

Ln. **Er. A. Venkatachalam** M.E., M.I.E., F.I.V
Chartered Civil Engineer
Regd. Valuer for Income Tax, Wealth Tax (04/05-06)
District Panel Engineer Class - IA
E-mail : arulmurugan.av@gmail.com



ARRUL ASSOCIATES
81/1D, Chairman Building,
Sankari Main Road, Ottametthai,
Pallipalayam - 638 006.
Cell : 98427 - 57507
98427 - 22200

Panel Valuer for ♦ State Bank of India ♦ Canara Bank ♦ Corporation Bank ♦ IOB ♦ IDBI
♦ LVB ♦ KVB ♦ CUB ♦ Bank of India ♦ Axis Bank ♦ UCO Bank
♦ Repco Bank ♦ Pallavan Grama Bank ♦ TMB ♦ Dhanlaxmi Bank ♦ South Indian Bank

VALUATION REPORT ON IMMOVABLE PROPERTIES

Pursuant to the request from The Branch Head, Corporation Bank, Pallipalayam Branch, the Property in S.F.No: 133/1F, 133/2E, Patta No: 1193, Plot No: 12 at Sri Kumaran Garden, Perumal Malai Back Site, E.B. Line Road, Pallipalayam Agraharam Village & Panchayat, Tiruchengodu Taluk, Namakkal District, which is owned by Mr. N. Ravikumar, S/o Mr. K.Nachimuthu, was inspected on 18.07.2015 for the purpose of assessing the present market value of the fixed assets in it.

The following documents were produced before me for Perusal.

1. Refer Xerox Copy of Sale Deed Document No: 2194, Pallipalayam SRO, Date: 09.06.2013.

Based upon the actual observations and also the particulars provided to me detailed valuation report has been prepared and furnished in the following Annexures I & II.

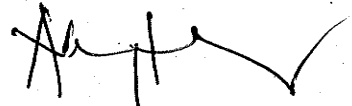
After giving careful consideration to the various important factors like the specification, the Present condition, age, future life, replacement cost, depreciation, potential for marketability etc., as per the known principles of valuation. I am of the opinion that:

Present Market Value of the Land	: Rs. 5,72,000.00
Forced Sale Value of the Land	: Rs. 4,29,000.00
Guide Line Value of the Land	: Rs. 2,86,000.00

It is declared that,

1. I have inspected the property on 18.07.2015 in the presence of the owner of the property **Mr. Sathish Kumar**
2. I have no direct or indirect interest in the valued.
3. Further the information and other details given above/in the annexure are true to the best of my knowledge and belief.

Place: Pallipalayam
Date: 18.07.2015


Signature of the 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

PROPERTY VALUATION REPORT

Corp/PPM

Date: 18.07.2015

01. Name of the Party/Purchaser and Address : Mr. N.Ravikumar,
S/o Mr. K.Nachimuthu.
02. Name of the title holder and Address : Door No: 146/4,
Saravana Complex,
Viknesh School (Opp),
Pallipalayam Village,
Tiruchengodu Taluk,
Namakkal District.
Cell No: 99659 46561
03. Purpose of Valuation : To know the present
market value of the property
04. List of Documents produced : Refer Xerox Copy of Sale Deed
Document No: 2194, Pallipalayam
SRO, Date: 09.06.2013
05. Date of Inspection : 18.07.2015
06. Date of Valuation : 18.07.2015
07. Approximate distance from the
Branch to the property : 2.5 Km
08. Situation / Location / brief
Description of the land / site Of the property : S.F.No:133/1F, 2E, Patta No: 1193,
Plot No: 12, Sri Kumaran Garden,
Perumal Malai Back Site,
EB Line Road,
Pallipalayam Agraharam Village &
Panchayat
Tiruchengodu Taluk,
Namakkal District.
09. Boundaries of the property : As On Document & Site
- North of : Bakkiyam Property & Plot No: 11
- South of : Suresh Property & Plot No: 13
- East of : S.F.No: 133/E, 133/2D
- West of : 23'0" North South Site Pathway

North	:	46'9"
South	:	48'6"
East	:	30'0"
West	:	30'0"
Extent of Land	:	<u>1,428 3/4 Sq.Ft</u>

10. Property Tax Details	:	Nil
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11. Assuming the entire property is let out, the probable monthly Rent and advance Building Rent	:	Nil
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12. Whether the Building Plan
has been approved?

i. If Yes, Date of approval, approving authority, and whether as per the approved plan	:	No
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ii. If No, the reason for non- approval	:	----
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13. General Remarks	:	Nil
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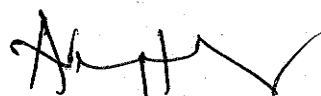
II. VALUATION DETAILS:

A. LAND

- | | | |
|-----|---|--|
| 01. | The Total Area [Extent]
of the Site / Land
Description of the Site / Land | : 1,428 ³ / ₄ Sq.Ft
(as per document) |
| a. | Character of Locality | : Residential Area |
| b. | Classification | : Middle |
| c. | Development of surrounding Areas | : Residential Area |
| d. | Is the locality subjected to
frequent flooding | : No |
| e. | Feasibility to the Civic amenities
Markets etc | : Near by |
| f. | Shape of the Land | : Rectangular |
| g. | Type of use, which it can be put | : Residential Area |
| h. | Any other restriction of usage | : No |
| i. | Nature of right, whether
Lease hold / free hold | : Free Hold |
| j. | Road Facility | : Mud Road Available |
| k. | Is it a Corner Plot | : No |
| l. | Water Supply / Potentiality | : No |
| m. | Underground sewerage system | : No |
| n. | Any other sentimental / social
issue which may affect the value | : No |
| 02. | General Remarks | : ----- |
| 1. | Size of the Plot | : 1,428.75 Sq.Ft |
| 2. | Extent of Site | : 1,428.75 Sq.Ft |
| 3. | Prevailing Market Rate | : Rs. 400.00/Sq.Ft To Rs.425.00/Sq.Ft |

4. Guideline rate obtained from the Internet : Rs. 200.00/Sq.Ft
5. Assessed/ Adopted rate of Valuation : Assessed = Rs. 425.00/Sq.Ft
Adopted = Rs.400.00/Sq.Ft
6. Estimated Value of the Land : 1,428.75 Sq.Ft X Rs. 400.00/Sq.Ft
Rs. 5,71,500/-
Say Rs. 5.72 Lakhs
7. Guide Line Value of Land : 1,428.75 Sq.Ft X Rs.200.00/Sq.Ft
Rs. 2,85,750.00
Say Rs. 2.86 Lakhs
- Present Market Value of the Land : Rs. 5,72,000.00
- Forced Sale Value of the Land : Rs. 4,29,000.00
- Guide Line Value of the Land : Rs. 2,86,000.00

Place: Pallipalayam
Date: 18.07.2015


Signature of the Valuer

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MARKETABILITY

* The Present Marketability of the Land is NORMAL.

NOTE

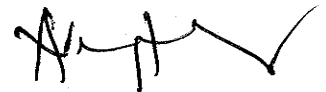
1. The Site is located on Sir Kumaran Garden, Perumal Malai Back Site, E.B. Line Road.
2. At the time of inspection **Mr. Sathish Kumar**, accompanied with me to identify and inspect the property.
3. Perusal of Documents:
 1. Refer Xerox Copy of Sale Deed Document No: 2194, Pallipalayam SRO, Date: 09.06.2013
4. The above document is only produced, for my perusal at the time of inspection, out of which, I derived the above value.
5. By local enquires, the land rate is from Rs.400.00/Sq.Ft To Rs. 425.00/Sq.Ft. So, I considered the respective land rate for this valuation.
6. In this property had been Vacant Land
7. This Valuation Report contains 10 pages including Line sketch, with Photo sheet

III. DECLARATION

1. The facts furnished above are true and correct to the best of my knowledge and belief.
2. I have no direct or indirect interest in the property Valued.
3. I have inspected the Site / property personally on 18.07.2015

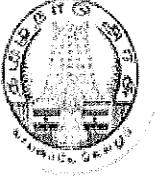
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பதிவுத்துறை
REGISTRATION DEPARTMENT

Zone: SALEM SRO: PALLIPALAYAM Village: PALLIPALAYAM AGARAHARAM
Revenue District Name: NAMAKKAL Taluk Name: THIRUCHENGODU

Survey Numberwise Guideline values

Enter the Survey Number

133

SURVEY NO	GUIDELINE VALUE	GUIDELINE VALUE (IN METRIC)	CLASSIFICATION
133/1F	200/Sq.Ft.	2155/Sq.Mt.	Residential Class I Type - III