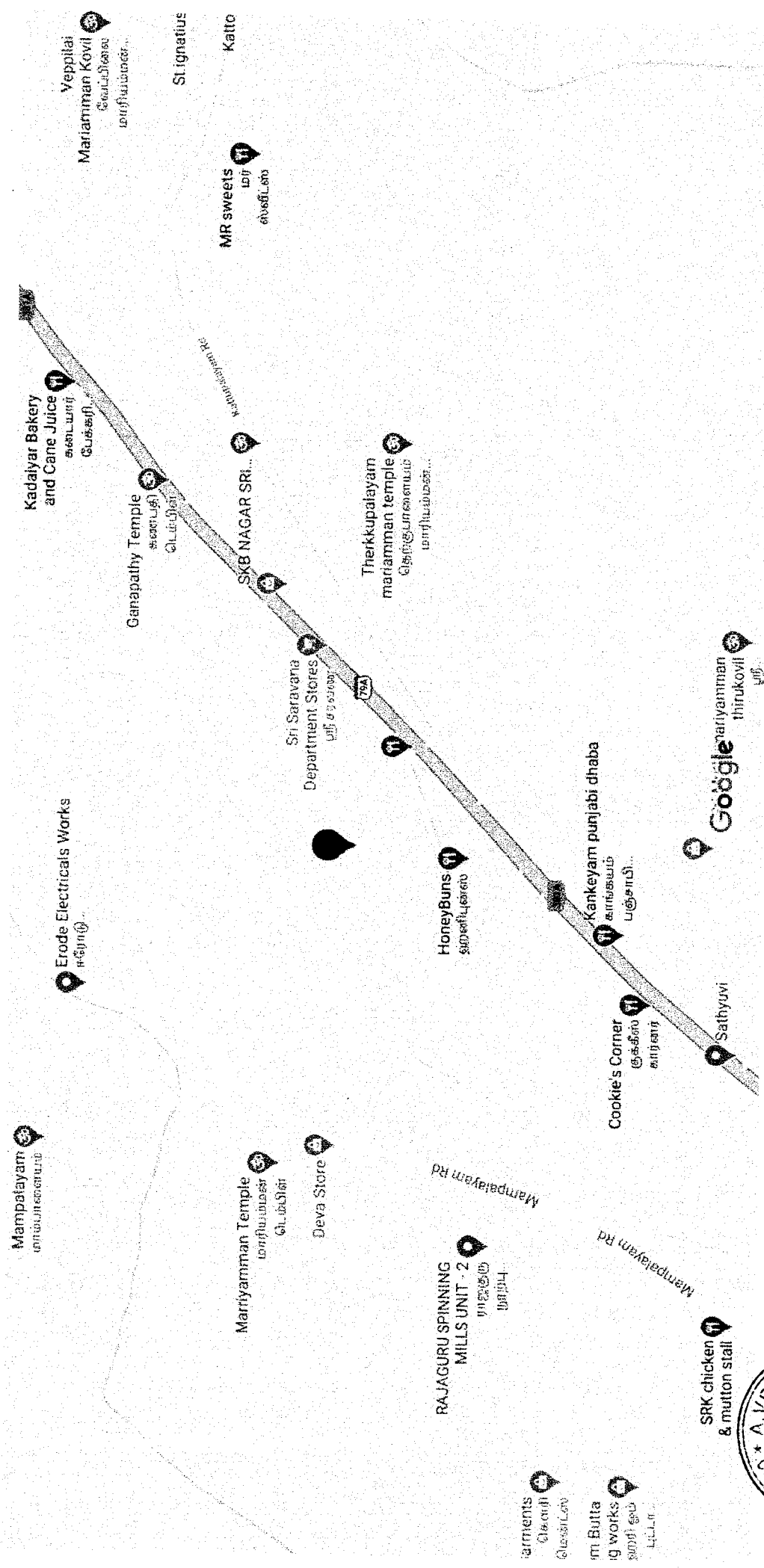
Taluk : Kumarapalayam .

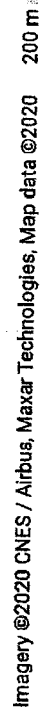
District : Namakkal



 VALUED PROPERTY

Google Maps 11°23'07.6"N 77°45'31.2"E



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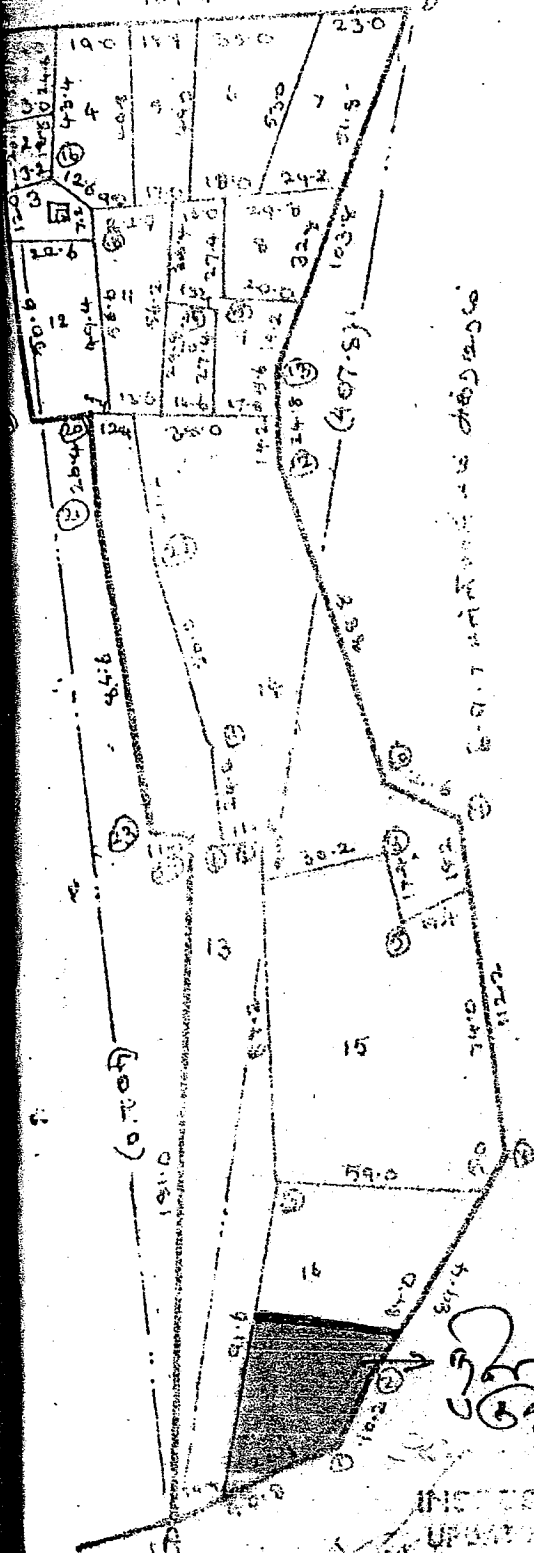
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சிறுநீரம்

16

பரப்பு: ஷெக்கடேர்

2 JUL 1964



| | | A | | |
|----|------|-------|---------|----|
| | | 402.0 | | |
| 24 | 27.0 | 223.2 | | |
| 23 | 16.0 | 221.0 | | |
| 22 | 26.2 | 150.0 | | |
| 21 | 11.4 | 139.4 | | |
| 20 | 14.4 | 108.4 | | |
| | | 107.2 | 110 | |
| 18 | 20.2 | 52.2 | | |
| | | 45.6 | 2.8 | |
| 16 | 9.4 | 44.4 | | |
| | | C | | |
| | | B | | |
| | | 407.8 | | |
| 15 | 33.4 | 323.8 | | |
| 14 | 36.8 | 322.6 | | |
| 13 | 17.2 | 305.6 | | |
| 12 | 13.2 | 281.2 | | |
| 11 | 20.8 | 204.8 | | |
| | | 200.8 | 25.4 | 10 |
| | | 196.2 | 46.4 | 0 |
| | | 183.4 | 28.2 | 8 |
| 7 | 2.6 | 183.6 | | |
| 6 | 14.2 | 161.4 | | |
| | | 167.8 | 25.6 | 6 |
| | | 107.8 | | |
| | | 96.6 | 11.0 | |
| | | 15.4 | 04.0550 | |
| | | 11.0 | 266 | |

88

SURVEY,
Y SCHEME
ONE

013 18 May

REGISTERED
CHARTERED ENGINEERS

INSTITUTE OF SURVEY,
UPPER ASHBY SCHEME,
THURLEIGHGODE

உறுத்திவை

5-15-1944