



**VALUATION OF PROPERTY (LAND )**

Ref. No.RV-3566

27.08.2018

**I. GENERAL**

1. Branch to which valuation is done : Tamilnad Mercantile Bank Ltd.,  
Pallipalayam Branch.
2. Purpose of valuation : To assess the present market value.
3. Date of inspection to the property : 21.08.2018
4. Date of valuation given : 27.08.2018
5. Person accompanying at the time of visit to site : Thiru Senthilvelu, The Branch Manager, TMB,  
Pallipalayam Branch &  
Thiru Anbu

**II. DESCRIPTION OF THE PROPERTY**

Owner of the property and residential address : **1.THIRU K.ANBU S/O THIRU KANDASAMY**  
**2.TMT A.AMMANI W/O THIRU K.ANBU**  
Door No.306/2, Alamedu, K.S.Nagar,  
Off Pallipalayam to Thiruchengode Road,  
Samayasangili Village,  
Pallipalayam Post- 638 008,  
Komarapalayam Taluk,Namakkal District.

Name of the borrower : **M/S ANBU GARMENTS**  
Cell No.94432- 10058

Since how long owning the property? : From 2012 ( As Per Old Report)

Whether Joint/Co-ownership, details : Joint Ownership

In case of joint ownership, furnish the stake  
details of each owner, whether it is undivided? : Equal share

Whether assessed under Wealth Tax? : No

If so whether Wealth Tax is paid?

What is the

- a. Year of construction : Vacant Site
- b. Purchase price : Rs.43,000.00 ( As Per old Report)
- c. Year of construction of the super structure : Vacant Site
- d. Year of completion : Vacant Site
- e. Cost of construction : ---



## 2. Brief description of the property valued :

The property is a Vacant Site situated at S.F.Nos.407/6 to 407/12,15 & 16, alameda, Near K.S.Nagar, off Pallipalayam to Thiruchengode Road, Samayasangili Agraharam Village & Panchyat, Komarapalayam Taluk, Namakkal District.

The property has with No Electricity arrangements, Drainage arrangements & Water supply arrangements. The way of approaching is 20' wide (Bt Road) abutting as North side boundary & 5'0" wide ( Mud Road ) Pathway East side Boundary, The property is surrounded by Residential area and 300 M away from Alamedu Bus stop, etc., The property having fair market & value and it is an unapproved land.

## Type of the property

Agricultural/ Industrial / Residential / Commercial : Residential Vacant Site  
 Survey No : 407/6 to 12,15 & 16  
 Nagar : KS Nagar  
 Area : Alamedu  
 Nearest main Road : Pallipalayam to Thiruchengode Road  
 Village & Panchyat : Samayasangili Agraharam  
 Taluk : Komarapalayam  
 District : Namakkal  
 Pin code : 638006  
 Post office : Pallipalayam

3. i. Whether the property is a residential property, If : Yes  
so please state

a. Whether the building is old or recently : --  
 constructed  
 b. Whether it is an independent house or flat : --  
 c. In case, it is a flat, the location of the flat (floor) : ---  
 d. Whether title documents were produced for : No  
 verification

ii. Whether the property is a commercial property, : No  
If so please state

a. Whether it is own office or commercial one : ----  
 b. Whether building is constructed as per : ----  
 approved plan  
 c. If any variation is noticed please specify : ----  
 d. Whether plan approval is issued by : ----  
 competitive authority





4. Boundaries of the property :
- As per report = 525.00 Sq.Ft + 250.00 Sq.Ft = 775.00 Sq.Ft**
- North : 20'0" wide East- West road
- South : Tmt Pavayee Property
- East : Tmt Palaniyammal 5'0" wide Pathway
- West : Thiru Anbalagan @ Anbu Property
- As per site**
- North : 20'0" wide BT road
- South : The Vacant site Property belongs Tmt Pavayee
- East : Tmt Palaniyammal 5'0" Mud Road
- West : The Building Property belongs to Thiru Anbalagan @ Anbu ( Applicant)
5. Distance from Branch : 1.00 KM away from TMB, Pallipalayam Branch.
6. Documents referred for perusal of ownership : The Xerox copy of old valuation prepared by Er.M.Shanmugasundaram, dt.25.04.2014
7. Property tax receipt referred : Not Produced
- a. Period : --
- b. Assessment Number : --
- 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 : Vacant Site
- b. Tenant : No
- c. Both : No
- d. Vacant : No
10. If occupied by tenant : Not applicable
- a. Gross monthly rent : ---
- b. Rent advance : ---
11. Whether the property was valued early? If so : Yes
- a. Date of earlier valuation : 25.04.2014
- b. Name and address of the earlier valuer : Er M.Shanmugasundaram  
H-103/H-12, 80 feet Road, Periyar Nagar,  
Erode- 638 001.



c. Whether valued by approved valuer

i. Whether rates adopted are commensurate with rates adopted by the Registrar's Office? In case of wide variations please specify reasons. : ---

ii. Whether the 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 in commensurate with the guideline value? : No

Whether the cost of construction is in line with the prevailing rate in the area? : No

13. Whether the building is insured? If so, : No

a. The sum assured : ---

b. Risk covered : ---

c. Date of expiry of the insurance cover : ---

### III. LAND

1. Extent of the land -As per report & Site : 525.00 + 250.00 Sq.Ft. = 775.00 Sq.Ft

2. Site Dimension - : As Per report

	Item No- I	Item No- II
North	21'0"	20'0"
South	21'0"	----
East	25'0"	25'0"
West	25'0"	25'0"
	525.00 Sq.Ft	250.00 Sq.Ft

Extent of the land considered : 525.00 Sq.Ft + 250.00 Sq.Ft = 775.00 Sq.Ft

c. Out of total land extent of 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 : Not applicable

3. If the property is an agriculture land state, : No

a. Whether dry or wet land : ---

b. Irrigation facility of rain fed : ---

c. Type of crop grown at the time of visit : ---

d. Annual yield / previous years out put : ---



4. Usage of land
  - a. As per Sub-Registrar Office : Residential Class I Type - I
  - b. Actual usage : Vacant Site
  - c. As per revenue records : ---
5. Type of land (Wet /Dry/Residential/ Industrial/ Commercial/Quarry/ Mine/ Others) : Residential type
6. Level and shape of land : Ground Level & Item No-I -Rectangular, Item No-II – Triangle shape
7. Guide line value : Rs.67.00 /Sq.Ft. (SRO Sheet enclosed)
8. a. Remarks about accessibility and Road Approach to the site : 20'0" BT Road & 5'0' wide pathway
- b. Water availability : No
9. a. Whether falls under land ceiling Act? : No
- b. Whether land or part thereof notified for acquirement? : No
- c. Free hold / lease hold (If lease hold details about lease period) : Free hold
10. a. Landmark to the location (Sketch of the property with location map from the land mark should be enclosed) : Latitude sheet enclosed
- b. Nearest bus stop : 1 KM away from KS Nagar Bus stop
- c. Nearest Railway station : Erode Junction
- d. Recent developments near to the site : Developing area
11. a. Other infrastructure : No
- b. Possibility of frequent flooding : No
- c. Proximity of civic amenities : Near by
- d. Whether the land or part thereof notified for acquirement : No
- e. Whether free access is there or land locked : No
12. Prevailing market value : Rs.950.00 /Sq.Ft
13. Value adopted : Rs.950.00 /Sq.Ft
- : 775.00 Sq.Ft x Rs. Rs.950.00 /Sq.Ft
- : Rs.7,36,250.00
14. Forced sale value / Distressed sale value of land : Rs.5,93,000.00





**15. OTHER PARTICULARS**

- a. Whether it is a Panchami land : No
- b. Whether it is a forest land : No
- c. Whether the property was granted to any community like Tribal's : No
- d. Whether it is a Govt. land : No
- e. Property is SARFAESI complaint : Yes
- f. Is plot in town planning approved layout? : No, Unapproved site

**IV. BUILDING****V. AMENITIES & EXTRA ITEMS - NIL****VI. SERVICES - NIL****VII. ABSTRACT MARKET VALUE**

Land	: Rs.	7,36,250.00
Building	: Rs.	---
Amenities	: Rs.	---
Services	: Rs.	--
<b>Total</b>	<b>: Rs.</b>	<b>7,36,250.00</b>
<b>Say</b>	<b>: Rs.</b>	<b>7,30,000.00</b>
<b>Forced sale value / distressed sale value</b>	<b>: Rs.</b>	<b>5,93,000.00</b>

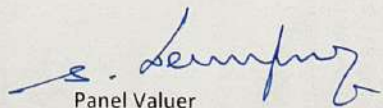
**VIII. CERTIFICATE**

- I have inspected the property on **21.08.2018** in the presence of Thiru Senthilvelu, The Branch Manager, TMB, Pallipalayam Branch & Thiru Anbu
- The valuation work has been undertaken based upon the request from 21.08.2018
- 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.7,30,000.00**
- The Xerox copy of old valuation report prepared by Er.M.shanmugasundaram dt.25.04.2018 and Registered in Komarapalayam -Registrar Office.
- Value varies with the purpose and date of valuation. This report is not being referred if the purpose is different other than mentioned in I. General at Point No. 2.
- I have no direct or indirect interest in the property valued.
- I hereby declare that the information and other details given above are true to the best of my knowledge and belief.
- I have not concealed or suppressed any material information facts and records and I have made a completed and full disclosure.

Encl. : SRO Sheet, Latitude sheet & Photo.

Place : Erode

Date : 27.08.2018

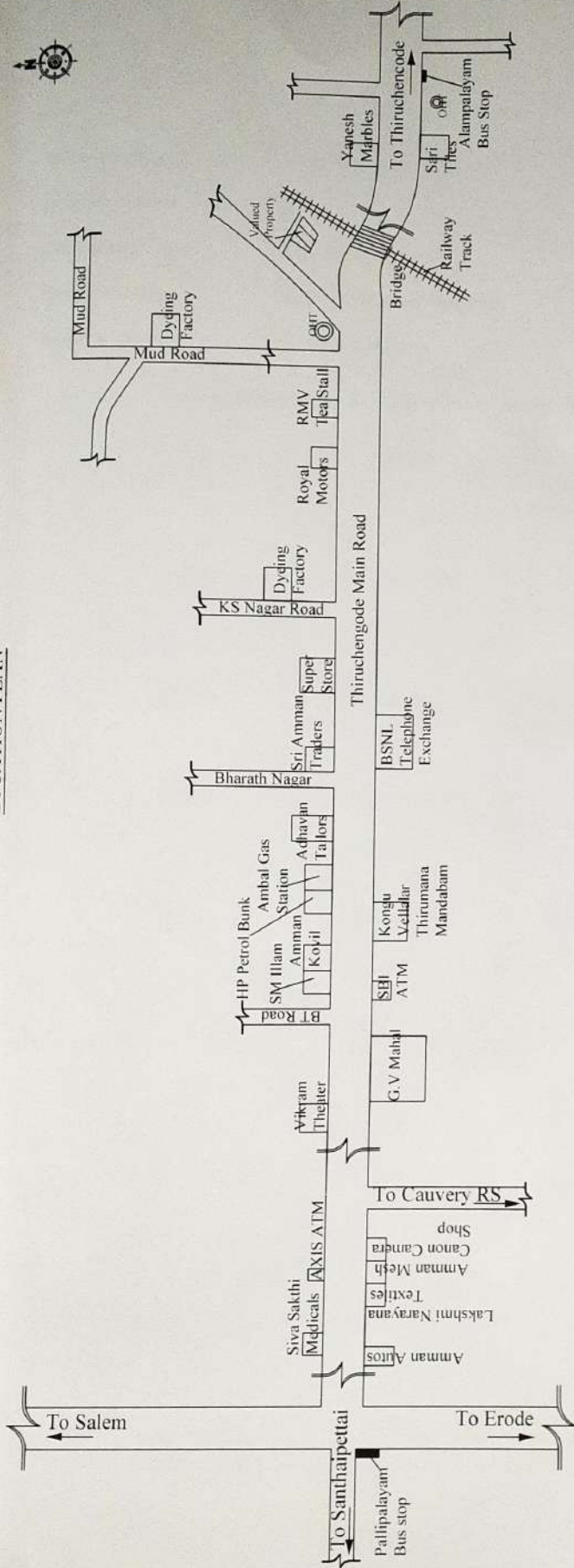


Panel Valuer

**Er. S. DEVANANDAN**

M.E., (Struc), FIV, FIE., MICI, PG Dip., Q&V,  
Chartered Engineer No.M117907/6  
Income Tax Valuer No. CAT-1/529/01-02  
54/2(748), Amara Complex, 1st Floor,  
S.K.C. Road, Erode - 638 001.

# LOCATION PLAN



Not to Scale

Property at :  
Door No.88/1, Survey No.407/6 to 12,15 & 16,  
Ward No.13, K.S. Nagar, Alamedu,  
Thiruchengode Main Road,  
Samayasangili Agragaram Village,  
Alampalayam Town Panchayat,  
Kumarapalayam Taluk, Namakkal District - 638 008.

**Valued Property**

Owner Name :  
Thiru K.Anbu &  
Tmt A.Ammami

FV-3566/2018/  
TMB/Pallipalayam

Extent of site : 775.00 Sq.Ft.

*S. Devanandan*  
**ET. S. DEVANANDAN**  
M.E.,(Struct), FV., FIE., MCI., PG Dip., Q.M.,  
Chartered Engineer No M117907/6  
Income Tax Valuer No CAT-1/529/01-02  
54/2(748), Amara Complex, 1st Floor  
S.K.C., Road, Erode - 638 001

Zone: SALEM  
Guideline Village: SAMAYA SANGILI AGRAHARAM  
Revenue District: NAMAKKAL  
Sub Registrar Office: KUMARAPALAYAM  
Revenue Village: SAMAYASANGILI AGRAHARAM  
Revenue Taluka: KUMARAPALAYAM

Sr.No.	Survey/Subdivision No.	Guideline Value (□) (British Value)	Guideline Value (□) (Metric Value)	Land Classification
5	<u>407/12</u>	67/ Square Feet	725/ Square Metre	Residential Class I Type - I
7	<u>407/14</u>	335000/ Acre	827500/ Hectare	Dry Special Type - III
8	<u>407/15</u>	67/ Square Feet	725/ Square Metre	Residential Class I Type - I
9	<u>407/16</u>	67/ Square Feet	725/ Square Metre	Residential Class I Type - I

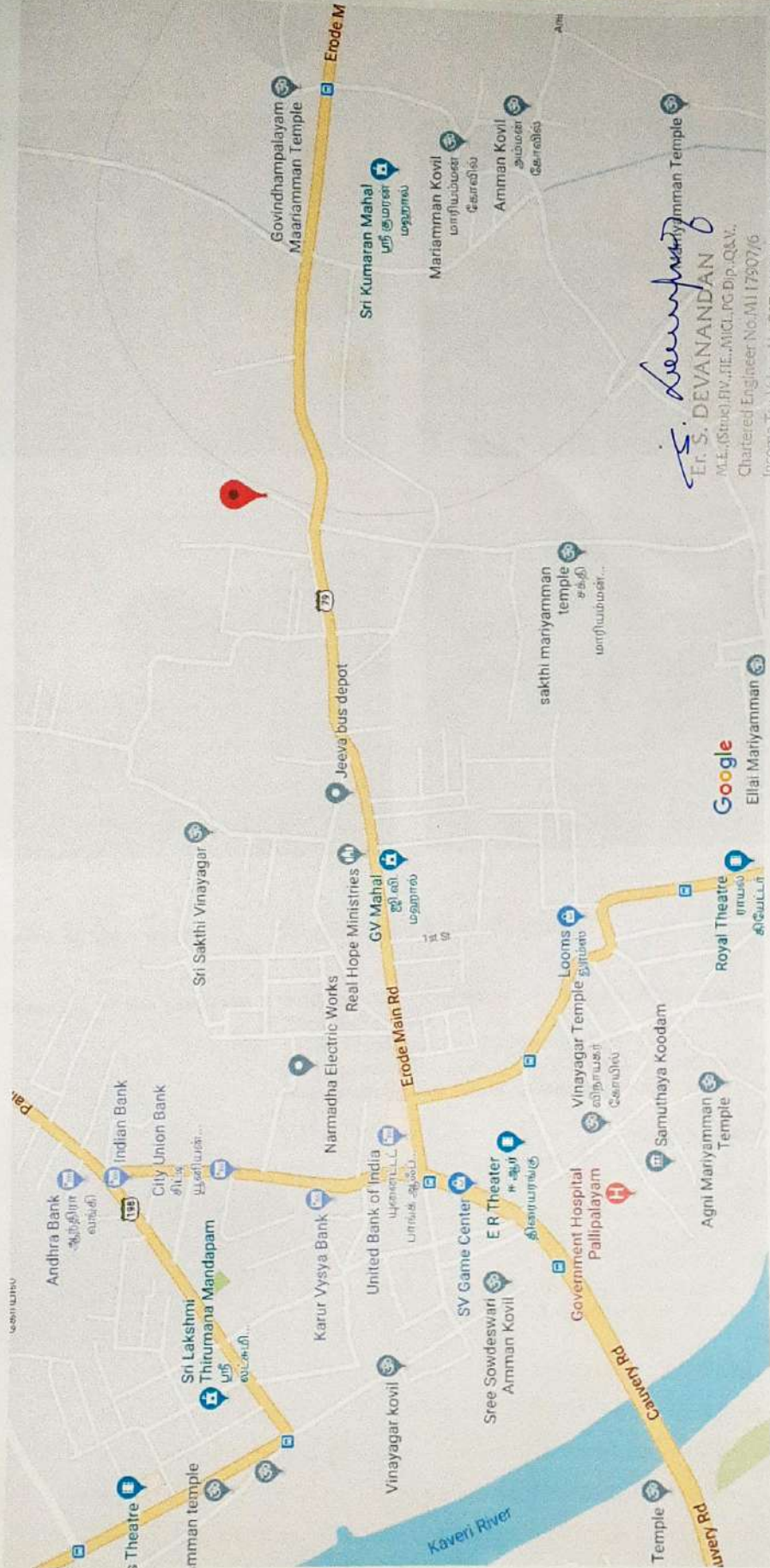






Imagery ©2018 DigitalGlobe, Map data ©2018 Google  
54°2'(749), Anala Complex, 1st Floor  
S.K.C., Road, Erode - 638 001





*S. Devanandan*  
Er. S. DEVANANDAN

M.E., (Struct), F.V., I.E., A.M.C.I., P.C. Dip., Q.A.V.,  
Chartered Engineer No. MI 17507/6  
Income Tax Valuer No. MI 17507/6  
54/2(748), Amara Complex, 1st Floor  
S.K.C., Road, Erode - 638 001



**RV/3566/2018/TMB**



**Way of approaching**



**Name of the owner : Thiru K.Anbu & Tmt A.Ammami**

**Location of the property : S.F.Nos.407/6 to 407/12,15 & 16, Alameda,  
Near K.S.Nagar,  
Off Pallipalayam to Thiruchengode Road,  
Samayasangili Agraharam Village & Panchyat,  
Komarapalayam Taluk, Namakkal District.**

*S. Devanandan*

**Er. S. DEVANANDAN**

M.E.,(Struc), FIV., FIE., MICI., PG Dip., Q&V.,

Chartered Engineer No.M117907/6

Income Tax Valuer No.CAT-1/529/01-02

54/2(748), Amara Complex, 1st Floor

S.K.C., Road, Erode - 638 001

**ANNEXURE - I**

**DECLARATION FROM VALUERS**

I **Er. S.Devanandan** Son of **Mr.G.SundaraRajudo** hereby solemnly affirm state that

- I am Citizen of India
- I have not been removed / dismissed from service /by any other Banks / Institutions / Govt. Departments from their empanelment of panel Valuers.
- I have not been convicted of any offence and sentenced to a term of imprisonment.
- I have not been found guilty of misconduct in professional capacity.
- I am not an un-discharged insolvent.
- I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957.
- My PAN Card No./Service Tax No. as applicable is ACYPD5810F.

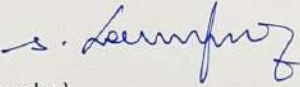
I have read and understood the "Hand Book on Policy, Standard and Procedures for Real estate valuation by Banks/HFIs in India 2010" and fulfill all the conditions of Criteria for Empanelment as listed therein.

I undertake keep you informed of any events or happenings which would make me ineligible for empanelment as a Valuer and also I undertake to certify as per the format below in all the valuation reports.

"I have not concealed or suppressed any material information facts and records and I have made a Complete and full disclosure.

I hereby declare that the information furnished in my valuation report dated **27.08.2018** is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property. I have no direct or indirect interest in the property valued. I have personally inspected the property on **21.08.2018**

Signature



(Er.S. Devanandan)

Place : Erode

Date : 27.08.2018

**Er. S. DEVANANDAN**

M.E.,(Struct., Civ., Elec., Mech., PG Dip., Q&V.,

Chartered Engineer No.MI 17907/6

Income Tax Valuer No.CAT-1/529/01-02

54/2(748), Amara Complex, 1st Floor

S.K.C., Road, Erode - 638 001



**M. SHANMUGA SUNDARAM**  
A.M.I.E. (AR), P.G.D.B.A., D.S.S., C.Eng.(I),  
F.I.V., M.A.C.I., F.I.C.I., F.I.C.A., P.E., P.G.D.Q.S.V.,  
General Manager, Neyveli Lignite Corporation  
Professional Engineer (India)  
Chartered Engineer (Civil & Architectural)  
Consulting Engineer, Architect, Valuer & Arbitrator  
Registered Valuer (IT),  
Valuer for Banks, T.I.I.C. & HUDCO

H-103/H-12, 80 Feet Road,  
Periyar Nagar,  
**ERODE - 638 001,**  
Tamil Nadu.

Phone: 0424 - 2265109  
Mobile: 94861 - 53646  
e-mail : [mssundaramvaluer@gmail.com](mailto:mssundaramvaluer@gmail.com)

Date : 25.04.2014

Manager,  
**TAMILNAD MERCANTILE BANK LTD.,**  
**PALAYAM.**

Sir,

Sub: VALUATION REPORT OF THE VACANT HOUSE SITE PROPERTY at S.F.Nos. 407/6  
to 407/12, 15 & 16, Near K.S. Nagar, Off. Pallipalayam - Tiruchengodu Main Road,  
Samayasangili Agraharam Village, Samayasangili Agraharam Panchayat, Tiruchengodu  
Taluk, Namakkal District.

Owners: 1) Mr. K. ANBU, S/o. Mr. KANDASAMY  
2) Mrs. A. AMMANI, W/o. Mr. K. ANBU

I thank you for entrusting me with the valuation assignment for the above cited property.

Accordingly the subject properties were inspected by me on 23.04.2014 the details noted, the  
and informations gathered, the Valuation Report prepared and enclosed herewith.

Thanking you,

Yours faithfully,

  
(M. SHANMUGASUNDARAM)  
Approved Panel Valuer  
**TAMILNAD MERCANTILE BANK LTD.**  
E.F. M. SHANMUGASUNDARAM  
Chartered Engineer (Civil & Architectural)  
Consulting Engineer, Architect &  
Govt. Approved Valuer,  
T.T. Dept. Reg. No. CI - 315 / 94-95

n Report

Boundaries of the Property		As per Deed
North	:	20' 0" wide East - West Road
South	:	Pavayee Property
East	:	Palaniammal 5' wide Pathway
West	:	Anbalagan @ Anbu Property
Boundaries of the Property		As per Visit
North	:	20' 0" wide East - West Earthen Road
South	:	Pavayee Vacant Site
East	:	Palaniammal 5' wide Pathway
West	:	Anbalagan @ Anbu RCC Building Property
If any variation is noticed please specify the details	:	Not Applicable
Distance from Branch	:	At about 1/4 KM from TMB, Pallipalayam Branch
Documents referred for perusal of ownership (copy of registered Sale Deed, Encumbrance Certificate etc.)	}	Sale Deed No. 1083 / 2012 Encumbrance Certificate
Property Tax Receipt referred	}	
Period	}	Not Applicable
Assessment Number	}	
Tax Amount	}	
Receipt in the name of	}	
Electricity Service Connection	}	Not Applicable
Consumer Number	}	
Period	}	
In the name of	}	
Property is presently occupied by	}	Not Applicable
Owner	}	
Tenant	}	
Both	}	
Vacant	:	Not Applicable
If occupied by tenant	:	Not Applicable
Whether the property was valued early? If so	}	Not Applicable
Date of Earlier Valuation	:	Not Applicable
Name and address of the earlier valued	}	Not Applicable





Infrastructure	:	Nil
Ability of frequent flooding	:	Nil
Proximity to civic amenities	:	Nearby Available
Whether the land or part thereof is required for acquisition.	}	Not Applicable
Whether free access is there or landlocked	}	Free Access available
Estimated Market Value	:	Rs.900/- to Rs.1000/- per Sq.ft. (Based on Local Enquiries)
Value adopted	:	775 Sq.ft. x Rs.900/- = Rs.6,97,500/- (SAY) <b>Rs.6,98,000/-</b>
Estimated Sale Value / Distressed Sale Value of Land	}	85% of Market Value of Land. <b>Rs.5,93,000/-</b>
LOADING	:	Not Applicable
AMENITIES & EXTRA ITEMS	:	Not Applicable
SERVICES	:	Not Applicable
ABSTRACT MARKET VALUE	:	
Value	:	<b>Rs.6,98,000</b>
Loading	:	Not Applicable
Amenities	:	Not Applicable
Services	:	Not Applicable
Total	:	<b>Rs.6,98,000/-</b>
Forced Sale Value / Distressed Sale Value	:	85% of Market Value of Land. <b>Rs.5,93,000/-</b>

**CERTIFICATE**

I have inspected the property on 23.04.2014 in the presence of Mr. K. ANBU.

The valuation work was / has been undertaken based upon the request from Tamilnad Mercantile Bank Ltd., Pallipalayam Branch.



Whether valued by approved valuer	:	Not Applicable
Whether rates adopted are commensurate with rates adopted by the Registrar's Office? If case of rate variations please specify reasons.	:	Not Applicable
Whether the rates are based on prevailing rates in the area.	:	Not Applicable
Purpose of earlier valuation	:	Not Applicable
Basis of valuation	:	Not Applicable
Copy of the earlier valuation (to be enclosed)	}	Not Applicable
Whether the cost of land is in commensurate with the guideline value?	}	Not Applicable
Whether the cost of construction is in line with the prevailing rate in the area?	}	Not Applicable
Whether the building is insured? If so	:	Not Applicable
The sum assured	:	—
Risk covered	:	—
Date of expiry of the insurance cover	:	—

Extent of the Land (in sq. ft./cents) As per Title Deed	:	775 Sq.ft.
As per Measurement	:	775 Sq.ft.
Site Dimension	:	
Direction	Item No.1	Item No.2
North	21' 0"	20' 0"
South	21' 0"	—
East	25' 0"	25' 0"
West	25' 0"	25' 0"
	525 Sq.ft.	250 Sq.ft.

