

**D.V. ASSOCIATEES****Civil Engineers & Contractors**

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193-W(c), High school Road, Opp. Girl's Hr. Sec. School,
VELUR (Po), P. Velur (Tk), Namakkal (Dt). Pin : 638 182.
email : dvvelur@gmail.com.

Er. S. VELUSAMY, B.E., MIE., FIV.,

Chartered Engineer (I) - Consulting Civil Engineer.

Approved Panel Valuer For :

Income Tax & Wealth Tax, Dist. Panel Valuer Class IA,

LIC, KVB, LVB, SBI, IB, CB, Syndicate Bank, BOI, TMB, BOB, RBL,

Can Fin, Pallavan Graman Bank, Repco Home Finance


Date : 29.09.2018**REVALUATION OF PROPERTY (LAND)****REPORT ON VALUATION BY PANEL ENGINEER****I. GENERAL :-**


1.	Branch to which valuation is made	:	TAMILNAD MERCANTILE BANK LTD., TIRUCHENGODE.
2.	Purpose of Valuation	:	Bank Purpose
3.	Date of Inspection to the property	:	19.09.2018
4.	Date of Valuation given	:	29.09.2018.
5.	Person accompanying at the time of visit to site	:	The Branch Head, TMB, Tiruchengode Branch.

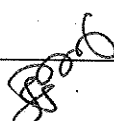
II. DESCRIPTION OF THE PROPERTY :-

1	a. Owner of the property and residential address	:	01.SMT. NIRMALA, W/o. LATE. NATARAJAN, 02. SHRI. N. PRABURAM, 03. SHRI. N. RAMESH, S/o. LATE. NATARAJAN, 04. SMT. SATHIYA DEVI, W/o. SHRI. RAVICHANDRAN, Door No.4, Sankari Bye Pass Road, Pallipalayam, Komarapalayam Taluk, Namakkal District.
2	b. Property Address	:	S.F.No.296/1B, 297/2C2, Pallipalayam - Sankari Main Road, Pallipalayam Amani Village, Komarapalayam Taluk, Namakkal District.
	Since how long owning the property?	:	From 07.06.1980
	Whether Joint/Co-ownership, details	:	Joint Ownership

	In case of joint ownership, furnish the stake details of each owner. Whether it is undivided?	:	Nil
	Whether assessed under wealth Tax? If so, Whether it is undivided	:	No
	What is the		
	a). Year of construction	:	Vacant Land
	b). Purchase Price(Land)	:	Rs.52,200/= & Rs.52,200/=
	c). Year of construction of the superstructure	:	Vacant Land
	d). Year of Completion	:	Vacant Land
	e). Cost of Construction	:	Vacant Land
2	Brief Description of the property valued		The property is situated at Pallipalayam-Sankari Main Road, Pallipalayam Amani Village, Komarapalayam Taluk, Namakkal District. This property consists of Vacant Residential Land Only. All civic amenities are available.
	Type of Property : Agriculture / Industrial / Residential / Commercial	:	Commercial
	Plot No	:	---
	Survey No	:	S.F.No.296/1B, 297/2C2
	Door No	:	---
	Nagar	:	---
	Road	:	Pallipalayam - Sankari Main Road
	Locality	:	Pallipalayam
	Village	:	Pallipalayam Amani
	Municipality	:	Pallipalayam
	Taluk	:	Komarapalayam
	District	:	Namakkal


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 193, W(C), High School Road,
 VELUR - 638 182, Namakkal (Dt).

3	i). Whether the property is a residential property, if so please state	:	No
	a). Whether the building is old or recently constructed	:	----
	b). Whether it is an independent house or plot	:	----
	c). In case, it is a flat, the location of the flat (floor)	:	----
	d). Whether the documents were produced for verification	:	----
	ii). If the property is a commercial property state	:	Yes
	a). Whether it is own office or commercial one	:	Commercial
	b). Whether building is constructed as per approved plan	:	Vacant Land
	c). If any variation is noted please specify	:	----
	d). Whether plan is issued by competitive authority	:	----
4	<p>Boundaries of the property :</p> <p><u>Doc.No.1289/1980 – 0.12 Acre.</u> <u>Item No.1</u></p> <p>North by : P.Kulanthaivel Property South by : Item No.2 East by : G.Dhandapani & G.Subbarayan Property West by : Sankari Main Road</p> <p><u>Doc.No.1290/1980 – 0.12 Acre.</u> <u>Item No.2</u></p> <p>North by : Item No.1 South by : A.Shanmugasundaram & S.Mallika Property East by : G.Dhandapani & G.Subbarayan Property West by : Sankari Main Road</p>		<p><u>Extent of Land</u></p> <p>0.12 Acre</p> <p>0.12 Acre</p> <p><u>Total Extent of Land = 0.24 Acre</u> (or) 10454.40 Sq.Ft.</p>
	If any variation is noticed please specify the details	:	Nil
5	Distance from Branch	:	18 Km.
6	<p>Documents referred for perusal of ownership (copy of registered sale deed, Encumbrance certificate etc)</p> <p style="text-align: center;"> S. VELUSAMY, B.E., MIE., FIV., C.Engg (I), Consulting Civil Engineer & L.B.S., Valuer for Income Tax, Banks & LIC,</p>	:	<p>01. Xerox copy of the Sale deed infavour of Late.Valliyammal –Doc.No.1290/1980 dated 07.06.1980.</p> <p>02. Xerox copy of the Sale deed infavour of Late.P.Natarajan – Doc.No.1289/1980 dated 07.06.1980.</p> <p>03. Death Certificate of Late Valliyammal - Reg.no.48/90 dated 29.05.1990.</p>

			04. Legal Heriship Certificate of Late.Valliyammal - No.6994/1990 dated 13.06.1990. 05. Death Certificate of Late.P.Natarajan - Reg.No.439/2012 dated 28.05.2012. 06. Legal Heirship Certificate of Late.P.Natarajan - No.19051/2012(A2) dated 16.07.2012. 07. Xerox copy the Legal Opinion Issued by Advocate Shri. V. Sairam - Dated 25.06.2015. 08. Copy the Previous Valuation Report Issued by Er. S. Devanandam - Dated 25.06.2015.
7	Property Tax Receipt referred : a. Period b. Assessment c. Tax Amount d. Receipt in the name of	: : : :	Not Applicable
8	Electricity Service Connection a. Consumer Number b. Period c. In the name of	: : :	--- --- ---
9	Property is presently occupied by a. Owner b. Tenant c. Both d. Vacant	: : : :	Owner occupied
10	If occupied by Tenant a. Cross monthly rent b. Rent Advance	: :	Not Applicable
11	Whether the property was valued early? If so	:	Revaluation
	a. Date of Earlier Valuation b. Name and address of the earlier valuer c. Whether valued by approved valuer 1). Whether rates adopted are commensurate with rated adopted by the Registrar's Office? If case of wide variations please specify reasons. 2).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)	: : : : : : :	25.06.2015 Er. S. Devanandhan, Amara Complex, SKC Road, Erode. Yes Local Market Value by enquiring the local persons To access the market value Land method Yes
12	Whether the cost of land is commensurate with the guideline value? Whether the cost of construction is in line with the prevailing rate in the area?	: :	No
13	Whether the building is insured? If so a. The sum assured b. Risk covered c. Date of expiry of the insurance cover	: : :	Not Applicable  S.VELUSAMY, B.E.,MIE.,FIV.,C.Engg (I)., Consulting Civil Engineer & I.B.S., Ten Banks & LIC

III. LAND :-

1	Extent of the Land (in Sq.Ft/cents)		
	a. As the Tittle Deed	:	0.24 Acre = 10454.40 Sq.Ft.
	b. As per the Site Measurement	:	10454.40 Sq.Ft.
2	Site Dimension		
	a. As per Document	:	As per FMB Sketch
	b. As per Actual	:	-do -
	c. Out of total land extent of land left for Road formation	:	Nil
	d. Is the land, whole or part is notified for acquisition by govt./state body? If so, furnish the details	:	
3	If the property is an agriculture land, state		
	a. Whether dry or wet land	:	No
	b. Irrigation facility or rained	:	
	c. Type of crop grown at the time of visit	:	
	d. Annual Yield/previous years output	:	
4	Usage of Land		
	a. As per Sub-registrar Office	:	Commercial Class I Type – II
	b. Actual Usage	:	Commercial
	c. As per Revenue records	:	----
5	Type of Land Wet/Dry/Residential/Industrial/Commercial/ Quarry/Mine/Others (specify)	:	Commercial
6	Level and Shape of Land	:	Irregular Shape
7	Guideline value (copy of downloaded report from Re.Net should be enclosed)	:	Rs.536/Sq.Ft. (Copy Attached)
8	a. Remarks about Accessibility and Road Approach to the site	:	Bitumen Road Available
	b. Water Availability	:	Available
9	a. Whether falls under land	:	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	Is Plot in Town Planning Approval Layout	:	DTCP Approval Not Obtained.
11	a. Land Mark to the Location	:	Location Map Attached
	b. Nearest Bus Stop	:	Pallipalayam
	c. Nearest Railway Station	:	Erode R.S.
	d. Recent developments near to the site	:	Developing Area

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12	a. Other infrastructure b. Possibility of frequent flooding c. Proximity to civil amenities d. Whether the land or part thereof Notified for acquirement e. Whether free access in there or land locked	: : : : : :	No No Near by Nil Free Access
13	Prevailing Market Value	:	Rs.3500/Sq.Ft.
14	Value adopted	:	10454.40 Sq.Ft. x Rs.3500/- = Rs.3,65,90,400/=
15	Forced sale value / Distressed sale value of land	:	Rs.2,93,00,000/=
16	<u>Other Particulars</u> a). Whether it is a Panchami land b). Whether it is a forest land c). Whether the property was granted to any community like Tribals d). Whether it is Govt.Land	: : : :	Nil Nil Nil Nil

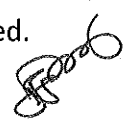
IV. ABSTRACT MARKET VALUE :-

1	Land	:	Rs. 3,65,90,400/=
2	Building	:	Rs. ---
3	Amenities / Extra Items	:	Rs. ---
4	Services	:	Rs. ---
	Total Market Value		Rs. 3,65,90,400/=
	Say Market Value		Rs. 3,66,00,000/=
	Forced Sale Value / Distressed Sale Value	:	Rs. 2,93,00,000/=

(Rupees Three Crores and Sixty Six Lakhs only)

NOTE :-

The property located in Pallipalayam – Sankari main road where as the customer let out for rent to a fruit stall but the tenant was constructed the semi permanent structure by his own. So for the valuation purpose the value of the semi permanent structure in not considered.


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 193, W(C), High School Road,

V. CERTIFICATE :-

1. I have inspected the property on 19.09.2018 in the presence of The Branch Head, TMB, Tiruchengode Branch.
2. The valuation work was undertaken based upon the request from Tamilnad Mercantile Bank, Tiruchengode 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.3,66,00,000/= (Rupees Three Crores and Sixty Six Lakhs Only)**
4. The relevant document for the subject property in the opinion of the Valuer is the Sale deed dated 07.06.1980 with Regn.No.1289/1980 & 1290/1980 registered in the Pallipalayam Sub Registrar Office.
5. Value varies with 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. I hereby declare that the information and other details given above are true to the best of my Knowledge and belief.
8. I have not concealed or suppressed any material information facts and records and I have made a complete and full disclosure.

Place : Velur.

Date : 29.09.2018.

Enclosures :-

1. Location Map/Route Map with land mark point.
2. Photos of the property in different views.
3. Copy of Report on Guideline Value downloaded from concerned Reg.Net
4. Google Map.



Signature of the Valuer

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193, W(C), High School Road,
VELUR - 638 182, Namakkal (Dt).

DECLARATION FROM VALUERS

I Er.S.Velusamy Son of Mr. K.R. SUBRAMANIAM do hereby solemnly affirm 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 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 of Gift Tax act 1958.
- My Pan card No/ Service Tax No as applicable is Pan No.ACWPV7781R

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 29.09.2018 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 19.09.2018.

Place : Velur.

Date : 29.09.2018.


Signature of the Valuer

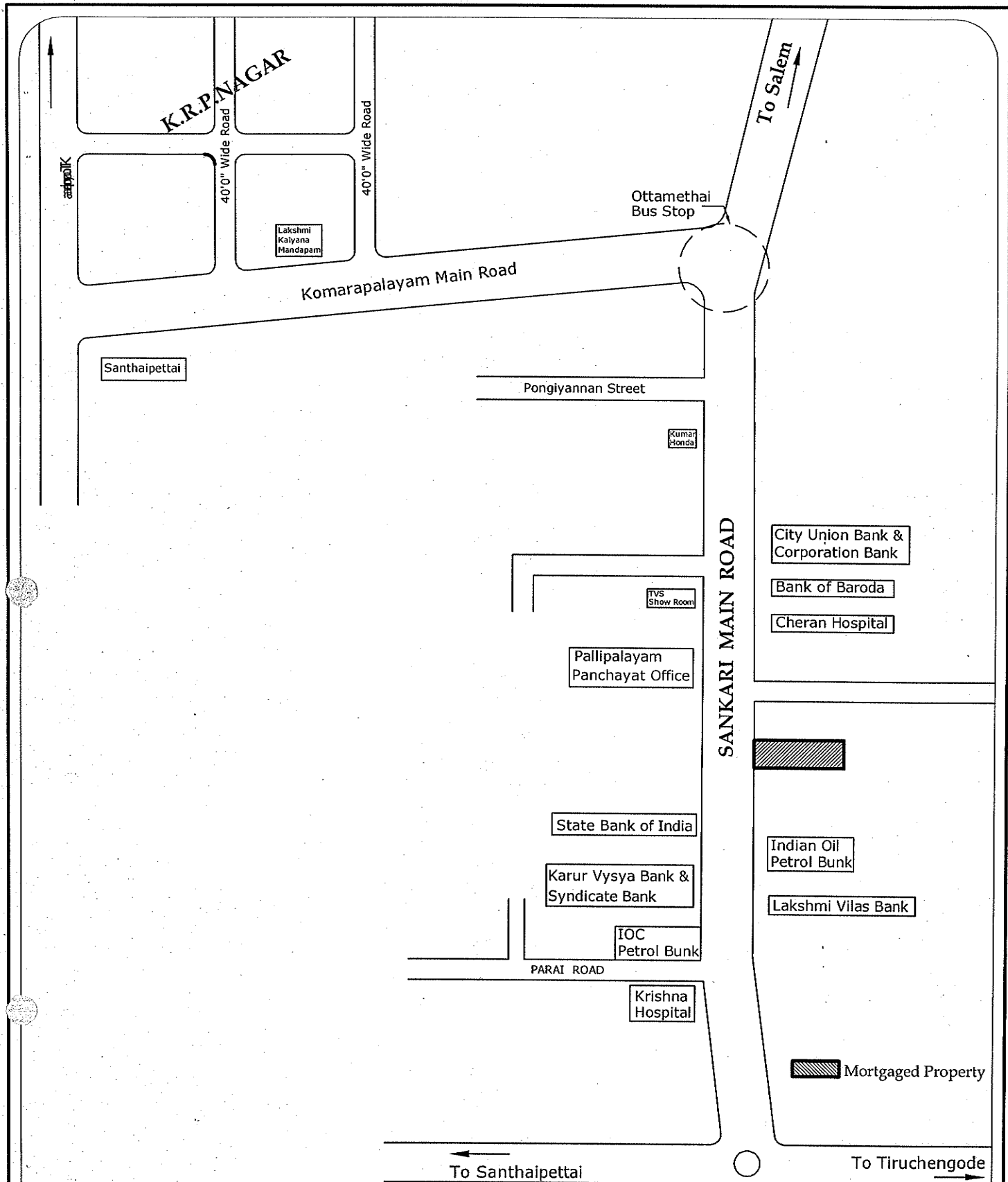
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பதிவுத்துறை
REGISTRATION DEPARTMENT

Zone:	Salem
Guideline Village:	PALLIPALAYAM AMANI
Revenue District:	NAMAKKAL
Sub Registrar Office:	Pallipalayam
Revenue Village:	PALLIPALAYAM
Revenue Taluk:	KUMARAPALAYAM

Sr.No.	Street Name	Guideline Value (□) (British Value)	Guideline Value (□) (Metric Value)	Land Classification
1	<u>SANKARI BYE-PASS ROAD (P)</u>	536/ Square Feet	5780/ Square Metre	Commercial Class I Type - II
2	<u>SANKARI BYE-PASS ROAD (P)</u>	536/ Square Feet	5780/ Square Metre	Commercial Class I Type - II
3	<u>SARANGAPANI LANE (P)</u>	402/ Square Feet	4330/ Square Metre	Residential Special Type - I
4	<u>SARANGAPANI LANE (P)</u>	402/ Square Feet	4330/ Square Metre	Residential Special Type - I
5	<u>SENGUNTHAPURAM 1 ST STREET (P)</u>	335/ Square Feet	3610/ Square Metre	Residential Class I Type - I
6	<u>SENGUNTHAPURAM 1 ST STREET (P)</u>	335/ Square Feet	3610/ Square Metre	Residential Class I Type - I
7	<u>SENGUNTHAPURAM 2 ST STREET (P)</u>	335/ Square Feet	3610/ Square Metre	Residential Class I Type - I
8	<u>SENGUNTHAPURAM 2 ST STREET (P)</u>	335/ Square Feet	3610/ Square Metre	Residential Class I Type - I
9	<u>SENGUNTHAPURAM 3 ST STREET (P)</u>	335/ Square Feet	3610/ Square Metre	Residential Class I Type - I



Location map showing the property at S.F.No.296/1B, 297/2C2,
Pallipalayam - Sankari Main Road, Pallipalayam Amani Village,
Komarapalayam Taluk, Namakkal District.

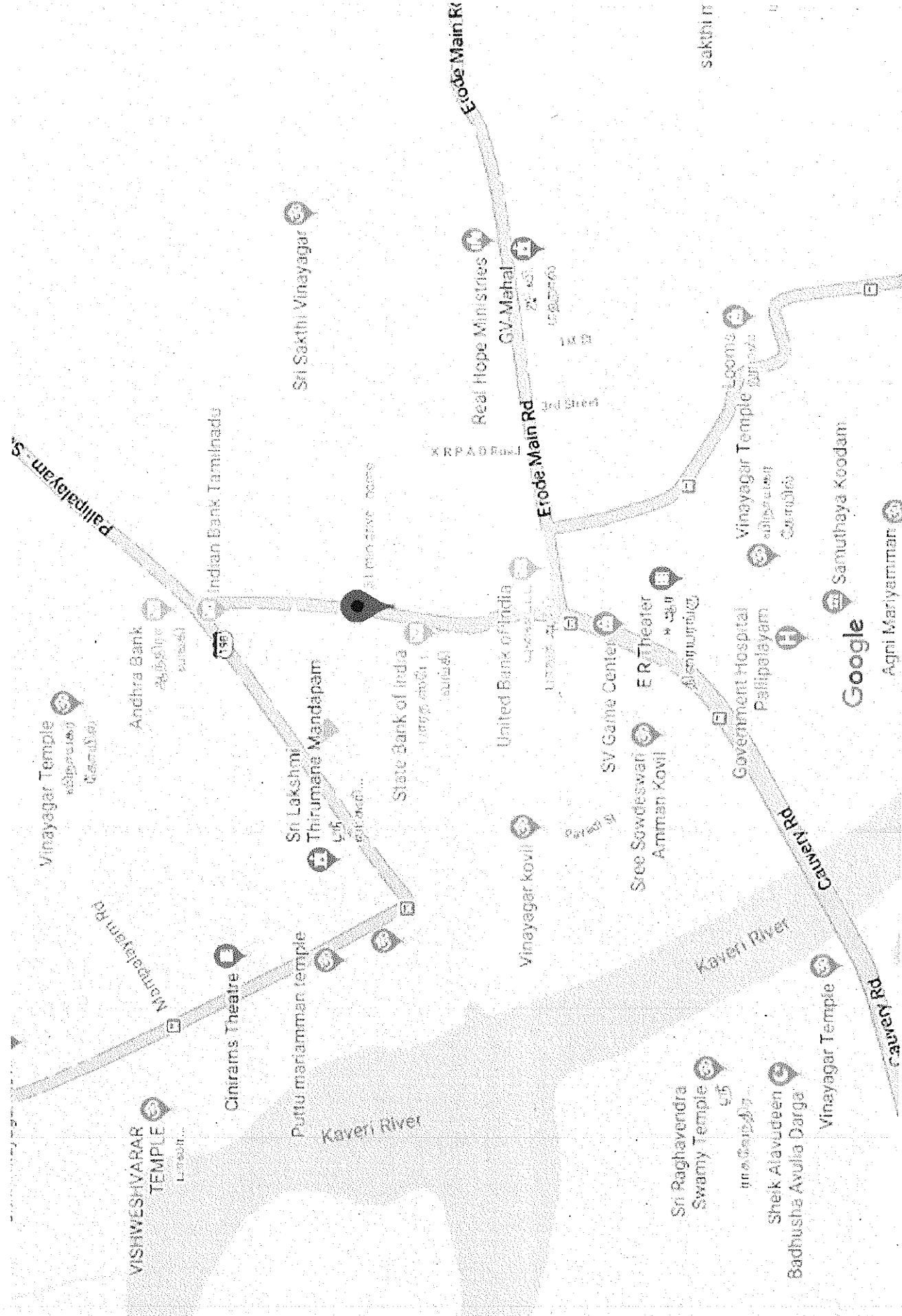
Applicants : 01.SMT. NIRMALA, 02. SHRI. N. PRABURAM,
03. SHRI. N. RAMESH, 04. SMT. SATHIYA DEVI.

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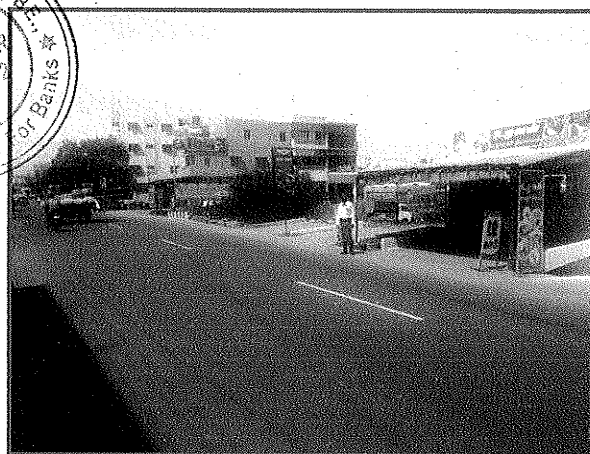
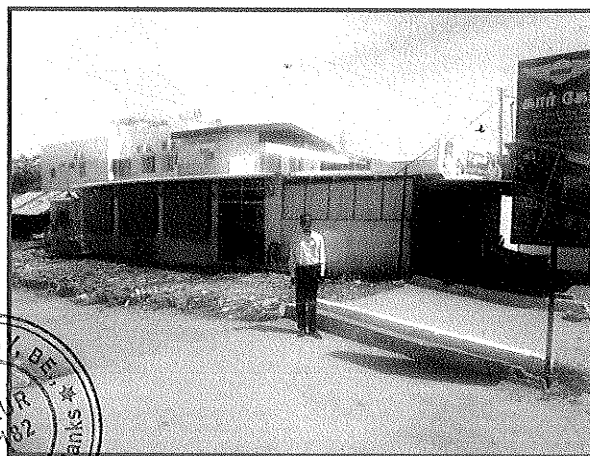
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Google Maps 11°22'03.0"N 77°44'53.4"E



PROPERTY VIEW




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