

Ln. Er. **K.Devaraj**, B.E., M.I.E., F.I.V.,

Chartered Engineer & Approved Valuer

CONSULTANT » CONTRACTOR » VALUER

❖ Regd. Valuer for Income Tax ❖ District Panel Engineer- Class-I

PANEL VALUER FOR :

❖ Bank of Maharashtra
❖ Edelweiss Home Finance
❖ Lakshmi Vilas Bank
❖ State Bank of India
❖ Vijaya Bank

❖ Canara Bank
❖ Indian Bank
❖ Mahindra & Mahindra Comm. Finance
❖ South Indian Bank
❖ L.I.C. of India

❖ Canfin Homes
❖ Karur Vysya Bank
❖ Repco Bank
❖ Tamilnad Mercantile Bank

❖ Dhanlaxmi Bank
❖ Karnataka Bank
❖ REPCO Home Finance
❖ Tamilnadu Industrial Co-op Bank

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VALUATION OF PROPERTY (LAND & BUILDING)

Report on Valuation

Date: 23.02.2019

I. GENERAL

1.	Branch to which valuation is done	:	TAMILNAD MERCANTILE BANK, KUMARAPALAYAM BRANCH.
2.	Purpose of valuation	:	To Assess the present market value of the property for bank security
3.	Date of Inspection to the property	:	22.02.2019
4.	Date of Valuation given	:	23.02.2019
5.	Person Accompanying at the time of visit to site	:	Branch Manager

II. Description of the property

1.	Owner of the property and residential address	:	Mr. M. RAMASAMY, S/o. Mr. Muthu Moopan @ Muthusamy Nadar. Door No: 24A2, 24A2/1, Narayanan Nagar, Komarapalayam Agraharam Village, Komarapalayam Taluk, Namakkal District. Cell No: 98658 89899
	Name of the Company	:	"M/s. M.R. TEX"
	Since how long owning the property?	:	----
	Whether Joint / co ownership, details	:	Single Owner
	In case of joint ownership, furnish the stake details of each owner. Whether it is undivided?	:	-----
	Whether assessed under wealth tax ? If so whether WT is paid?	:	Not Known

	<p>What is the</p> <p>a) Year of construction : 1995</p> <p>b) Purchase price : ----</p> <p>c) Year of construction of the super structure : 1995</p> <p>d) Year of completion : 1996</p> <p>e) Cost of construction : Rs. 12,78,000.00</p>	
c	<p>Brief Description of the property valued : GF RCC Roof Shop Building FF RCC Roof Residential Building</p> <p>Type of the property : Shop & Residential</p> <p>S.F.No / Plot No's. : T.S.No: 64, Pymash No: 126C,</p> <p>Block No/ Patta No : Block No: 18, Patta No: 14027,</p> <p>Door No/ Ward No : Ward No: D, Door No: 24A2, 24A2/1,</p> <p>Area / Village : Narayana Nagar, Kumarapalayam,</p> <p>Taluk / District : Kumarapalayam Agraharam Village,</p> <p>Limit : Komarapalayam Taluk, Namakkal District.</p> <p>Limit : Komarapalayam Municipal Limit.</p>	
3.	<p>Whether the property is a residential property : Shop & Residential</p> <p>If so , please state</p> <p>a) Whether the building is old or recently constructed : 1995 - 24 Year Building</p> <p>b) Whether it is an independent house or flat : Independent Building</p> <p>c) In case , it is a flat , the location of the flat (floor) : ----</p> <p>d) If the property is a commercial property state : Shop</p> <p>Whether it is own office or commercial one : ----</p> <p>e) Whether building is constructed as per approved plan : Approval Plan Not Available,</p> <p>If any variation is noticed please : ----</p>	

	specify		
	f. Whether plan approval is issued by competitive authority	:	----
4.	Boundaries of the property North of South of East of West of Extent of land Dimensions of the property North South East West Extent of Land If any variation is noticed please specify the details.	:	<u>As per Document & Actual</u> C. Mani Pandaram Property Municipal Road Leads to Kottaimedu. Amman Temple Palanisamy's House Site No: 13 B Selvaraj Property 1,100.00 Sq.ft <u>As per Document & Site</u> 20'0" 20'0" 55'0" 55'0" 1,100.00 Sq.ft Document and Site Extent - 1,100.00 Sq.ft
5.	Distance from Branch	:	1.50 Km
6.	Documents referred for perusal of ownership (Copy of Registered Sale deed, Encumbrance Certificate etc)	:	1. Refer, Xerox Copy of Previous Valuation Report Given by Er. A. Venkatachalam, Date: 07.01.2016
7.	Property Tax Receipt referred a. Period b. Assessment number c. Tax Amount d. Receipt in the name of	:	Tax Receipt Not Available ---- ---- ---- ----
8.	Electricity Service Connection a. Consumer Number b. Period c. In the name of	:	E.B. Connection Available 04-157-018-1191, 04-157-018-0872 ---- ----

9.	Property is presently occupied by a. Owner b. Tenant c. Both d. Vacant	: Building Fully Owner Occupied : Owner : --- : --- : ---
10.	If occupied by tenant a. Gross monthly rent b. Rent Advance	: --- : --- : ---
11.	Whether the property was valued early? If so a) Date of earlier valuation b) Name and address of the earlier valuer Purpose of earlier valuation c) Basis of valuation d) Copy of the earlier valuation (to be enclosed)	: : 07.01.2016 : Er. A. Venkatachalam, 81/1D, Chairman Building, Sankagiri Main Road, Pallipalayam, Erode - 638 006 : To Assess the present market value of the property for bank security : The Branch Manager's request : Yes, Available in the bank.
12.	Whether the cost of land is in commensurate with the guideline value? Whether the cost of construction is in line with the prevailing rate in the area?	: Guide line Rate = Rs. 402.00/Sq.Ft : Present Market Rate = Rs. 1,800.00/ Sq.ft
13.	Whether the building is insured ?if so a) The sum assured b) Risk covered c) Date of expiry of the insurance cover	: Not Product : ---- : ---- : ----

III. Land

1.	Extent of the Land (in Sq.Ft / cents)	:	
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	a. As per Previous Report	:	1,100.00 Sq.ft
	b. As per measurement	:	1,100.00 Sq.ft
2.	Site Dimension	:	As Per Document (or) Site
	a. As per Document	:	1,100.00 Sq.ft
	b. As per Actual	:	1,100.00 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	:	No
3.	If the property is an agriculture land , state	:	As per Adangal/Chitta /Revenue Records As per Visit
	a) Whether dry or wet land	:	----
	b) Irrigation facility or rainfed	:	----
	c) Type of crop grown at the time of visit	:	----
4.	Usage of Land	:	
	a. As per Sub-Registrar Office	:	Residential Special Type - I
	b. Actual usage	:	Shop & Residential
	c. As per Revenue Records	:	Residential Special Type - I
5.	Type of land Wet / Dry / Residential / Industrial / Commercial / Quarry / Mine / Others (specify)	:	Residential & Shop
6.	Level and shape of land	:	Level, Rectangular
7.	Guide Line Value (Copy of downloaded report from Reg.net should be enclosed)	:	Rs. 402.00/Sq.Ft 1,100.00 Sq.ft X Rs. 402/-Sq.Ft Rs. 4,42,200/-

		Say Rs. 4.42 Lakh
8.	a. Remarks about Accessibility and Road Approach to the site b. Water availability	: Situated On Kumarapalayam to Pallipalayam Main Road : Available in Bore Well
9.	a. Whether falls under land ceiling act? b. Whether land or part thereof notified for acquirement? c. Free hold / lease hold (if lease hold details about lease period)	: No : No : Under Bank Security
10.	a. Land Mark to the location (Sketch of the property with location map from the land mark should be enclosed) b. Nearest Bus Stop c. Nearest Railway Station d. Recent developments near to the site	: Enclosed (Narayan Nagar Resan Shop) : Colony Hospital Bus Stop : Erode in 16 Km : Residential
11.	a. Other Infrastructure: b. Possibility of frequent flooding c. Proximity to civic amenities d. Whether the land or part thereof notified for acquirement e. Whether free access is there or land locked	: No : No : Near by : No : Free Access
12.	Prevailing Market Value	: Rs. 1,800.00/Sq.ft to Rs. 1,900.00/ Sq.ft
13.	Value adopted	: 1,100.00 Sq.ft X Rs. 1,800.00/Sq.ft Rs. 19,80,000/- Say Rs. 19.80 Lakhs
14.	Forced Sale Value / Distressed sale value of land	: Rs. 19,80,000.00 X 80%

		Rs. 15,84,000/- Say Rs. 15.84 Lakhs
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IV. Building

1.	Type of Construction a. Load bearing / framed structure / RCC roofing/ ACC roofing b. Foundation c. Basement and height d. Superstructure e. Flooring	: Load Bearing Structure GF RCC Roof Shop Building FF RCC Roof Residential Building : R.R. Masonry in C.M : R.R. Masonry in C.M 12 ft : Brick Masonry in C.M 1:5 : Tiles & Cement Flooring
2.	Specifications regarding a. Joineries b. Electrification details c. Drinking water d. Bore well water e. Sanitary arrangements f. Quality / maintenance of the building	: : Country Wood & Steel : Available : Available : Available : Septic Tank : Normal
3.	Number of Floors	: Ground & First & Second Floor Only
4.	Extent of building a. As per Approved Plan b. As per Actual measurement	: Approval Plan Not Available : <u>As per Plan</u> : ----- : <u>As per Actual</u> GF RCC Roof Shop Building - 976.25 Sq.ft GF RCC Roof Balcony - 123.75 Sq.ft FF RCC Roof Residential Building - 976.25 Sq.ft FF RCC Roof Balcony - 123.75 Sq.ft SF RCC Roof Toilet - 80.62 Sq.ft
5.	a. Year of Construction for each floor and age of the building	: GF & FF & SF RCC Roof - 1995 (24 Years)

	b. Residual life of the building	:	GF & FF & SF RCC Roof - 36 Years
	c. Class of Construction (Superior / I class/ II class)	:	II-Class
6.	Rate adopted	:	<p><u>As per Plan</u></p> <p>----</p> <p><u>As per Actual</u></p> <p>GF RCC Roof Shop Building - Rs. 900/- Sq.ft</p> <p>GF RCC Roof Balcony - Rs. 450/- Sq.ft</p> <p>FF RCC Roof Residential Building -</p> <p>Rs. 950/- Sq.ft</p> <p>FF RCC Roof Balcony - Rs. 500/- Sq.ft</p> <p>SF RCC Roof Toilet - Rs. 900/- Sq.ft</p>
7.	Less: Depreciation % and Value	:	RCC Roof - 36.00%
8.	Present Market Value Present written down value	:	<p><u>As per Plan</u></p> <p>-----</p> <p><u>As per Actual</u></p> <p><u>GF RCC Roof Shop Building</u></p> <p>976.25 Sq.Ft X Rs.900.00/Sq.Ft = Rs. 8,78,625.00</p> <p>(-)Depreciation 36.00% = <u>Rs.3,16,305.00</u></p> <p><u>Rs. 5,62,320.00</u></p> <p><u>GF RCC Roof Balcony</u></p> <p>123.75 Sq.Ft X Rs. 450.00/Sq.Ft =Rs. 55,687.00</p> <p>(-)Depreciation 36.00% = <u>Rs. 20,047.00</u></p> <p><u>Rs. 35,640.00</u></p> <p><u>FF RCC Roof Residential Building</u></p> <p>976.25 Sq.Ft X Rs.950.00/Sq.Ft = Rs. 9,27,437.00</p> <p>(-)Depreciation 36.00% = <u>Rs. 3,33,877.00</u></p> <p><u>Rs. 5,93,560.00</u></p> <p><u>FF RCC Roof Balcony</u></p> <p>123.75 Sq.Ft X Rs. 500.00/Sq.Ft =Rs. 61,875.00</p>

			<p>(-)Depreciation 36.00% = <u>Rs. 22,275.00</u></p> <p><u>Rs. 39,600.00</u></p> <p><u>SF RCC Roof Toilet</u></p> <p>80.62 Sq.Ft X Rs. 900.00/Sq.Ft = Rs. 72,558.00</p> <p>(-)Depreciation 36.00% = <u>Rs. 26,120.00</u></p> <p><u>Rs. 46,437.00</u></p> <p>Total Building Value =</p> <p>Rs. 5,62,320.00 + Rs. 35,640.00 + Rs. 5,93,560.00 +</p> <p>Rs. 39,600.00 + Rs. 46,437.000 = Rs. 12,77,557/-</p> <p>Say Rs. 12.78 Lakhs</p>								
9.	Forced Sale Value / Distressed sale value of the Building	:	<table><tr><td>As per Plan</td><td>As per Actual</td></tr><tr><td>-----</td><td>Rs. 12,78,000.00 X 80%</td></tr><tr><td></td><td>Rs. 10,22,400/-</td></tr><tr><td></td><td>Say Rs. 10.22 Lakh</td></tr></table>	As per Plan	As per Actual	-----	Rs. 12,78,000.00 X 80%		Rs. 10,22,400/-		Say Rs. 10.22 Lakh
As per Plan	As per Actual										
-----	Rs. 12,78,000.00 X 80%										
	Rs. 10,22,400/-										
	Say Rs. 10.22 Lakh										

V. Amenities & Extra Items (value after depreciation)

1.	Ornamental Front / Pooja Door	:	-----
2	Open Staircase	:	-----
3.	Wardrobes, showcases, wooden cupboards	:	-----
4.	Interior decorations	:	-----
5.	Architectural Elevation works	:	-----
6.	False Ceiling Works	:	-----
7.	Separate Toiler Room	:	-----
8.	Separate Lumber Room	:	-----
9.	Lift Arrangements	:	-----
10.	Compound wall / pavements (running feet and value)	:	-----
11.	E.B Deposit & fittings	:	Rs. 20,000.00
12.	Tiles in walls	:	-----
	Total	:	Rs. 20,000.00

VI. Services (value after depreciation)

1.	Water supply arrangements (open well, deep bore well, hand pump, motor, corporation tap, underground level sump, overhead water tank)	:	Rs. 50,000.00 (Bore Well) Rs. 15,000.00 (Sump)
2	Drainage arrangements (Septic Tank, underground sewerage)	:	Rs. 25,000.00
3.	Paver/Cement/ Tiles	:	Rs. ----
4.	Others if any (specify) Bore well Pump Embedded motor Generator set	:	Rs. ----
5.	Sump / Sintex Tank	:	Rs. ----
	Total	:	Rs. 90,000.00

VII. Abstract Market Value

No.	Market Value	:	<u>As per Plan</u>	<u>As per Actual</u>
1.	Land	:	Rs. 19,80,000.00	Rs. 19,80,000.00
2.	Building	:	Rs. -----	Rs. 12,78,000.00
3.	Amenities	:	Rs. -----	Rs. 20,000.00
4.	Services	:	Rs. 50,000.00	Rs. 90,000.00
5.	Total	:	Rs. 20,30,000.00 Say Rs. 20.30 Lakhs	Rs. 33,68,000.00 Say Rs. 33.68 Lakhs
6.	Forced Sale Value / Distressed sale Value	:	Rs. 16.24 Lakhs	Rs. 26.94 Lakhs

V. Certificate


- (1) I have inspected the property on 22.02.2019 in the presence of Branch Manager
- (2) The valuation work was/has been undertaken based upon the request from The Senior Manager, Tamilnad Mercantile Bank, Kumarapalayam 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. 33,68,000/- (Rupees Thirty Three Lakhs and Sixty Eight Thousand Only).**
- (4) The relevant document for the subject property in the opinion of the valuer is the
1. Refer to Previous Valuation Report Given by Er. A. Venkatachalam,
Date: 07.01.2016
- (5) Value varies with the 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) I have no direct or indirect interest in the property valued.
- (7) Information and other details given above are true to the best of my Knowledge and belief.

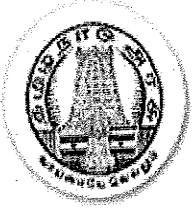
Place : Namakkal
Date : 23.02.2019

Enclosures: 1. Location Map with land mark point.

2. Photos of the property

3. Copy of Report on Guide Line value downloaded from concerned Reg.Net


PANEL VALUER
Ln. Er. K. DEVARAJ, B.E., M.I.E., F.I.V.,
Regd. Valuer for Income-Tax-11/08-09,
Chartered Engineer,
Approved Valuer for Banks,
District Panel Engineer-Class-I,
3/1, Selambannan Street,
S.P. Pudur, NAMAKKAL - 637 001.



பதிவுத்துறை

REGISTRATION DEPARTMENT

Zone:

Guideline Village:

Revenue District:

Sub Registrar Office:

Revenue Village:

Revenue Taluka:

Salem

Kumarapalayam Municipality

NAMAKKAL

Kumarapalayam

KUMARAPALAYAM

KUMARAPALAYAM

Sr.No.	Street Name	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification
1	<u>NARAYANA</u> <u>NAGAR (D.NO: 1</u> <u>- 4H)</u>	402/ Square Feet	4330/ Square Metre	Residential Special Type - I

