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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 PROPERTY (LAND & BUILDING)

REPORT ON VALUATION

Ref.No. 03

Date: 12.11.2020

PART A - BASIC DATA

I. GENERAL:

1.	Purpose of valuation	:	Bank Security Purpose. Canara Bank, Park Road, Erode
2.	a. Date of Inspection b. Date on which the valuation is made	:	10.11.2020 12.11.2020
3.	Name of the reported owner with present address and phone number Name of the owner(s) and his/their addresses(es) with Phone No.(details of share of each owner in case of joint ownership) Name of the Company	:	Mr. A. THANGAVEL, S/o. Mr. Arumuga Gounder. Door No: 1.199, 1.199/1, Poolakkattur, Sankagiri Main Road, Pallipalayam Village & Post, Kumarapalayam Taluk, Namakkal District. Cell No: 98652 65000 "M/s. THANGAVEL FABRICS PRIVATE LIMITED"
4.	Documents produced for perusal: i) Document ii) Legal Opinion iii) Previous Report	:	 : : Refer to Xerox copy of Legal Opinion Given by Advocate Mr. L. Dakshinamoorthy, Date: 13.13.2013 My Pervious Valuation Report Date: 05.09.2018

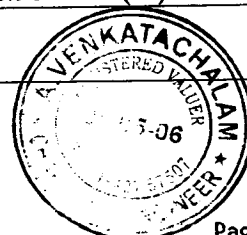
5.	Brief description of the property taken for valuation (Including leasehold/freehold etc)	:	Industrial (Free Hold)
6.	Scope of valuation	:	Bank Credit Purpose
7.	If this report is to be used for any bank purpose, state the name of the bank and branch, if known	:	Bank Purpose in CANARA Bank, Park Road, Erode Branch.

II. DESCRIPTION OF THE PROPERTY:

1.	Postal address of the property with Pin code	:	Mr. A. THANGAVEL, S/o. Mr. Arumuga Gounder. S.F.No: 278/3, & 279/2, 4, 5, 6, Patta No: 348, 600, 659, Door No: 1.199/2, 1.199/3, 1.199/4 , Karukkankadu, Sankagiri Main Road, Pallipalayam Agraharam Village, Kumarapalayam Taluk, Namakkal District. Pin Code - 638 008
2.	City/Town	:	Pallipalayam
	Residential Area	:	----
	Commercial Area	:	----
	Industrial Area	:	Yes
3.	Classification of the Area	:	High/Middle/Poor Urban/Semi Urban/Rural
4.	Coming under Corporation Limit /Village Panchayat/Municipality	:	Panchayat Limit
5.	Whether covered under any State/Central Govt. enactments (e.g.Urban Land Ceiling Act) or notified under agency area/scheduled area/cantonment area	:	----
6.	In case it is an agricultural land, any conversion to house site plots is contemplated	:	----



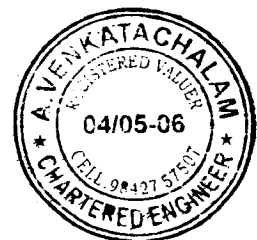
7.	Location of the property Plot No. / Nagar/Survey No. Door No. S.F. No. / T.S. No. / R.S. No. Village / Block Taluk / Ward Mandal/District/Municipality/ Corporation	: Karukkankadu, Sankagiri Main Road, : Door No: 1.199/2, 1.199/3, 1.199/4, : S.F.No: 278/3, & 279/2, 4, 5, 6, : Pallipalayam Agraharam Village, : Kumarapalayam Taluk, : Namakkal District. : Panchayat Limit.
	Boundary Details	As per Document & Actual (Item No: I) (Thakku No: I) (S.F.No: 278/2 & 3)
	North	S.F.No: 279
	South	30 Links North South Road
	East	5 Links North South Canal
	West	"D" Schedule, Sellappa Gounder Vagaiyara Property
	Extent of land	45.00 Cents
	Boundary Details	As per Document & Actual (Item No: I) (Thakku No: II) (S.F.No: 278/3 & 4)
	North	30 Links North South Road
	South	S.F.No: 277
	East	"D" Schedule, Sellappa Gounder Vagaiyara Property
	West	5 Links North South Canal
	Extent of land	43.00 Cents
	Boundary Details	As per Document & Actual (Item No: II) (S.F.No: 278/2, 4, 5, 6)
	North	PWD Vaikkal
	South	S.F.No: 278/ Thangavel Fabrics Property
	East	Venkatachalam & Vasanthi Property
	West	S.F.No: 279/1
	Extent of Land	S.F.No: 279/2 - 0.25 ½ Acre S.F.No: 279/4 - 0.11 Acre S.F.No: 279/5 - 0.09 ½ Acre S.F.No: 279/6 - 0.44 Acre Extent of Land - 0.90 Acre (or) 90.00 Cents
9.	Latitude, Longitude and Coordinates of the site	: 11.382424 77.756356



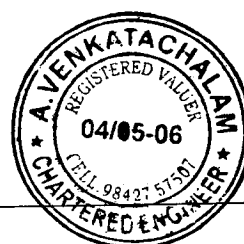
10.	Property tax receipt referred Assessment number Tax amount Receipt in the name of	: : --- : BHA No: 074717, 074718, 074716 : Rs. 5,940/- , Rs. 3,960/-, Rs. 3,960/- Per Year : M/s. Thangavel Fabrics Private Limited
11.	Electricity service connection consumer number In the name of Other details, if any	: E.B. Connection No: 04-909-422-0240 : M/s. Thangavel Fabrics Private Limited
12.	Property is presently occupied by	: Owner / Tenants/ Both / Vacant
13.	If tenanted fully, What is the gross monthly rent?	: ---
14.	If occupied by both	Owner Occupied
	By assuming the entire building is let out, (i) What is the probable monthly rent? (ii) What is the advance amount?	: Rs. --- : Rs. ---

III. PROCEDURE OF VALUATION:

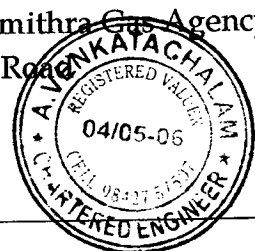
	Valuation Details	:	Discussed in Part B,C,D,E &F
1	F.S.I. 1). GF RCC Office & Leading - 0.09 2). FF RCC Wrapping - 0.09 3). SF RCC Wrap & Quality - 0.09 4) GF RCC AC Plant - 0.006 5). GF RCC Stock Room - 0.02 6). GF RCC Stair & Balcony - 0.003 7). FF RCC Hostel Building - 0.02 8). FF RCC Stair & Balcony - 0.003 09).SF RCC Hostel Building - 0.02 10). SF RCC Stair & Balcony - 0.003 11). GF RCC AC Plant & Exciting Fan Room - 0.008 12). FF RCC Toilet & Bath Room &	2	Plot Coverage Ground Floor - 0.67 First Floor - 0.21 Second Floor - 0.16



Labour Rest Room - 0.008	
13). SF RCC Toilet & Bath Room & Stock - 0.008	
14). GF RCC Auto Loom Factory - 0.10	
15). FF RCC Piece Checking Room - 0.10	
16). SF Gal Sheet Piece Godown - 0.10	
17). GF RCC Power House - 0.01	
18). GF AC Sheet Compressor & RO Plant - 0.02	
19). GF AC Sheet Building & Canteen - 0.004	
20). GF AC Sheet Toilet - 0.003	
21). GF Gal Sheet Generator Building - 0.01	
22). GF RCC Roof Security Room - 0.0009	
23). GF Gal Sheet Bike Parking Shed - 0.007	
24). GF RCC Weaving & Quality Building - 0.17	
25). FF RCC Compressor Building - 0.03	
26). GF Gal Sheet Warping - 0.07	
27). GF Gal Sheet Sizing Building - 0.09	
28). GF Gal Sheet Loading Area - 0.03	
29). GF Gal Sheet Open Shed - 0.02	
30). GF Gal Sheet Boiler Building - 0.04	



3. Characteristics of the site	
* What is the character of the locality?	: Industrial Area
* What is the classification of the locality?	: Middle Class
Development of surrounding areas	: Industrial Area
Possibility of frequent flooding/sub merging Feasibility to The Civic amenities like school, hospital, bus stop, market etc.	: Near by
Level of land with topographical conditions	: Regular
Shape of land	
Type of use to which it can be put	: Industrial & Commercial
Any usage restriction	: Nil
Is plot in town planning approved layout?	
Corner Plot or Intermittent Plot?	: Intermittent Plot
Type of road available at present	: Available in Tar Road
* Road facilities are available?	: Sankagiri Main Road
Is it a land - locked land?	: ---
Water Potentiality	
* What is the width of the Road?	: 30'0" Width Road
Width of road - is it below 20ft or more than 20 ft.	: Above than 30'0"
Underground sewerage system	: Available in Septic Tank
Is power supply available at the site?	: Available
Advantage of the site	: 1. Opposite Sangamithra Gas Agency
1.	
2.	: 2. Sankagiri Main Road
Special remarks, if any, like threat of acquisition of land for public service purposes, road widening or	



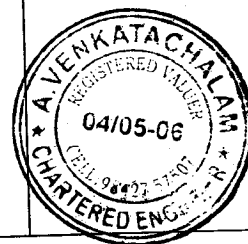
	applicability of CRZ provisions etc (Distance from sea-coast/tidal level must be incorporated)	:	---
	*Any factors which affect the marketability of the land?	:	---
	* Type of the land?	:	---
	Accessibility	:	
4.	Value on adopting GLR (Guideline Rate) i) Guideline rate as obtained from the Registrar's office (an evidence thereof to be enclosed) ii) Value of land by adopting GLR(77,536.00 Sq.ft X Rs. 100.00/Sq.ft)	:	Rs. 100.00/ Sq.ft Rs. 77,53,600/-
5.	Value by adopting PMR (Prevailing Market Rate) Prevailing market	:	Rs. 3,00,000/Cent
	rate(Along with details/reference of atleast two latest deals/transactions with respect to adjacent properties in the areas) Unit rate adopted in this valuation after considering the characteristics of the subject plot Value of land by adopting PMR (178.00 Cents X Rs. 3,00,000/- Cent)	:	--- Rs. 5,34,00,000/- Say Rs. 534.00 Lakhs

PART C - BUILDINGS

	Type of Building		Residential/Commercial/Industrial
1.	Type of construction	:	Load bearing /RCC/Steel Framed/ framed structure
2.	Quality of construction	:	Superior / I Class/II Class /III Class
3.	Appearance of Building	:	Common / Attractive / Aesthetic
4.	Maintenance/Condition of the Building	:	Exterior: New one / Excellent/Good /Normal Average/ Poor
			Interior: Excellent/Good Average/ Poor
5.	Plinth Area	:	GF RCC Roof Office & Leading - 3,742.37 Sq.ft FF RCC Roof Wrapping - 3,742.37 Sq.ft SF RCC Roof Wrap & Quality - 3,742.37 Sq.ft

		GF RCC Roof AC Sheet Plant - 453.81 Sq.ft GF RCC Roof Stock Room - 1,377.50 Sq.ft GF RCC Roof Stair & Balcony - 296.87 Sq.ft FF RCC Roof Hostel Building - 1,377.50 Sq.ft FF RCC Roof Stair & Balcony - 296.87 Sq.ft SF RCC Roof Hostel Building - 1,377.50 Sq.ft SF RCC Roof Stair & Balcony - 296.87 Sq.ft GF RCC Roof AC Plant & Exciting Fan Room - 682.00 Sq.ft FF RCC Roof Toilet & Bath Room & Labour Rest Room - 682.00 Sq.ft SF RCC Toilet & Bath Room & Stock - 682.00 Sq.ft GF RCC Roof Auto Loom Factory - 7,992.50 Sq.ft FF RCC Roof Checking Room - 7,992.50 Sq.ft SF Galvalume Sheet Peace Godown - 7,992.50 Sq.ft GF RCC Roof Power House Building - 1,110.31 Sq.ft GF AC Sheet Compressor & RO Plant - 1,558.12 Sq.ft GF AC Sheet Building & Canteen.- 336.00 Sq.ft GF AC Sheet Toilet - 235.93 Sq.ft GF Galvalume Sheet Generator Building - 1,066.00 Sq.ft GF RCC Roof Security Room - 75.56 Sq.ft GF Galvalume Sheet Bike Parking - 620.00 Sq.ft GF RCC Roof Weaving & Quality - 13,039.00 Sq.ft FF RCC Roof Compressor Building - 2,457.00 Sq.ft GF Galvalume Sheet Wrapping Building - 5,162.75 Sq.ft GF Galvalume Sheet Sizing Building - 7,650.50 Sq.ft GF Galvalume Sheet Loading Area - 2,059.75 Sq.ft GF Galvalume Sheet Open Shed - 1,337.50 Sq.ft GF Galvalume Sheet Boiler Building - 3,055.25 Sq.ft
6	Number of floors and height of each floor including basement, if any	: Ground & First & Second Floor Only Building Height : 12'0"

Floor	Year of Construction (as reported/ as per actual observation/ as per deed)	Roof	Plinth Area		
			Main Portion A	Cantilevered Portion B	Total A+50% of B
G.F	Office & Loading	RCC Roof	3,742.37	----	3,742.37
	AC Plant	RCC Roof	453.81		453.81
	Stock Room	RCC Roof	1,377.50		1,377.50
	Stair & Balcony	RCC Roof	296.87		296.87
	Auto Loom Factory	RCC Roof	7,992.50		7,992.50
	Power House	RCC Roof	1,110.31		1,110.31
	Compressor & RO Plant	AC Sheet	1,558.12		1,558.12
	Canteen	AC Sheet	336.00		336.00
	Toilet	AC Sheet	235.93		235.93
	Generator Room	AC Sheet	1,066.00		1,066.00
	Security Room	RCC Roof	75.56		75.56
	Bike Parking Shed	Gal Sheet	620.00		620.00
	Weaving & Quality	RCC Roof	13,039.00		13,039.00
	Wrapping	Gal Sheet	5,162.75		5,162.75

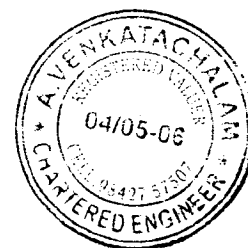


	Sizing	Gal Sheet	7,650.00		7,650.00
	Loading Area	Gal Sheet	2,059.75		2,059.75
	Open Shed	Gal Sheet	1,337.50		1,337.50
	Boiler Shed	Gal Sheet	3,055.25		3,055.25
F.F.	Wrapping	RCC Roof	3,742.37	----	3,742.37
	Hostel Building	RCC Roof	1,377.50		1,377.50
	Stair & Balcony	RCC Roof	296.87		296.87
	Toilet, Bath & Rest Room	RCC Roof	682.00		682.00
	Piece Checking Room	RCC Roof	7,992.50		7,992.50
	Compressor Building	RCC Roof	2,457.00		2,457.00
S.F.	Wrap & Quality	RCC Roof	3,742.37	----	3,742.37
	Hostel Building	RCC Roof	1,377.50		1,377.50
	Stair & Balcony	RCC Roof	296.87		296.87
	Toilet & Bath & Stock	RCC Roof	682.00		682.00
	Peace Godown	Gal Sheet	7,992.50		7,992.50
	TOTAL		81,808.70 Sq.ft		81,808.70 Sq.ft

1. Drawing approval – Approval Plan Available

- Date of issue and validity of layout of approved map/plan
- Approved map/plan issuing authority
- Whether genuineness or authentic of approved map/plan is verified?
- Any other comments by our empanelled valuers on authentic of approved plan?
- (Discuss on the building approval, reference, violations observed, consequences of violation etc.)

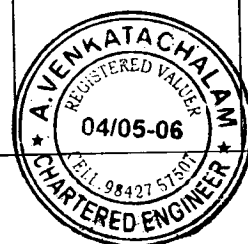
- Approval No: Roc No: 27,
- Approval Date: 12.08.2006
- Approved Ground Floor Machinery Hall Plinth Area – 12,727.00 Sq.ft
- Approved by The President Pallipalayam Agraharam Village & Panchayat
- Approval in Favor of “M/s. Thangavel Fabrics Private Limited”
Mr. Thangavel (Managing Director)



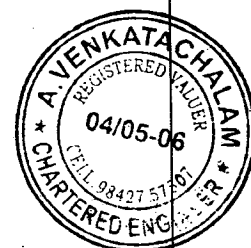
8. Value of building is estimated by adopting suitable unit plinth area rate depending upon the specifications. Depreciation is calculated by straight-line method assuming a salvage value of 25.50%, 22.50%, 21.00%, 19.50%, 12.00% (RCC Roof) 29.25% 22.50%(AC Sheet) 11.25% (Gal Sheet) 22.50%, 18.00% (Aluminium Sheet).

1. VALUATION OF BUILDING:

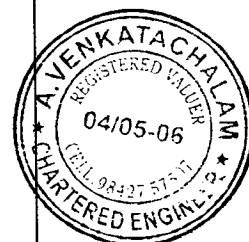
DESCRIPTION	Ground Floor	First Floor	Second Floor	Other floor, if any
Specification				
Floor finish	Cement	---	---	
Superstructure	---	---	---	
Roof	RCC & AC Sheet & Gal & Aluminum Sheet	---	---	
Doors	Steel	---	---	
Windows	Steel			
Weathering course	Cement			
Plinth area	81,808.70 Sq.ft	---	---	
Year of construction (as reported/ observed/ as per deed)	RCC Roof - 2003, 2005, 2006, 2007, 2012 AC Sheet - 2007, 2010 Gal Sheet - 2015 Aluminium Sheet - 2010, 2012			
Age of the building	RCC Roof - 17, 15, 14, 13, 8 Yrs AC Sheet - 13, 10 Yrs Gal Sheet - 5 Yrs Aluminum Sheet - 10, 8 Yrs			
If the age is not exactly known, further	RCC Roof - 60 Yrs AC Sheet - 45 Yrs Gal Sheet - 45 Yrs Aluminium Sheet - 45 Yrs			
Total life of the building estimated	RCC Roof - 43, 45, 46, 47, 52 Yrs AC Sheet - 32, 35 Yrs Gal Sheet - 40 Yrs Aluminium Sheet - 35, 37 Yrs			



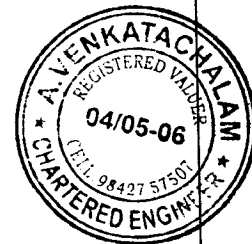
Depreciation percentage (assuming salvage value)	17 Yrs x 1.50% = 25.50%, 15Yrs x 1.50% = 22.50%, 14 Yrs x 21.00%, 13 Yrs x 19.50%, 8 Yrs x 12.00% (RCC Roof) 13 Yrs x 2.25% = 29.25%, 10 Yrs x 2.25% = 22.50% (AC Sheet), 5 Yrs x 2.25% = 11.25%, 10 Yrs x 2.25% = 22.50%, 8 Yrs = 18.00% (Aluminium Sheet)	----	----	
Replacement rate of construction with the sexisting conditions and specifications	GF RCC Office & Loading - Rs. 1,200/- Sq.ft GF RCC AC Plant - Rs. 1,400/- Sq.ft GF RCC Stock Room - Rs. 1,200/- Sq.ft GF RCC Stair & Balcony - Rs. 800/- Sq.ft GF RCC Auto Loom Factory - Rs. 1,200/- Sq.ft GF RCC Power House - Rs. 1,200/- Sq.ft GF AC Sheet Compressor & RO Plant - Rs. 600/- Sq.ft GF AC Sheet Canteen - Rs. 600/- Sq.ft GF AC Sheet Toilet - Rs. 500/- Sq.ft GF Gal Generator Room - Rs. 520/- Sq.ft GF RCC Security Room - Rs. 1,100/- Sq.ft GF Gal Sheet Bike Parking Shed - Rs. 320/- Sq.ft GF RCC Weaving & Quality - Rs. 1200/- Sq.ft GF Gal Sheet Wrapping - Rs. 700/- Sq.ft	FF RCC Wrapping - Rs. 1,100/- Sq.ft FF RCC Hostel Building - Rs. 1,400/- Sq.ft FF RCC Stair & Balcony - Rs. 800/- Sq.ft FF RCC Toilet, Bath & Rest Room - Rs. 1,400/- Sq.ft FF RCC Piece Checking Room - Rs. 1,200/- Sq.ft FF RCC Compressor Building - Rs. 950/- Sq.ft	SF RCC Wrap & Quality - Rs. 1,200/- Sq.ft SF RCC Hostel - Rs. 1,500/- Sq.ft SF RCC Stair & Balcony - Rs. 850/- Sq.ft SF RCC Toilet & Bath & Stock - Rs. 1,450/- Sq.ft SF Gal Sheet Peace Godown - Rs. 650/- Sq.ft	



	GF Gal Sheet Sizing - Rs. 700/- Sq.ft GF Gal Sheet Loading Area - Rs. 370/- Sq.ft GF Gal Sheet Open Shed - Rs. 320/- Sq.ft GF Gal Boiler Shed - Rs. 420/- Sq.ft			
Replacement Value	GF RCC Office & Loading - Rs. 44,90,844/- GF RCC AC Plant - Rs. 6,35,344/- GF RCC Stock Room - Rs. 16,53,000/- GF RCC Stair & Balcony - Rs. 2,37,496/- GF RCC AC Plant & Exciting Fan Room - Rs. 9,20,700/- GF RCC Auto Loom Factory - Rs. 95,91,000/- GF RCC Power House - Rs. 12,21,341/- GF AC Sheet Compressor & RO Plant - Rs. 9,34,872/- Sq.ft GF AC Sheet Canteen - Rs. 2,01,600/- GF AC Sheet Toilet - Rs. 1,17,965/- GF Gal Generator Room - Rs. 5,54,320/- GF RCC Security Room - Rs. 75,560/- GF Gal Sheet Bike Parking Shed - Rs. 1,98,400/- GF RCC Weaving & Quality - Rs. 1,56,46,800/- GF Gal Sheet Wrapping - Rs. 36,13,925/- GF Gal Sheet Sizing - Rs. 53,55,000/- GF Gal Sheet Loading Area - Rs. 7,62,107/- GF Gal Sheet Open Shed - Rs. 4,28,000/-	FF RCC Wrapping - Rs. 41,16,607/- FF RCC Hostel Building - Rs. 19,28,500/- FF RCC Stair & Balcony - Rs. 2,37,496/- FF RCC Toilet, Bath & Rest Room - Rs. 9,54,800/- FF RCC Piece Checking Room - Rs. 95,91,000/- FF RCC Compressor Building - Rs. 23,34,150/-	SF RCC Wrap & Quality - Rs. 44,90,844/- SF RCC Hostel - Rs. 20,66,250/- SF RCC Stair & Balcony - Rs. 2,52,339/- SF RCC Toilet & Bath & Stock - Rs. 9,88,900/- SF Gal Sheet Peace Godown - Rs. 51,95,125/-	

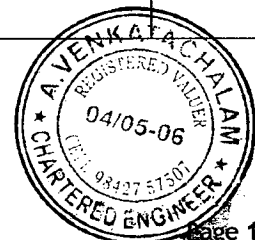


	GF Gal Boiler Shed - Rs. 12,83,205/-			
Depreciation Value the rate	GF RCC Office & Loading - Rs. 11,45,165/- GF RCC AC Plant - Rs. 1,42,950/- GF RCC Stock Room - Rs. 3,71,925/- GF RCC Stair & Balcony - Rs. 53,436/- GF RCC AC Plant & Exciting Fan Room - Rs. 1,79,536/- GF RCC Auto Loom Factory - Rs. 11,50,920/- GF RCC Power House - Rs. 1,46,560 /- GF AC Sheet Compressor & RO Plant - Rs. 2,10,346/- GF AC Sheet Canteen - Rs. 45,360/- GF AC Sheet Toilet - Rs. 26,542/- GF Gal Generator Room - Rs. 62,361/- GF RCC Security Room - Rs. 19,267/- GF Gal Sheet Bike Parking Shed - Rs. 22,320/- GF RCC Weaving & Quality - Rs. 18,77,616/- GF Gal Sheet Wrapping - Rs. 4,06,566/- GF Gal Sheet Sizing - Rs. 6,02,437/- GF Gal Sheet Loading Area - Rs. 85,737/- GF Gal Sheet Open Shed - Rs. 48,150/- GF Gal Boiler Shed - Rs. 1,44,360/-	FF RCC Wrapping - Rs. 10,49,734/- FF RCC Hostel Building - Rs. 4,04,985/- FF RCC Stair & Balcony - Rs. 49,874/- FF RCC Toilet, Bath & Rest Room - Rs. 1,86,186/- FF RCC Piece Checking Room - Rs. 11,50,920/- FF RCC Compressor Building - Rs. 2,80,098/-	SF RCC Wrap & Quality - Rs. 11,45,165/- SF RCC Hostel - Rs. 4,33,912/- SF RCC Stair & Balcony - Rs. 52,991/- SF RCC Toilet & Bath & Stock - Rs. 1,92,835/- SF Gal Sheet Peace Godown - Rs. 5,84,451/-	
Present value of building	GF RCC Office & Loading - Rs. 33,45,678/-	FF RCC Wrapping - Rs. 30,66,872/-	SF RCC Wrap & Quality - Rs. 33,45,678/-	



	GF RCC AC Plant - Rs. 4,92,383/- GF RCC Stock Room - Rs. 12,81,075/- GF RCC Stair & Balcony - Rs. 1,84,059/- GF RCC AC Plant & Exciting Fan Room - Rs. 7,41,163/- GF RCC Auto Loom Factory - Rs. 84,40,080/- GF RCC Power House - Rs. 10,74,780/- GF AC Sheet Compressor & RO Plant - Rs. 7,24,525/- GF AC Sheet Canteen - Rs. 1,56,240/- GF AC Sheet Toilet - Rs. 91,422/- GF Gal Generator Room - Rs. 4,91,959/- GF RCC Security Room - Rs. 56,292/- GF Gal Sheet Bike Parking Shed - Rs. 1,76,080/- GF RCC Weaving & Quality - Rs. 1,37,69,184/- GF Gal Sheet Wrapping - Rs. 32,07,358/- GF Gal Sheet Sizing - Rs. 47,52,562/- GF Gal Sheet Loading Area - Rs. 6,76,370/- GF Gal Sheet Open Shed - Rs. 3,79,850/- GF Gal Boiler Shed - Rs. 11,38,844/-	FF RCC Hostel Building - Rs. 15,23,515/- FF RCC Stair & Balcony - Rs. 1,87,621/- FF RCC Toilet, Bath & Rest Room - Rs. 7,68,614/- FF RCC Piece Checking Room - Rs. 84,40,080/- FF RCC Compressor Building - Rs. 20,54,052/-	SF RCC Hostel - Rs. 16,32,337/- SF RCC Stair & Balcony - Rs. 1,99,348/- SF RCC Toilet & Bath & Stock - Rs. 7,96,064/- SF Gal Sheet Peace Godown - Rs. 46,10,673/-	
Total value of floors if any)	Rs. 4,11,79,904/-	Rs. 1,60,40,754/-	Rs. 1,05,84,100/-	

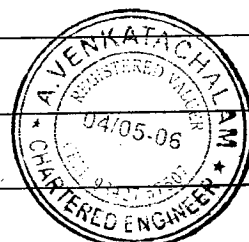
(Note: Add extra sheets for additional floors and buildings)



Sl No	Particulars of items	Plinth Area	Ro of Height	Age of the building	Estimated replacement rate of construction Rs	Replacement Cost Rs.	Depreciation Rs.	Net value after depreciations Rs.
	Ground Floor	3,742.37 453.81 1,377.50 296.87 682.00 7,992.50 1,110.31 1,558.12 336.00 235.93 1,066.00 75.56 620.00 13,039.00 5,162.75 7,650.00 2,059.75 1,337.50 3,055.25	12'0"	17 Yrs 15 Yrs 15 Yrs 15 Yrs 13 Yrs 8 Yrs 8 Yrs 13 Yrs 10 Yrs 10 Yrs 5 Yrs 17 Yrs 17 Yrs 5 Yrs 5 Yrs 5 Yrs 5 Yrs 5 Yrs 5 Yrs	Rs. 1,200/- Rs. 1,400/- Rs. 650/- Rs. 800/- Rs. 1,350/- Rs. 1,200/- Rs. 1,100/- Rs. 600/- Rs. 600/- Rs. 500/- Rs. 520/- Rs. 1,000/- Rs. 320/- Rs. 1,200/- Rs. 700/- Rs. 700/- Rs. 370/- Rs. 320/- Rs. 420/-	Rs. 44,90,844/- Rs. 6,35,334/- Rs. 16,53,000/- Rs. 2,37,496/- Rs. 9,20,700/- Rs. 95,91,000/- Rs. 12,21,341/- Rs. 9,34,872/- Rs. 2,01,600/- Rs. 1,17,965/- Rs. 5,54,320/- Rs. 75,560/- Rs. 1,98,400/- Rs. 1,56,46,800/- Rs. 3,61,392/- Rs. 53,55,000/- Rs. 7,62,107/- Rs. 4,28,000/- Rs. 12,83,205/-	Rs. 11,45,165/- Rs. 1,42,950/- Rs. 3,71,925/- Rs. 53,436/- Rs. 1,79,536/- Rs. 11,50,920/- Rs. 1,46,560/- Rs. 2,10,346/- Rs. 45,360/- Rs. 26,542/- Rs. 62,361/- Rs. 19,267/- Rs. 22,320/- Rs. 18,77,616/- Rs. 4,06,566/- Rs. 6,02,437/- Rs. 85,737/- Rs. 48,150/- Rs. 1,44,360/-	Rs. 33,45,678/- Rs. 4,92,383/- Rs. 12,81,075/- Rs. 1,84,059/- Rs. 7,41,163/- Rs. 84,40,080/- Rs. 10,74,780/- Rs. 7,24,525/- Rs. 1,56,240/- Rs. 91,422/- Rs. 4,91,959/- Rs. 56,292/- Rs. 1,76,080/- Rs. 1,37,69,184/- Rs. 32,07,358/- Rs. 47,52,562/- Rs. 6,76,370/- Rs. 3,79,850/- Rs. 11,38,844/-
	First Floor	3,742.37 1,377.50 296.87 682.00 7,992.50 2,457.00	12'0"	17 Yrs 14 Yrs 14 Yrs 13 Yrs 8 Yrs 8 Yrs	Rs. 1,100/- Rs. 1,400/- Rs. 800/- Rs. 1,400/- Rs. 1,200/- Rs. 950/-	Rs. 41,16,607/- Rs. 19,28,500/- Rs. 2,37,496/- Rs. 9,54,800/- Rs. 95,91,000/- Rs. 23,34,150/-	Rs. 10,49,734/- Rs. 4,04,985/- Rs. 49,874/- Rs. 1,86,186/- Rs. 11,50,920/- Rs. 2,80,098/-	Rs. 30,66,872/- Rs. 15,23,515/- Rs. 1,87,621/- Rs. 7,68,614/- Rs. 84,40,080/- Rs. 20,54,052/-
	Second floor,	3,742.37 1,377.50 296.87 682.00 7,992.50	12'0"	17 Yrs 14 Yrs 14 Yrs 13 Yrs 5 Yrs	Rs. 1,200/- Rs. 1,500/- Rs. 850/- Rs. 1,450/- Rs. 650/-	Rs. 44,90,844/- Rs. 20,66,250/- Rs. 2,52,339/- Rs. 9,88,900/- Rs. 51,95,125/-	Rs. 11,45,165/- Rs. 4,33,912/- Rs. 52,991/- Rs. 1,92,835/- Rs. 5,84,451/-	Rs. 33,45,678/- Rs. 16,32,337/- Rs. 1,99,348/- Rs. 7,96,064/- Rs. 46,10,673/-
	Total					Rs. 7,68,24,947/-	Rs. 1,22,72,705/-	Rs. 6,78,04,758/-

PART D - AMENITIES & EXTRA ITEMS
(Value after Depreciation)

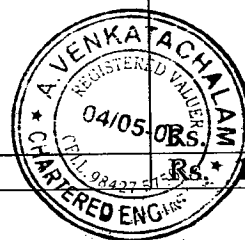
1.	Portico	:	Rs. ---
2.	Ornamental Front / Pooja door	:	Rs. ---
3.	Sitout/Verandah with Steel grills	:	Rs. ---
4.	Extra Steel/collapsible gates	:	Rs. ---



3.	Compound Wall.....Rm. @ : Rs..... /m2. Height: 8'0" Length: Building Alround Type of construction: Brick Work	Rs. 4,00,000.00
4.	Pavements Rm. @ : Rs.... /m2	Rs. ---
5	Steel gate Rm. @ : Rs.... /m2	Rs. ---
6.	E.B Deposits, water deposits, drainage deposits etc.	Rs. 3,50,000.00
7.	Electrical fittings & others : Type of wiring : Class of fittings : (superior/Ordinary/Poor) Number of light Points : Fan Points : Spare Plug Points : Any other item :	Rs. --- Rs. --- Rs. --- Rs. --- Rs. --- Rs. --- Rs. ---
8.	Plumbing installation : No. of water closets and their type : No.of wash basins : No.of bath tubs : Water meter, taps etc : Any other fixtures :	Rs. --- Rs. --- Rs. --- Rs. --- Rs. --- Rs. ---
9.	Any other : Total :	Rs. --- Rs. 11,00,000.00

PART F - ABSTRACT VALUE

Part	Description	Value of adopting	
		GLR Rs.	PMR Rs.
B	Land	Rs. 77,54,000.00	Rs. 5,34,00,000.00
C	Building	Rs. 6,78,05,000.00	Rs. 6,78,05,000.00
D	Amenities	Rs. ---	Rs. ---
E	Services	Rs. 11,00,000.00	Rs. 11,00,000.00
Total		Rs. 7,66,59,000.00	Rs. 12,23,05,000.00
Say		Rs. 7,66,59,000.00	Rs. 12,23,05,000.00
Factors favouring for an additional value			
1.			
2.			
Add		(+)	Rs.
Factors favouring for less value			
1.			
2.			
Less		(-)	
Present Market Value			Rs. 12,23,05,000.00 (F)



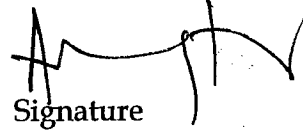
ANY OTHER DETAILS:

(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 values 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. 12,23,05,000.00 (Rupees Twelve Crore Twenty Three Lakhs and Five Thousands Only). The book value of the above property as of _ is Rs. 7,66,59,000.00 (Rupees Seven Crore Twenty Four Lakhs Forty Four Thousands only) and the distress value Rs. 9,78,44,000.00 (Rupees Nine Crore Seventy Eight Lakhs and Forty Four only).

Place: Pallipalayam

Date: 12.11.2020



Signature

(Name and Official seal of the Approved 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,
OTTAMETTHAI PALLIPALAYAM - 638006.
CELL: 98427 57507, 98427 22200

PART G - CERTIFICATE

1. It is hereby certified that in my opinion
 - i) The present market value of the property discussed in the report (above) by adopting prevailing market rate for land is Rs. 12,23,05,000.00 (Rupees Twelve Crore Twenty Three Lakhs and Five Thousand Only) 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 collateral security, the concerned financial institution is requested to verify the extent of land shown in this valuation report with respect to the
4. This report is not to be referred if the purpose is different other than mentioned in I(1).
5. The property was inspected on10.11.2020.. by in the presence of **Mr. Thangavel**
6. The legal aspects were not considered in this valuation.
7. This valuation work was/ has been undertaken by the valuer based upon the request from Applicant.

Place : Pallipalayam
Date : 12.11.2020

Note : This report contains 18 Pages

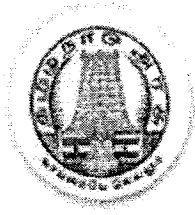
Enclosures:

- Key plan showing the location of the property
- Site plan with boundaries
- Photograph of owner/representative with property in background



(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,
ARRIL ASSOCIATES
81/1D, CHAIRMAN'S OFFICE, SANKARI MAIN ROAD,
OTTAMETHAL, PALLIPALAYAM - 638006.
CELL: 98427 57507, 98427 22200

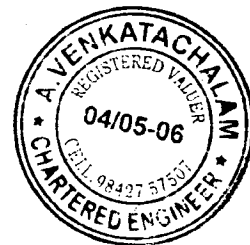


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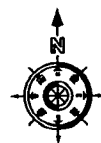
REGISTRATION DEPARTMENT

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

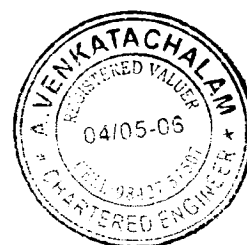
Sr.No.	Survey/Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date
1	<u>279/2</u>	100/ Square Feet	1085/ Square Metre	Residential Class II Type - I	09-Jun-2017
2	<u>279/4</u>	100/ Square Feet	1085/ Square Metre	Residential Class II Type - I	09-Jun-2017
3	<u>279/5</u>	100/ Square Feet	1085/ Square Metre	Residential Class II Type - I	09-Jun-2017
4	<u>279/6</u>	100/ Square Feet	1085/ Square Metre	Residential Class II Type - I	09-Jun-2017



(NOT TO SCALE)



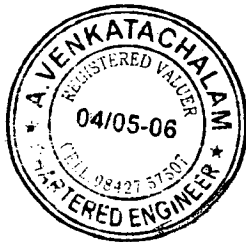
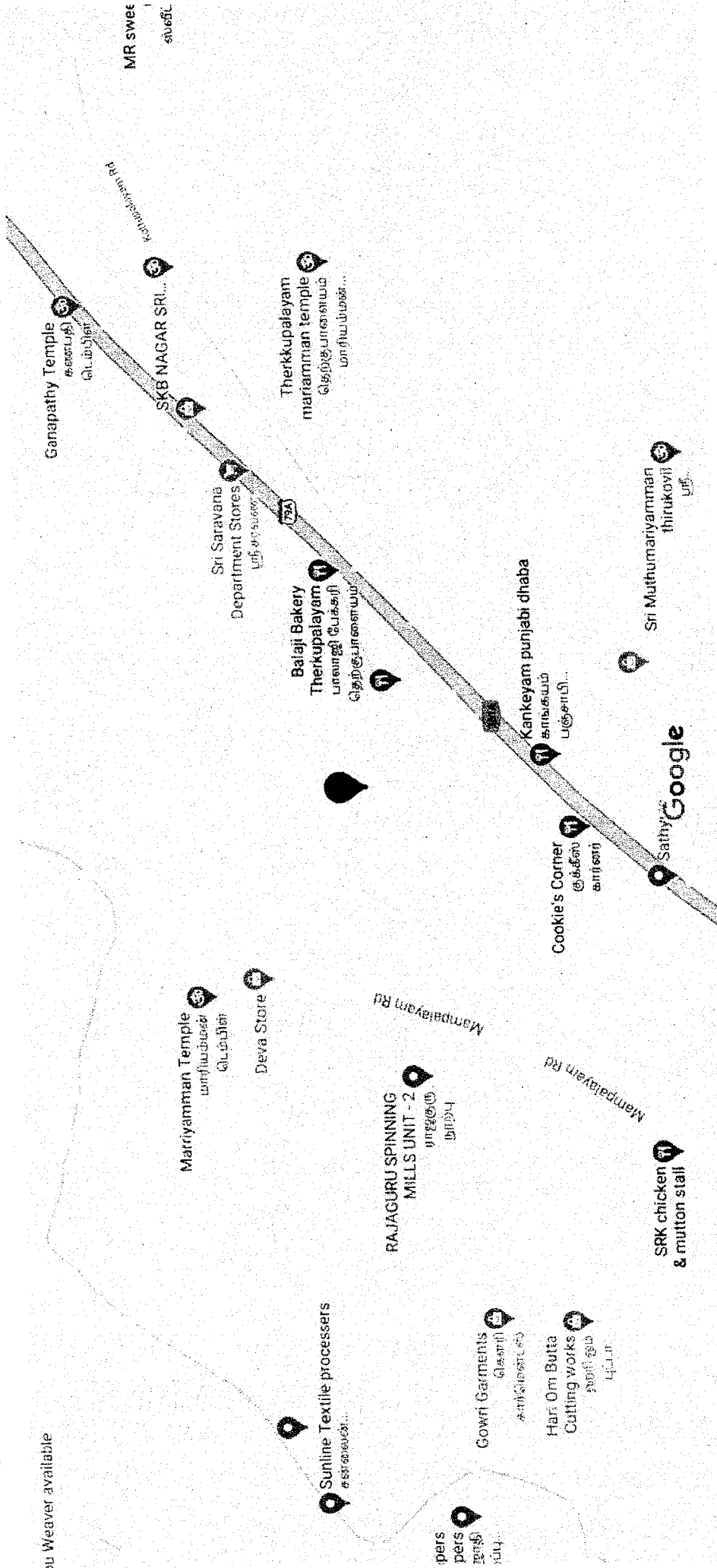
Name of Company : "M/s. THANGAVEL FABRICS PRIVATE LIMITED"
Name of Applicant : Mr. A. THANGAVEL, S/o. Mr. Arumuga Gounder.
S.F.No : 278/3, & 279/2, 4, 5, 6,
Patta No : 348, 600, 659,
Door No : 1.199/2, 1.199/3, 1.199/4 ,
Area : Palaiyapalayam Road,
Village : Thokkavadi Village & Panchayat,
Taluk : Tiruchengodu Taluk,
District : Namakkal District.



 VALUED PROPERTY

Google Maps 11°23'02.4"N 77°45'23.5"E

Map data ©2020

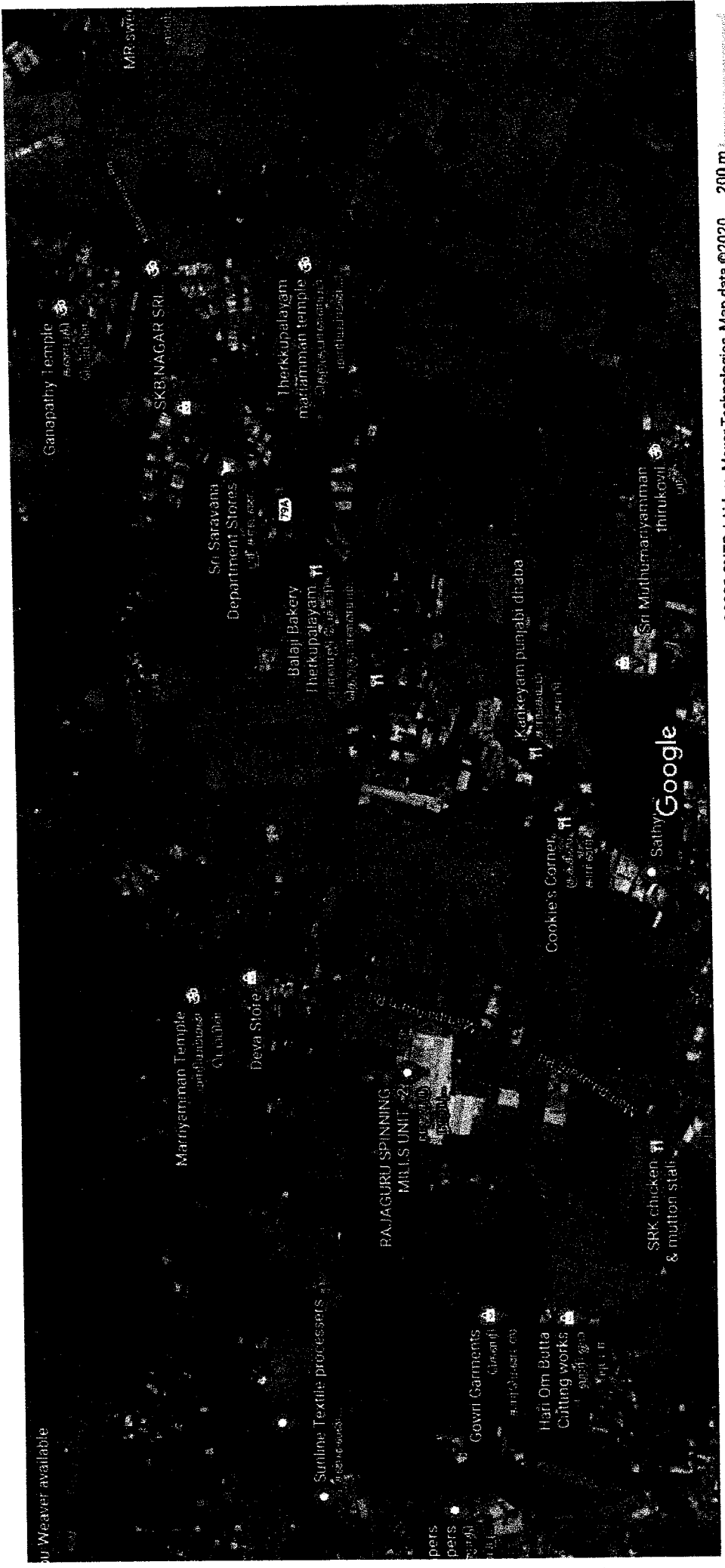


320

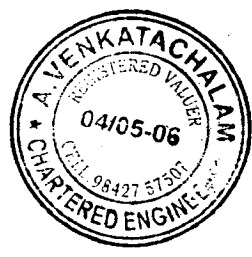
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12/15/2020

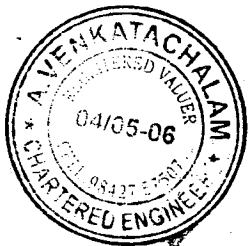
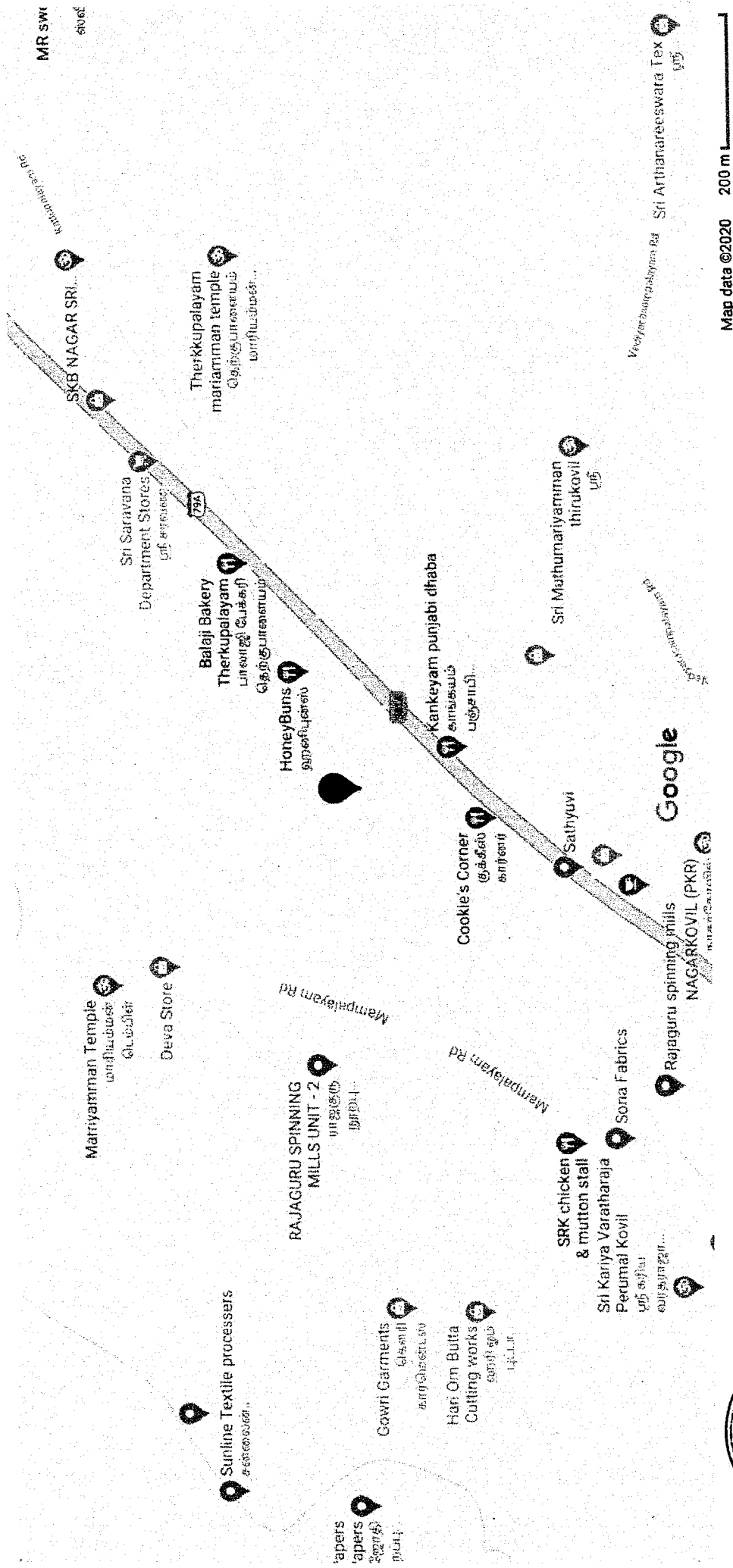
Google Maps 11°23'02.4"N 77°45'23.5"E



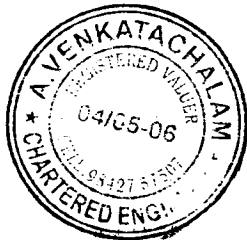
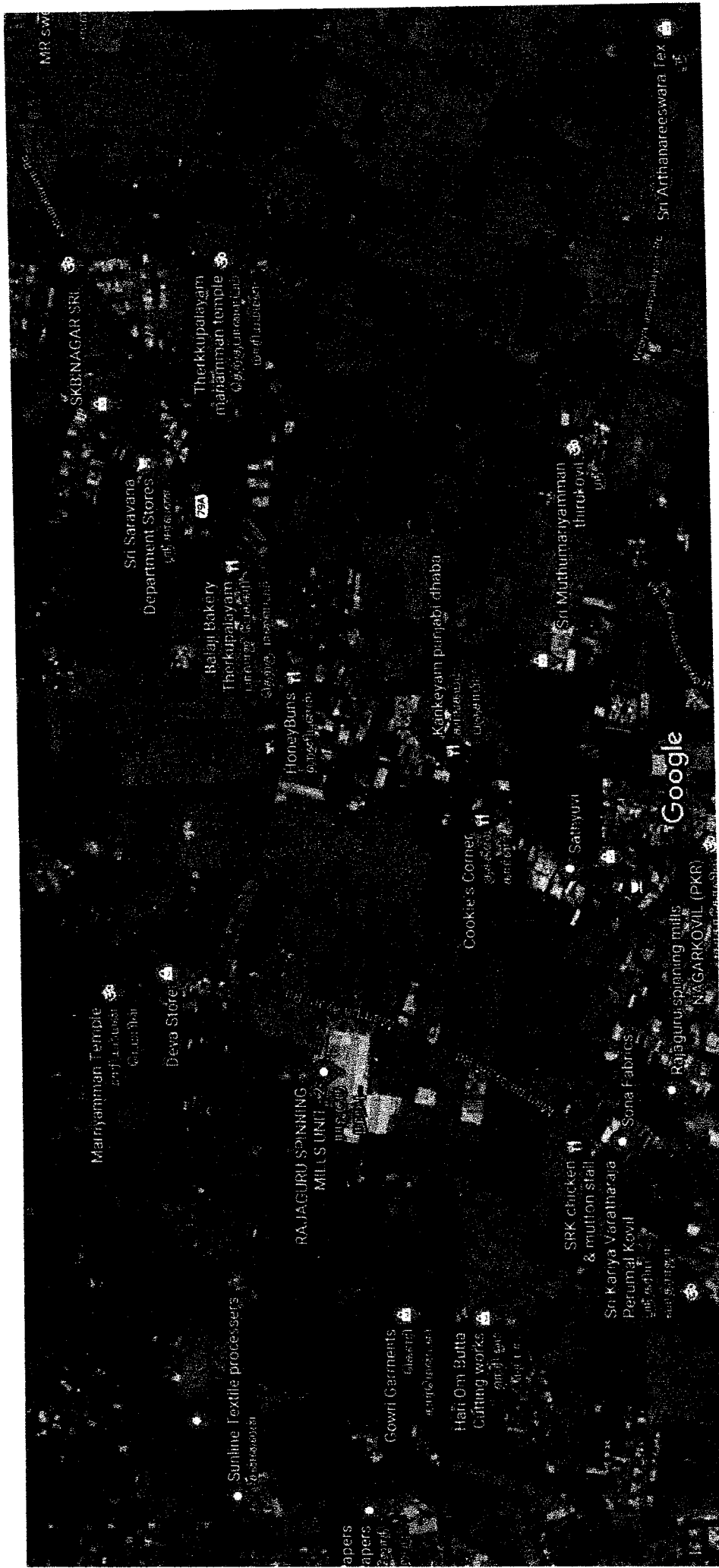
Imagery ©2020 CNES / Airbus, Maxar Technologies, Map data ©2020 200 m



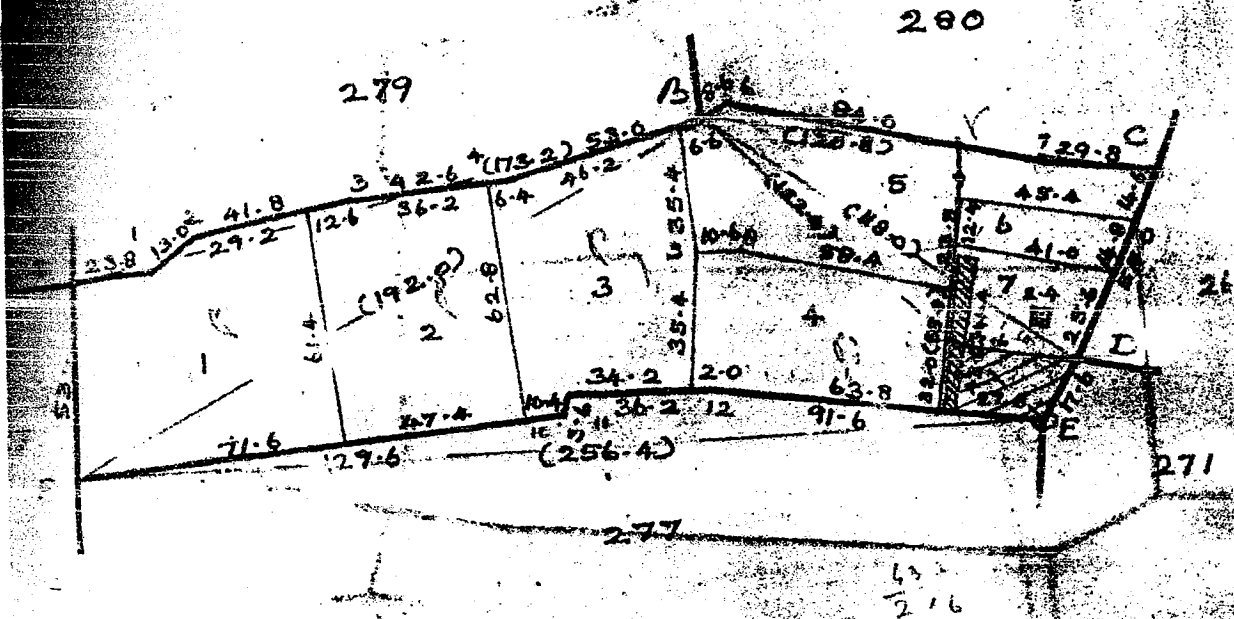
Google Maps 11°22'56.7"N 77°45'22.9"E



Google Maps 11°22'56.7"N 77°45'22.9"E



Field No. 278



	B				
	122.4				
24.2	91.4				
	E				
	C				
	120.8				
	90.8	1.0	7		
5.0	7.0				
	B				
	F				
	192.0				
31.2	20.6				
	B				
	173.2				
	120.8	3.4	4		
0.8	78.0				
2.2	36.2				
	23.6	0.8	1		
	A				

		E		
		256.4		
B	86.6	169.8		
12	13.4	166.0	3.0	
11	13.8	129.8	1.8	
10	10.0	124.2	7.6	
		F		
		B		
		118.0		
		48.8	18.9	7
		41.0	7.2	H
		37.0	9.2	H
		D		

Prepared by

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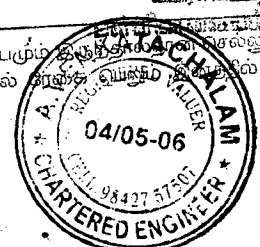
Permanans

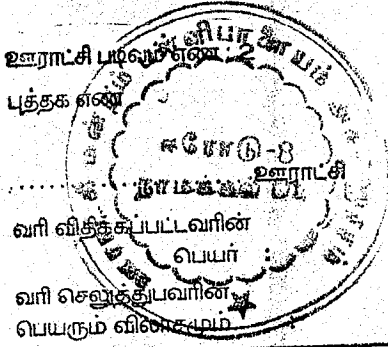
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வீட்டு வரி ரசீது

அசல்

BHA

Nº 074717

நாள்

வரி விதிப்பு எண் : 1.199/3

கதவு இலக்கம் அல்லது
நில அளவை எண்

தங்கவேலி பேரீசு
பிளாட்டை லைட்

வரி விபரம்	வரி விதிப்பு காலம்	வசூலிக்கப்பட்ட தொகை			குறிப்பு
		நிலுவை ரூ. பை. 3	நடப்பு ரூ. பை. 4	மொத்தம் ரூ. பை. 5	
11/4/2019	31/3/2020				6
வீட்டு வரி	2019				
நூலக வரி	2020		5940 -	5940 -	
மேல் வரி					

ரூபாய் ~~இந்தாண்டித் தொகை~~ மட்டும் பெற்றுக் கொள்ளப்பட்டது.

பணம் செலுத்துபவர் கையொப்பம்

வரி வசூலிப்பவர்

குறிப்பு : 1. இந்தப் பற்றுச்சீட்டு ஊராட்சித் தலைவரின் Facsimile - மற்றும் வரி வசூலிப்பவரின் கையொப்பமும் இருந்தால் தான் செலுத்தப்படும் தொகை
2. பணம் செலுத்தப்பவரின் கையொப்பம் தவறாது பெறப்பட வேண்டும் இடது கை பெருவிரல் ஓரகை பெறும் இனத்தல் அகல்
மற்றும் நுகல் இரண்டு பிரதிகளிலும் பெற வேண்டும்

