

Er. R. SUNDARRAJ, B.E., M.B.A., M.I.E., F.I.V.,
Chartered Engineer M60796/1, Approved Valuer for Banks,
District Panel Engineer Class - 1A
Registered Valuer for
Income Tax C.I/342

Arun Associates

"Arun Towers"

105, Paramathi Road, Namakkal - 637 001.

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errsundaraj@gmail.com

Office : 04286 - 233595,

Cell : 94422 33597, 96552 33597

Annexure I

DECLARATION FROM VALUERS

I **Er R.SUNDARRAJ, S/O S.RAMASAMY**, do hereby solemnly affirm and state that,
I am a 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 undischarged insolvent.

I have not been convicted of an offence connected with any proceeding under the
Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958

My PAN Card Number/Service Tax Number as applicable is **PAN Number AJNPS 2132 D**

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 to 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 06.12.2017 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 05.12.2017.

Place : Namakkal

Date : 06.12.2017

Signature


Er.R. SUNDARRAJ, B.E., M.B.A., M.I.E., F.I.V., M.Sc(Val)

CHARTERED ENGINEER

APPROVED VALUER - 5391

REGISTERED VALUER C1 / 342

DISTRICT PANEL ENGINEER CLASS 1A

APPROVED VALUER FOR BANKS

ARUN TOWERS, 105, PARAMATHI ROAD

NAMAKKAL - 637-001

Approved Valuer for Allahabad Bank, Axis Bank, Bank of Baroda, Bank of India, Bank of Maharashtra, BPCL, Corporation Bank, Canara bank,
UB, Federal Bank, IDBI Bank, Indian Bank, ING Vysya Bank, IOB, IOC, ICICI, LVB, Karnataka Bank, Kotak Mahindra Bank, KVB, PNB, SBI, SCCB,

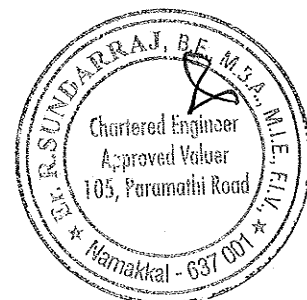
Sundaram Bank, South Indian Bank, SBI, TMD, UCO Bank, UTI, Union Bank of India, United Bank of India, Vijaya Bank

I. GENERAL**Report on valuation**

1.	Branch to which valuation is done	:	TMB, Trichengode Branch.
2.	Purpose of valuation	:	For Bank Security
3.	Date of Inspection to the property	:	05.12.2017
4.	Date of Valuation given	:	06.12.2017
5.	Person Accompanying at the time of visit to site	:	Asst. Branch Manager.

II. Description of the property

1.	<p>Owner of the property and residential address</p> <p>Since how long owning the property?</p> <p>Whether Joint / co ownership , details</p> <p>In case of joint ownership , furnish the stake details of each owner . Whether it is undivided ?</p> <p>Whether assessed under wealth tax ? If so whether WT is paid?</p> <p>What is the</p> <p>a) Year of construction</p> <p>b) Purchase price</p> <p>c) Year of construction of the Super structure</p> <p>d) Year of completion</p> <p>e) Cost of construction</p>	:	<p>M/s ARUNACHALA GOUNDER TEXTILE MILLS Pvt. Ltd., Rep by, 1. Mr N.PRABHURAM, 2. Mr N.RAMESH, Sons of P.NATARAJAN, Modamangalam Agraharam Village, Trichengode Taluk, Namakkal District. From purchase</p> <p>Joint Ownership</p> <p>1996 to 2014 Refer Sale deed</p> <p>1996 to 2014 1996 to 2014 --</p>
2.	<p>Brief Description of the property valued</p> <p>Type of the property:</p> <p>Agriculture/ industrial</p> <p>Residential / commercial</p> <p>Plot No.</p> <p>S.F.No / T.S.No./R.S.No.</p> <p>Street</p> <p>Village / Block / Town / City</p> <p>Taluk / Ward</p> <p>District / Municipality / Corporation</p> <p>Pin Code</p>	:	<p>Land with R.C.C Roof & Aluminium Sheet Roof Spinning mill Building</p> <p>Industrial</p> <p>--</p> <p>Land S.f.No 1/1 to 15,16B,17,18B,19 to 27, 1/28B, 1/30 to 33, 1/34A,35A,36,37,38,39, 2/1,2,3,4,5,6,7, Modamangalam Agraharam Village, Trichengode Taluk, Namakkal District.</p>
3	<p>Whether the property is a residential property</p> <p>If so , please state</p> <p>a) Whether the building is old or recently constructed</p> <p>b) Whether it is an independent house or flat</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</p> <p>e) Whether it is own office or commercial one</p> <p>f) Whether building is constructed as per approved plan</p> <p>g) If any variation is noticed please specify</p> <p>h) Whether plan approval is issued by competitive authority</p>	:	<p>Land with R.C.C Roof & Aluminium Sheet Roof Spinning mill Building</p> <p>1996 to 2014</p> <p>Spinning mill Building</p> <p>No</p> <p>Partly</p> <p>Not Approved</p> <p>Not Approved</p> <p>Not Approved</p>



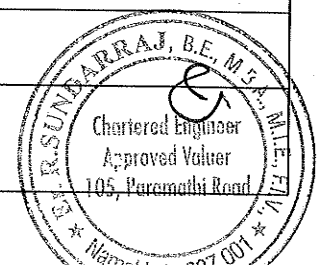
East by	Land S.f.No 3, 18
West by	Modamangalam Village Boundary & Road
North by	Modamangalam Village Boundary
South by	Land S.f.No 4, Modamangalam Village Boundary & Road

5	If any variation is noticed please specify the details. Distance from Branch	:	No 15 Kms
6	Documents referred for perusal of ownership (Copy of Registered Sale deed, Encumbrance Certificate etc)	:	Copy of Previous Valuation dated 04.03.2016 by Er P.Chennakesavan for S BI Erode Commercial Branch. Copy of Legal opinion by C.Shanmugam for S B I
7	Property Tax Receipt referred Receipt No Asst . No. Tax Amount Receipt in the name of Period	:	Not produced
8	Electricity Service Connection a. Consumer Number b. Period c. In the name of	:	E.B Service – 1 No ; 168HT 3250 KVA
9	Property is presently occupied by a. Owner b. Tenant c. Both d. Vacant	:	Spinning mill run by Owner -- -- --

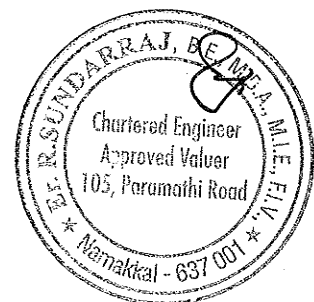
10	If occupied by tenant a. Gross monthly rent b. Rent Advance	:	No
11	Whether the property was valued early? If so a) Date of earlier valuation b) Name and address of the earlier valuer c) Purpose of earlier valuation d) Basis of valuation e) Copy of the earlier valuation (to be enclosed)	:	Yes 04.03.2016 Er P.Chennakesavan For Bank Security,for S B I Commercial Branch Land & Building Yes
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?	:	P.M.R > GLR Yes
13	Whether the building is insured ?if so a) The sum assured b) Risk covered c) Date of expiry of the insurance cover	:	No

III. Land

1.	Extent of the Land :-		Land S.f.No 1/1 to 1/15	2.49 Acre
			Land S.f.No 1/16 to 1/39	3.99 Acre
			Land S.f.No 2/1 to 2/6	0.90 Acre
			Land S.f.No 2/7	0.38 Acre
			Total Area =	7.76 Acre
2	Site Dimension		Refer F.M.B sketch	
	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		Details not available	

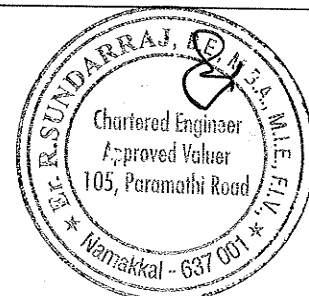


3	If the property is an agriculture land, state a) Whether dry or wet land b) Irrigation facility or rainfed c) Type of crop grown at the time of visit		No Not Applicable No No	
4.	Usage of Land a. As per Sub-Registrar Office b. Actual usage c. As per Revenue Records		S.f.No 1/1 to 15, 2/1 to 6 S.f.No 1/16 to 39 S.f.No 2/7 Spinning mill Building	Dry Special Type - I Dry Maanavari Lands Type - II Dry Well irrigaiton Type - I
5.	Type of land Wet / Dry / Residential /Industrial/ Commercial/Quarry/Mine / Others (specify)		: R.C.C Roof & Aluminium Sheet Roof Spinning mill Building Industrial Use	
6.	Level and shape of land		: Refer sketch	
7.	Guide Line Value (Copy of downloaded report from Reg.net should be enclosed)	S.f.No 1/1 to 15	2.49 Acre x 502500/Acre	Rs 12,51,225
S.f.No 1/16 to 39		3.99 Acre x 301500/Acre	Rs 12,02,985	
S.f.No 2/7		0.90 Acre x 502500/Acre	Rs 4,52,250	
S.f.No 2/1 to 6		0.38 Acre x 402000/Acre	Rs 1,52,760	
Total =			Rs 30,59,220	
8.	a. Remarks about Accessibility and Road Approach to the site b. Water availability		: Available : Available	
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 Details not Available Free hold	
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		: Yes ; Enclosed Kandan College Veppadai Kandan College	
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 Trichengode 15 Km, Pallipalayam 10 Km No Yes Road available	
12.	Prevailing Market Value		: Rs 75,00,000 to 76,00,000 / Acre	
	Rate adopted		: Rs 75,00,000 /=-	
13	Value adopted		: 7.76 Acre x Rs 75,00,000/Acre = Rs 5,82,00,000 /=-	
14	Forced Sale Value / Distressed sale value of land		: Rs 4,70,00,000 /=-	



1.	Type of Construction a. Load bearing / Framed structure a. RCC Roofing/ACC roofing b. Foundation c. Basement and height d. Superstructure	:	Load bearing Structure R.C.C Roof , Partly Aluminium Sheet Roof R.R Masonry in C.M & Partly R.C Column R.R Masonry Brick Work in Cement Mortar and Plastered in Cement Mortar, 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	:	Steel Rolling Shutters & Steel Windows H.T E.B Service – 1 No Yes Yes Yes Good
3.	Number of Floors	:	Ground floor

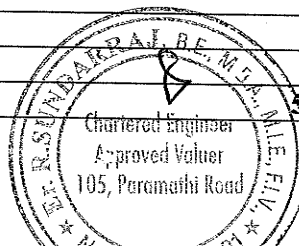
4.	Extent of Building :-	:	Actual	Approved Plan	YOC
1.	R.C.C Roof Security room 1		61.75	Not produced	1996 to 2014
2.	A.c Sheet Roof Parking Shed 1		603.00		
3.	A.c Sheet Roof Parking Shed 2		954.50		
4.	A.c Sheet Roof Blow room Hall		10639.00		
5.	R.C.C Roof Store		1727.25		
6.	R.C.C Roof Motor room		63.75		
7.	R.C.C Roof Toilet Block		783.00		
8.	A.c Sheet Roof Generator room 1		2620.75		
9.	R.C.C Roof Power room & Store		3644.25		
10.	A.c Sheet Roof Generator room 2		2690.50		
11.	A.c Sheet Roof Packing, RO & Yarn Conditioning Hall		8755.00		
12.	R.C.C Roof Security room 2		125.00		
13.	A.c Sheet Roof Machinery Hall 1		71209.75		
14.	R.C.C Roof Humidification Plan 1 to 7 & Other rooms		14387.75		
15.	A.c Sheet Roof Machinery Hall 2		49138.75		
16.	R.C.C Roof Humidification Plan 8 to 11 & Other rooms		7115.75		
17.	A.c Sheet Roof Creche, Clinic, Ladies rest room & Workshop		2555.50		
18.	R.C. Roof Staff C & Fitters Dining with Kitchen-G.F		1990.75		
19.	R.C.C Roof Gents rest room		804.75		
20.	A.c Sheet Roof Boiler shed		190.00		
21.	R.C.C Roof Security room 3		109.25		
22.	A.c Sheet Roof Workers Dining		690.00		
23.	A.c Sheet Roof Cotton Godown		16949.50		
5.	a. Year of Construction for each floor and age of the building b. Residual life of the building c. Class of Construction (Superior / I class/ II class)	: : :	Age Approximately 21 Yrs, 15 Yrs, 3 Yrs 10 Years II Class		



Rate adopted, Building Value :							
	Blg. Description		Area sft	Rate	Total	Depn. 40%	Net Value
1.	R.C.C Roof Security room 1		61.75	900	55575	22230	33345
2.	A.c Sheet Roof Parking Shed 1		603.00	200	120600	48240	72360
3.	A.c Sheet Roof Parking Shed 2		954.50	200	190900	76360	114540
4.	A.c Sheet Roof Blow room Hall		10639.00	1000	10639000	4255600	6383400
5.	R.C.C Roof Store		1727.25	800	1381800	552720	829080
6.	R.C.C Roof Motor room		63.75	800	51000	20400	30600
7.	R.C.C Roof Toilet Block		783.00	1000	783000	313200	469800
8.	A.c Sheet Roof Generator room 1		2620.75	450	1179338	471735	707603
9.	R.C.C Roof Power room & Store		3644.25	450	1639912	655965	983947
10.	A.c Sheet Roof Generator room 2		2690.50	450	1210725	484290	726435
11.	A.c Sheet Roof Packing, RO & Yarn Conditioning Hall		8755.00	600	5253000	2101200	3151800
12.	R.C.C Roof Security room 2		125.00	900	112500	45000	67500
13.	A.c Sheet Roof Machinery Hall 1		71209.75	875	62308531	24923412	37385119
14.	R.C.C Roof Humidification Plan 1 to 7 &Other rooms		14387.75	1550	22301012	8920405	13380607
15.	A.c Sheet Roof Machinery Hall 2		49138.75	875	42996406	17198562	25797844
16.	R.C.C Roof Humidification Plan 8 to 11 &Other rooms		7115.75	1550	11029412	4411765	6617647
17.	A.c Sheet Roof Creche, Clinic, Ladies rest room & Workshop		2555.50	500	1277750	511100	766650
18.	R.C. Roof Staff C & Fitters Dining with Kitchen-G.F		1990.75	1000	1990750	796300	1194450
19.	R.C.C Roof Gents rest room		804.75	1000	804750	321900	482850
20.	A.c Sheet Roof Boiler shed		190.00	350	66500	26600	39900
21.	R.C.C Roof Security room 3		109.25	900	98325	39330	58995
22.	A.c Sheet Roof Workers Dining		690.00	400	276000	110400	165600
23.	A.c Sheet Roof Cotton Godown		16949.50	700	11864650	4745860	7118790
24.	Grs Sheet Cor parking 44'6" x 30'0" (2018-Year)					Total (Rs) = 106578862	
Remarks : Building Plan Approved Not Produced. Bank Requested to obtain Approved Plan.							
7.	Less : Depreciation And Value			:	Shown above		
8.	Present Market Value Present written down value			:	Rs 10,65,78,862 /=		
9.	Forced Sale Value /Distressed Sale value of Building			:	Rs 9,06,00,000 /=		

V. Amenities & Extra Items (value after depreciation)

1.	Ornamental Front / Pooja Door	:	No
2.	Open Staircase	:	No
3.	Wardrobes, showcases, wooden cupboards	:	No
4.	Interior decorations	:	No
5.	Architectural Elevation works	:	No
6.	False Ceiling Works	:	No
7.	Separate Toiler Room	:	No
8.	Separate Lumber Room	:	No
9.	Portico	:	No
10.	Compound wall / pavements & Gate (running feet and value)	:	L.s → 5,00,000
11.	Electrical fittings	:	No
12.	Tiles in walls	:	No
13.	Total	:	Rs 5,00,000



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)	:	Over Head Water tank - 3 Nos → 2,00,000 6 ½" Bore well with Motor - 4 Nos → 3,00,000 Sump - 1 No → 1,00,000
2.	Drainage arrangements (Septic Tank, underground sewerage)	:	No
3.	Electricity Deposit, Water Deposit, drainage deposit etc.,	:	H.T - E.B Service - 1 No → 3,00,000
4.	Others if any (specify) Pump Embedded motor Generator set	:	— —
5.	Total	:	9,00,000

VII. Abstract Market Value :-

	Value of Property		With Building	Without Building
1.	Land	:	5,82,00,000	5,82,00,000
2.	Building	:	10,65,78,862	--
3.	Amenities	:	5,00,000	--
4.	Services	:	9,00,000	--
5.	Total	Rs	16,61,78,862	5,82,00,000 /=
		Say	Rs 16,61,79,000 /=	Rs 5,82,00,000 /=
6.	Forced Sale Value / Distressed sale Value	:		
			With Building	Without Building
			Land	4,70,00,000
			Building	9,06,00,000
			Amenities	4,00,000
			Services	7,20,000
			Total =	Rs 13,87,20,000
				Rs 4,70,00,000 /=

VIII. Certificate

1. I have inspected the property on 05.12.2017 along with **Branch Manager & Mr Ramesh**.
2. The valuation work was / has been undertaken based upon the request from **The Branch Manager**.
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 value for the property with Building is **Rs 16,61,79,000 /=**
(Rupees Sixteen Crore Sixty one Lakh and Seventy nine Thousand only)
prevailing market value for the property without Building is **Rs 5,82,00,000 /=**
(Rupees Five Crore and Eighty two Lakh only)
4. The relevant document for the subject property in the opinion of the valuer is Previous Valuation Certificate
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 : 06.12.2017

(Panel Valuer)

Er.R. SUNDARRAJ, B.E., M.B.A., M.I.E., F.I.V., M.Sc (Val)
CHARTERED ENGINEER
APPROVED VALUER - 5391
REGISTERED VALUER C1 / 342
DISTRICT PANEL ENGINEER CLASS 1A
APPROVED VALUER FOR BANKS

1. Location Map / Route map with land mark point. : Yes
2. Photos of the property in different views (front, back, interior etc) : Yes
3. Copy of Plan Approval (for Building) : Not Produced
4. Copy of Report on Guide Line value downloaded from concerned Reg.Net : Yes
5. For Agricultural land furnish FMB (Field Map & Boundaries and Topo Sketch : --
6. If land is more than 25 years, Village Map. : N.A



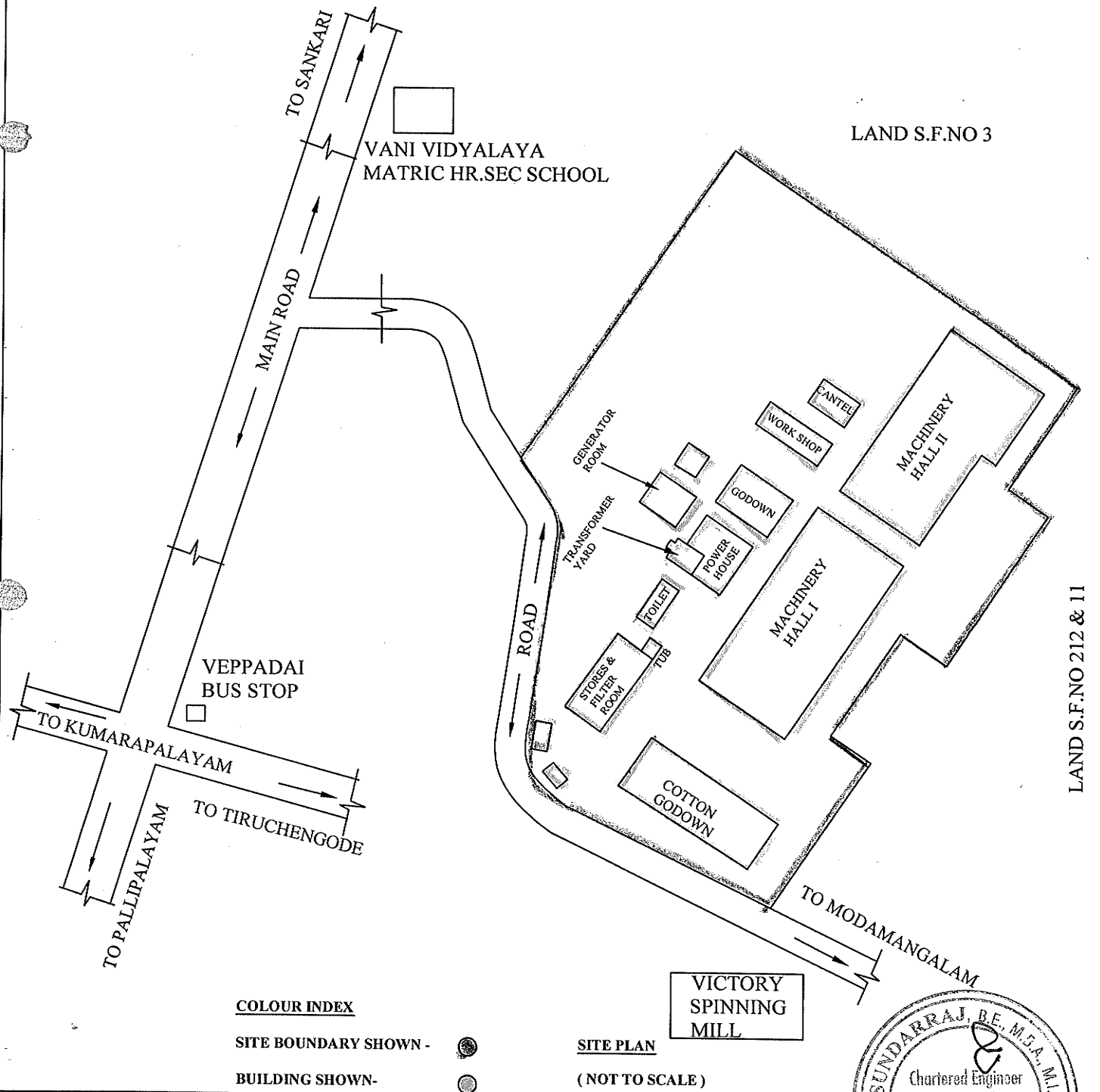
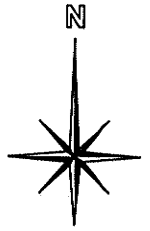
Zone : SALEM SRO : Sangagiri Village: Modamangalam Ahraharam

RevenueDistName:NAMAKKAL TalukName:Thiruchengode

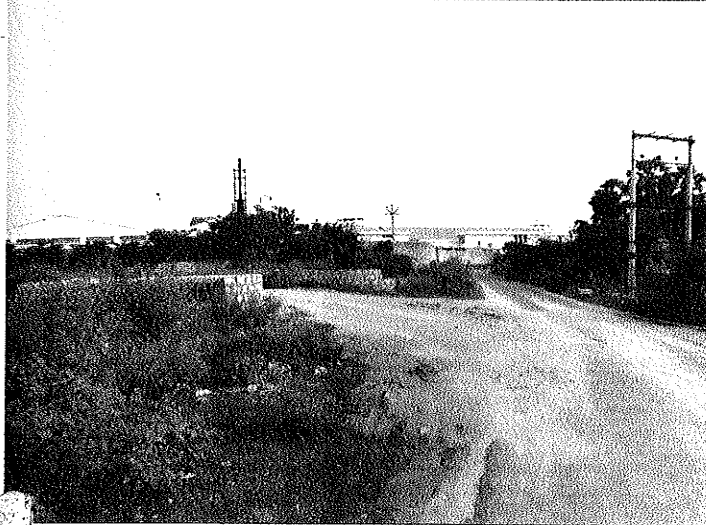
SURVEY NO	GUIDELINE VALUE	GUIDELINE VALUE (IN METRIC)	CLASSIFICATION
1/1	502500/Acre	1242000/Hect.	Dry Special Type - I
1/11	502500/Acre	1242000/Hect.	Dry Special Type - I
1/16A	301500/Acre	745500/Hect.	Dry Maanavari Lands Type - II
1 /18A	301500/Acre	745500/Hect.	Dry Maanavari Lands Type - II
1 /28A	301500/Acre	745500/Hect.	Dry Maanavari Lands Type - II
1 /29A	301500/Acre	745500/Hect.	Dry Maanavari Lands Type - II
1 /34B	301500/Acre	745500/Hect.	Dry Maanavari Lands Type - II
1 /35B	301500/Acre	745500/Hect.	Dry Maanavari Lands Type - II
2 /1	502500/Acre	1242000/Hect.	Dry Special Type - I
2 /10	402000/Acre	994000/Hect.	Dry Well irrigaiton Type - I
2 /11	402000/Acre	994000/Hect.	Dry Well irrigaiton Type - I
2 /12	402000/Acre	994000/Hect.	Dry Well irrigaiton Type - I
2 /13	402000/Acre	994000/Hect.	Dry Well irrigaiton Type - I
2 /14	402000/Acre	994000/Hect.	Dry Well irrigaiton Type - I
2 /15	402000/Acre	994000/Hect.	Dry Well irrigaiton Type - I
2 /7	402000/Acre	994000/Hect.	Dry Well irrigaiton Type - I
2 /8	402000/Acre	994000/Hect.	Dry Well irrigaiton Type - I
2 /9	402000/Acre	994000/Hect.	Dry Well irrigaiton Type - I

LOCATION: LAND S.F.NO 1 / TO 15, 16B,17,18B,19 TO 27, 1/28B, 1/30 TO 33, 1/34A, 35A, 36,37,38,39, 2/ 1, 2,3,4,5,6,7, MODAMANGALAM AGRAHARAM VILLAGE, TIRUCHENGODE TALUK, NAMAKKAL DISTRICT.

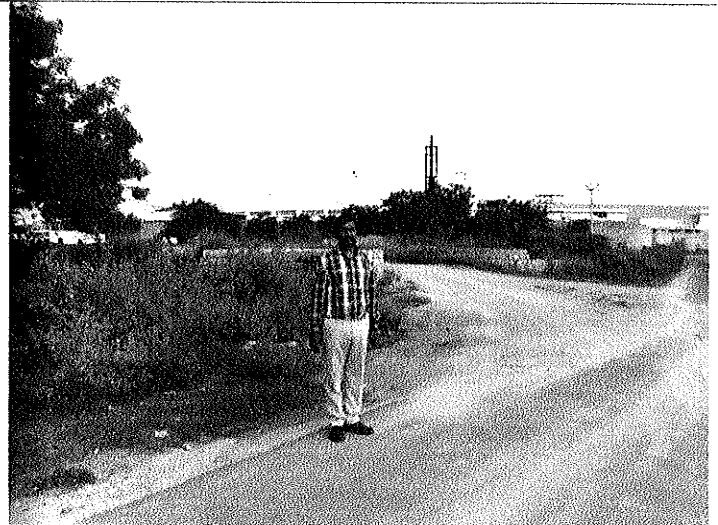
OWNER: M/s ARUNACHALA GOUNDER TEXTILE MILLS Pvt.Ltd,
Rep by 1.Mr N.PRABHURAM
2.Mr N.RAMESH



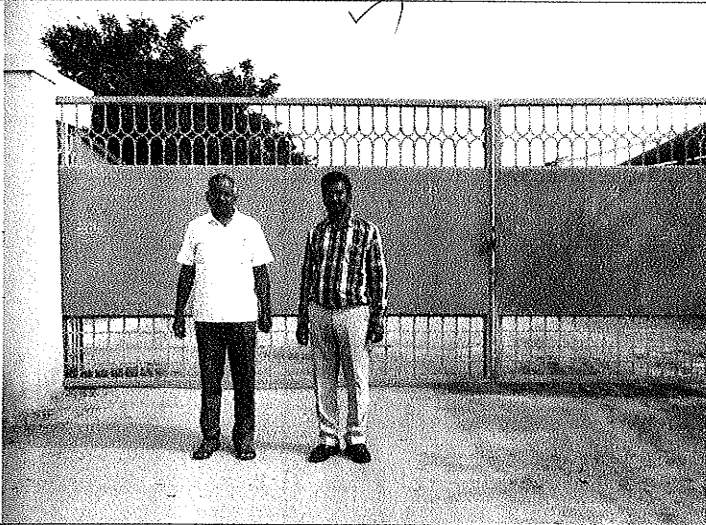
ROAD VIEW



ROAD VIEW



ENTRANCE



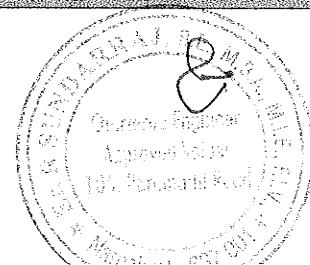
MACHINERY HALL - I



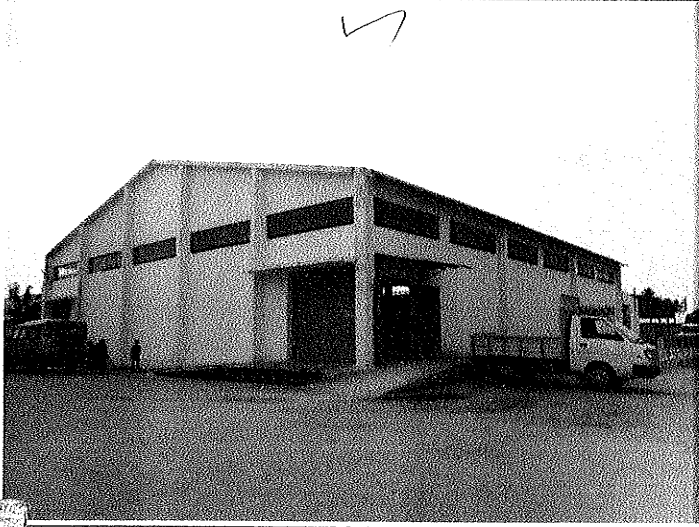
MACHINERY HALL - II



CANTEEN



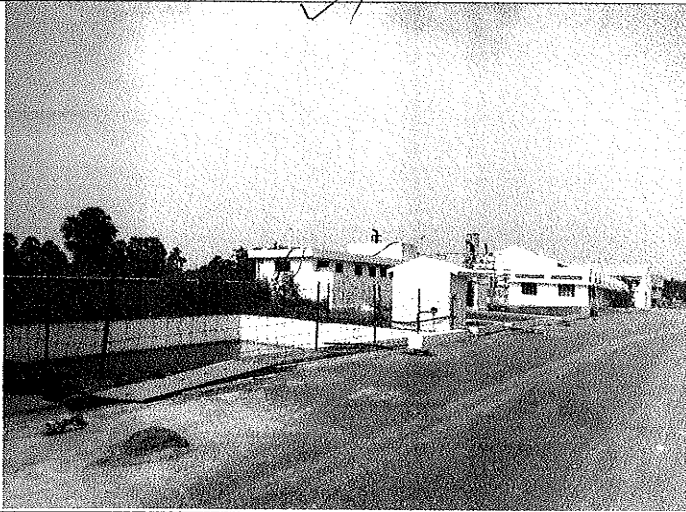
GODOWN



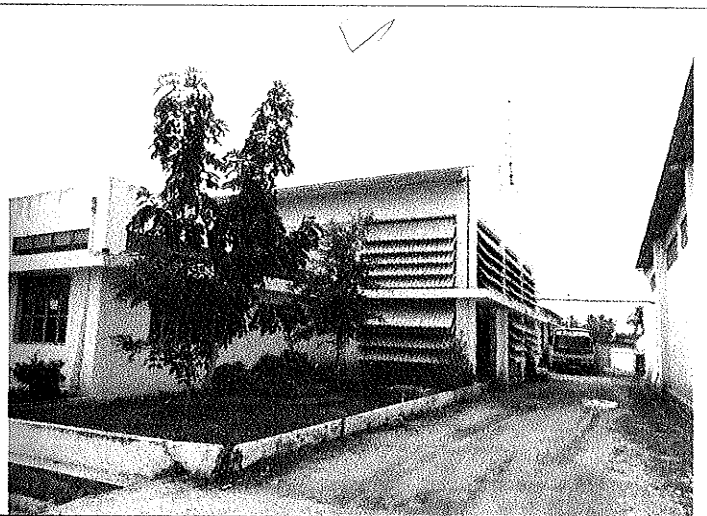
GODOWN



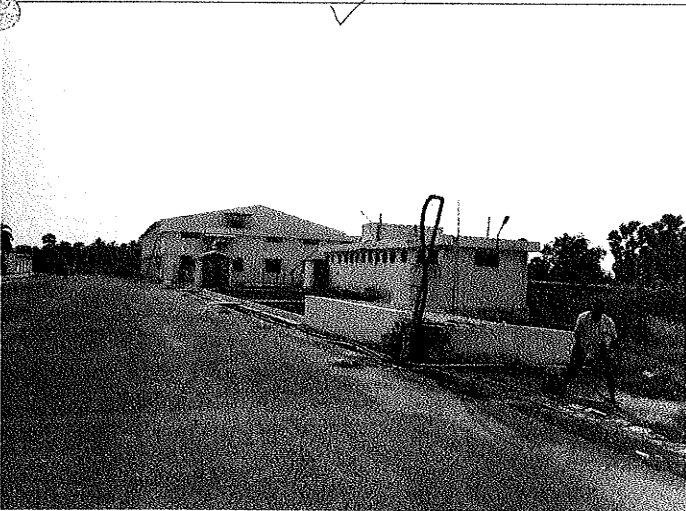
POWER HOUSE



GENERATOR ROM



TOILET BLOCK



TRANSFORMER

