

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

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

VALUATION REPORT ON IMMOVEABLE PROPERTIES

Ref: IOB

Date: 31.07.2013

Pursuant to the request from The Senior Manager, Indian Overseas Bank, Komarapalayam Branch, the property at S.F.No.61/14,61/15, East Thouppukadu 5th Street, PRS Road, East Cauvery Nagar, Ward No:2, Ayyampalayam Agraharam Village, Tiruchengodu Taluk, Namakkal District, which is said to be owned by Mr. P. R. Sundhararajan, S/o. Mr. P. Rangasamy Gounder was inspected on 31.07.2013 for the purpose of assessing the present market value.

The following documents were produced before me for scrutiny.
Xerox Copy of Legal Opinion Given By S.A. Shanmugham, M.A.,B.L., 2629,Dt.30.3.1995.

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

After giving careful consideration to the various important factors like the specification, present condition, age, future life, replacement cost, depreciation, potential for marketability etc.,

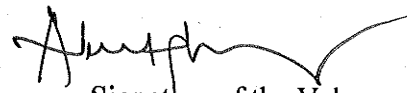
I am of the opinion that:

- | | | |
|--|---|-----------------|
| 1. Fair Market Value of the property is | : | Rs. 22.34 Lakhs |
| 2. Open Market value of the property is | : | Rs. 23.48 Lakhs |
| 3. Forced / Distress Sale Value of the property is | : | Rs. 21.20 Lakhs |
| 4. Guideline Value | : | Rs. 13.22 Lakhs |

It is declared that,

1. I have inspected the property on 31.07.2013 in the presence of Mr. P. R. Sundhararajan,
2. I have no direct or indirect interest in the property valued.
3. Further the information and other details given above in the annexure are true to the best of my knowledge and belief.
4. The Report contains 12 pages including location site plan, site plan, photo plan, TSLR sketch & Guideline value.
5. The present owner of the property and the extent of land are to be verified with the Sale Deed Document
6. The legal aspects of the property are not under the scope of this valuation.
7. This report is issued with out prejudice

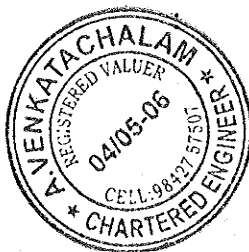
Station : Pallipalayam
Date : 31.07.2013


Signature of the Valuer

With seal
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

ANNEXURE I
DESCRIPTION OF THE PROPERTY

1. Purpose for which this valuation is made : Bank Security purpose
Indian Overseas Bank.
Komarapalayam Branch,
- Name of the Borrower : Mr. P. R. Sundhararajan,
S/o. Mr. P. Rangasamy Gounder
2. Name of the owner and his address : Door No: 14(89),
East Thouppukadu 5th Street,
East Cauvery Nagar,
Ayyampalayam,
Komarapalayam Agraharam Village,
Tiruchengodu Taluk,
Namakkal District,
3. Location Of Site (Sketch / Plan enclosed) : Location Sketch Enclosed
- S.F.No : 61/14, 15,
- Pymash No. : ---
- Door No. : ---
- Town : Komarapalayam
- Sub Registrar's Office : Komarapalayam
- Ward/ Block : 2
- Village : Ayyampalayam Agraharam
- Taluk : Tiruchengodu
- District : Namakkal
- Type of the property : Industrial
- Property Located : With in Ayyampalayam Agraharam
4. Boundaries of the property (as per documents)
- North of : 30' Width East West Common Road
- South of : Komarapalayam Agraharam Boundary
- East of : Sundharajan Property
- West of : Sundharajan Property



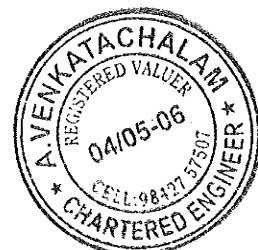
(as per Site Observation)

North of : 30 'Width East West Common Road
South of : Komarapalayam Agraharam Boundary
East of : Sundharajan Property
West of : Sundharajan Property

Total Extent Of Site

As Per Title Deed : 1,140.00 Sq.Ft ✓

5. Postal Address of the property : S.F.No.61/14,15,
East Thouppukadu 5th Street,
PRS Road,
East Cauvery Nagar,
Ayyampalayam Agraharam Village,
Tiruchengodu Taluk,
Namakkal District,
6. Class of construction : II – Class
7. Proximity of civic amenities : Near by
8. E.B. Service connection details : Available
9. Property Tax paid details : ----
10. Legal encumbrance if any : Please Refer Legal opinion.
(Searches and investigations made, if any.)
11. Characteristics of the locality(Give details) : Mixed Area
12. Whether the property falls under
“Land ceiling Act” provisions : No Land Ceiling Act
13. Tenure of land : Freehold/Leasehold : Free hold
14. If leasehold, state unexpired period of lease : Not Applicable



15. Occupancy details, self occupation or rental : Self
16. If rented, whether standard rent has been :
fixed Rent Control Act and if so, full details ---
17. Whether the property can be taken
possession of by the Bank in case of need,
without any litigation : Bank Can Take Possession Easily.
18. Any other details, which affects our
charge on the property as security : No
19. Whether the property is mortgage as
security for any other advance with any : As Per Knowledge Nil
other Bank / Third party
20. Advantages : Near to Iddappadi Road
21. Disadvantages : ----

Station : Pallipalayam
Date : 31.07.2013



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With seal

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CELL: 98427 57507, 98427 22200

ANNEXURE II

PART - I

FORMAT FOR VALUATION OF VACANT RESIDENTIAL PLOT / COMMERCIAL SITE / LAND

1. Name of the owner : Mr. P. R. Sundhararajan,
S/o. Mr. P. Rangasamy Gounder
2. Present Address : Door No: 14(89),
East Thouppukadu 5th Street,
East Cauvery Nagar,
Ayyampalayam,
Komarapalayam Agraharam Village,
Tiruchengodu Taluk,
Namakkal District,
3. Location of Site
(Sketch / Plan enclosed) : Location Sketch Enclosed
S.F. No : 61/14, 15
Pymash No. : ---
Door No. : ---
Town : Komarapalayam
Sub Registrar's Office : Komarapalayam
Ward/ Block : 2,
Village : Ayyampalayam Agraharam
Taluk : Tiruchengodu
District : Namakkal
Type of the property : Industrial
Property Located : With in Ayyampalayam Agraharam
4. Site Dimensions : As Per Document
North of : 76'0"
South of : 76'0"
East of : 15'0"
West of : 15'0"
Extent of the site : 1140.00 Sq.Ft



5. Total extent of the site

As Per Title Deed : 1140.00 Sq.Ft

6. Rate : Prevailing local market rate : Rs. 1100.00/Sq.Ft To Rs. 1200.00/ Sq.Ft

Rate adopted : Rs. 1100.00/Sq.Ft

7. Value of the land : 1140.00 Sq.Ft X Rs. 1100.00/Sq.Ft

Rs. 12,54,000.00

Say Rs. 12.54 Lakhs

8. Guideline Value of the land : 1140.00 Sq.Ft X Rs.300.00/Sq.Ft

Rs.3,42,000.00

Say Rs. 3.42 Lakhs

a. Fair Market Value : Rs. 12.54 Lakhs

b. Open Market value : Rs. 13.68 Lakhs

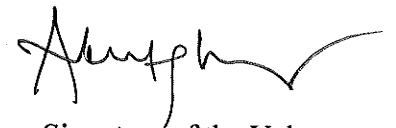
c. Forced / Distress Sale Value : Rs. 11.40 Lakhs

d. Guideline Value : Rs. 3.42 Lakhs

The SRO Value of the land (COPY ENCLOSED)

Station : Pallipalayam

Date : 31.07.2013



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PART – II. BUILDING

Plinth Area Details:-

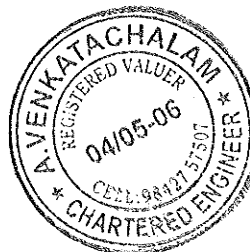
Ground floor R.C.C Loom Factory	12'9" X 77'6"	=	988.12 Sq.Ft
Ground floor R.C.C Balcony	1'11" X 77'6"	=	148.02 Sq.Ft
First floor R.C.C Building	12'9" X 41'0"	=	522.75 Sq.Ft
	2'6" X 41'0"	=	102.50 Sq.Ft

			625.25 Sq.Ft

S. No.	Description	Roof	Area In Sq.Ft.	Y.O.C.	Depreciation
1.	Ground floor Loom Factory	R.C.C	988.12	1993	30.00%
2	Ground floor R.C.C Balcony	R.C.C	148.02	1993	30.00%
3	First floor R.C.C Building	R.C.C	625.25	1993	30.00%

A. GENERAL INFORMATION

1. Type of construction : Load Bearing Structure
2. Quality of construction : II-Class
3. Appearance of building : Normal
4. Maintenance of building : Normal
5. No. of Floors : Ground Floor
6. Water supply arrangements : Panchayat Tab
7. Drainage arrangements : Septic tank
8. Whether the Building is Constructed : Plan Not Produced
As per approved by the competent authority
9. Tenant details, occupancy : Self
10. Rent vied per month : ---



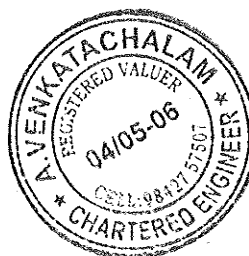
B-Replacement, Depreciation and Net value

S. No	Description	Area in Sq.Ft	Rate/ 1 Sq.Ft	Replacement Value Rs.	Depreciation Value Rs.	Present Value Rs.
1.	Ground floor Loom Factory	988.12	850/-	8,39,902/-	2,51,970/-	5,87,931/-
2	Ground floor R.C.C Balcony	148.02	400/-	59,208/-	17,762/-	41,445/-
3	First floor R.C.C Building	625.25	800/-	5,00,200/-	1,50,060/-	3,50,140/-

Total Rs.9,79,516/-
Say Rs. 9,79,000/-

B. VALUATION OF GROUND FLOOR CONSTRCTION :

1. Specification :
 - Foundation : RR Masonry
 - Superstructure : Brick work in CM
 - Roof : R.C.C. Roof
 - Joinery : Steel
 - Floor Finish : Cement.
 - Wall Finish : Cement mortar Plastering
 - Electricals : Open
 - Sanitary : ---
 - Painting : White Wash
 - Plumbing : Concealed
 - Weathering course : ----
2. Year of construction : 1993
3. Age of construction : 20Year
4. Total life of building is estimated : 30 Year
5. Depreciation percentage assumed : 1.50 % Per Year



PART – III. EXTRA ITEMS

1. Portico (Stair hand rails)	:	Rs. ---
2. Ornamental front door	:	Rs. ---
3. Sit out/verandah with steel grills	:	Rs. ---
4. Open staircase (2 No's)	:	Rs. ---
5. Balcony construction-	:	Rs. ---
6. Over head water tank	:	Rs. ---
7. Extra steel grills/collapsible gates	:	Rs. ---
8. Side doors etc..	:	Rs. ---
Total	:	Rs. ---
Less : Depreciation	:	Rs. ---
Net value	:	Rs. ----

PART- IV. AMENITIES

1. Ward robes/Showcases/False ceiling	:	Rs. ---
2. Ceramic tiles in Toilet & Kitchen	:	Rs. ---
3. Extra Sinks/bath tub/geyser/wash basin	:	Rs. ---
4. Marble flooring/Ceramic tiles flooring or any other special flooring	:	Rs. ---
5. Interior decorations/wall panelling works	:	Rs. ---
6. Architectural elevation works	:	Rs. ---
7. Aluminium Doors/Windows	:	Rs. ---
8. Air Conditioners/Exhaust fans	:	Rs. ---
9. Pelmets	:	Rs. ---
10. Sun Control Films, etc	:	Rs. ---
Total	:	Rs. ---
Less : Depreciation	:	Rs. ---
Net value	:	Rs. ---



PART – V. MISCELLANEOUS VALUE AFTER DEPRECIATION

1.	Separate toilet room	:	Rs.	----
2.	Separate lumber room	:	Rs.	----
3.	Separate water sump	:	Rs.	---
4.	Trees/Gardening, Land scapping works	:	Rs.	----

Total	:	Rs.	---
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PART – VI. SERVICES

1.	Water supply arrangements			
	Borewell-1, Tap line connection	:	Rs.	---
2.	Drainage arrangements			
	Septic Tank-1	:	Rs.	---
3.	Compound wall	:	Rs.	---
4.	E.B. deposit & fittings etc,	:	Rs.	1,500.00
5.	Pavements	:	Rs.	---
6.	Steel gate	:	Rs.	---

Total	:	Rs.	1,500.00
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PART – VII. ABSTRACT VALUATION (Fair market value)

1.	Part I	Land	:	Rs.	12,54,000.00
2.	Part II	Building	:	Rs.	9,79,000.00
3.	Part III	Extra Items	:	Rs.	----
4.	Part IV	Amenities	:	Rs.	----
5.	Part V	Miscellaneous	:	Rs.	----
6.	Part VI	Services	:	Rs.	1,500.00
7.	Add: Potential value, if any		:	Rs.	----

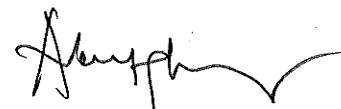
Total	:	Rs.	22,34,500.00
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Say Rs. 22,34,000.00



1. Fair Market Value of the property is : Rs. 22.34 Lakhs
2. Open Market value of the property is : Rs. 23.48 Lakhs
3. Forced / Distress Sale Value of the property is : Rs. 21.20 Lakhs
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Station : Pallipalayam
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Zone: SALEM SRO: Kumarapalayam Village: AYYAMPALAYAM AGRAHARAM
Revnue Dist Name: NAMAKKAL Taluk Name: Thiruchengodu

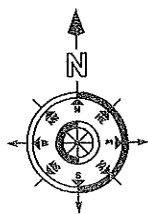
Survey Numberwise Guideline values

Enter the Survey Number 61

SURVEY NO	GUIDELINE VALUE	GUIDELINE VALUE (IN METRIC)	CLASSIFICATION
61/14	300/Sq.Ft	3230/Sq.Mt	Residential Class I Type - I
61/15	300/Sq.Ft	3230/Sq.Mt	Residential Class I Type - I



LOCATION MAP
(NOT TO SCALE)



To Idapadi Road

PRS - East Thoppukadu Road

Valued Property

Owner Property

East Thoppukadu Road

Batharakaliyamman Kovil

Shop

Building

Building

Bhavani Bus Stand Road

Park

Building

Building

G.H

Municipality Road

Fish Market

Municipality Road

Sub Register Office

To Komarapalayam Road

Komarapalayam Bus Stand

APPLICANT NAME : Mr. P.R.SUNDHARAJAN,

S/o. P.Rangasamygounder,

PROPERTY AT:-

S.F No : 61/14, 15

Area : East Thoppukadu 5th Street, Komarapalayam Agraharam,

Taluk : Tiruchengodu

District : Namakkal.

● OWNER PROPERTY

