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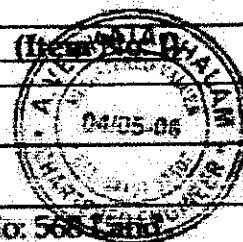
Panel Valuer for ♦ State Bank of India ♦ Canara Bank ♦ Corporation Bank ♦ IOB ♦ IDBI ♦ Indian Bank
♦ LVB ♦ KVB ♦ CUB ♦ Bank of India ♦ Axis Bank ♦ UCO Bank
♦ Repco Bank ♦ Pallavan Grama Bank ♦ TMB ♦ Dhanalaxmi Bank ♦ South Indian Bank

Form No:

VALUATION REPORT

I. GENERAL		
1. Purpose for which the valuation is made	:	To Ascertain the present market value
2. a) Date of inspection	:	29.05.2018
b) Date on which the valuation is made	:	30.05.2018
c) Name of the bank and branch	:	Lakshmi Vilas Bank, Pallipalayam Branch.
d) Name & Designation of LVB official who accompanied the valuer on the date of visit	:	—
3. List of documents produced for perusal	:	1. Refer to, Xerox copy of Sale Deed Document No: 1/1707/2018, Date: 17.05.2018
4. Name of the Present Owner/s of the property and his / their address with phone no. (furnish the details of share of each owner in case of joint ownership)	:	"M/S. SRI JAYA MAARUTHI YARN INDIAA PRIVATE LIMITED", S.F.No: 543/2, & 560 Samugrangapuram, Kumbikulam Village, Kumbikulam Panchayat, Radhapuram Taluk, Tirunelveli District.
5. Whether occupied by the owner / tenant ? If occupied by tenant since how long? And rent received per month	:	Owner Occupied
6. Is the property is under lease, (who is the lessee and lease period)	:	Free Hold
7. Property Tax Receipt referred	:	—
a. Assessment Number	:	—
b. Tax Amount	:	—
c. Receipt in the name of	:	—

8.	Electricity Service Connection Number in the name of	:	---
9.	Name of the borrower and address	:	"M/S. SRI JAYA MAARUTHI YARN INDIAA PRIVATE LIMITED", Door No: 162/2, NH - 47, Pachampalayam, Padaiveedu Village & Post, Sankagiri West - 637 303, Kumarapalayam Taluk, Namakkal District, Cell No: 90955-40346
10.	Brief description of the property	:	Vacant Land
11.	Location of the property	:	S.F.No's: 543/2 & 560 Kumbikulam Village, Kumbikulam Panchayat, Radhapuram Taluk, Tirunelveli District.
	a) T.S.No./R.S.F.No.	:	S.F.No's: 543/2 & 560
	b) Patta No./Plot No.	:	---
	c) Ward No.	:	---
	d) Street	:	Samugrangapuram, Kumbikulam Village
	e) Place and Taluk	:	Radhapuram Taluk,
	f) District	:	Tirunelveli District.
12.	Postal Address of the Property	:	S.F.No's: 543/2 & 560, Samugrangapuram, Kumbikulam Village, Kumbikulam Panchayat, Radhapuram Taluk, Tirunelveli District.
13.	Whether covered under any state / central govt. enactments (i. e. Urban Land Ceiling Act) or notified under agency area/scheduled area/cantonment area for specific purpose	:	No
14.	In case it is an agriculture land, any conversion to house site plots is contemplated	:	No
15.	Boundaries of the property	:	As per Document & Site (Item 15)
	a. North by	:	S.F.No: 545 Land
	b. South by	:	S.F.No: 542 Land
	c. East by	:	S.F.No: 560 Land & S.F.No: 566 Land



	d. West by	:	S.F.No: 543/2 Balance Land
	Extent of Land	:	1.00 Acre
	Boundaries of the property	:	<u>As per Document & Site (Item No: II)</u>
	a. North by	:	S.F.No: 560 Balance Land
	b. South by	:	S.F.No: 568 & 567 Land
	c. East by	:	S.F.No: 560 Balance Land
	d. West by	:	S.F.No: 543 Land
	Extent of Land	:	0.90 Acre
16.	Dimensions	:	Refer FMB Sketch
	Total Document Extent	:	1.00 Acre + 0.90 Acre = 1.90 Acres
17.	Total Site Extent	:	1.90 Acres
18.	Extent of the Document considered for valuation	:	1.90 Acres
II. CHARACTERISTICS OF THE SITE			
1.	Classification of locality	:	Wind Mill & Agricultural Area
2.	Development of surrounding areas	:	Developing Area
3.	Is the property situated at Residential/Commercial/Mixed or Industrial area	:	Wind Mill & Agricultural Area
4.	Classification of the area	:	
	a. High/Middle/Poor	:	Middle
	b. Metro/Urban/Semi-Urban/Rural	:	Rural
5.	Coming under Corporation limit/Municipality/Village Panchayat	:	Panchayat Limit
6.	Possibility of frequent flooding / submerging	:	No
7.	Feasibility to the Civic amenities like school, hospital, bus stop, Market etc	:	Near By
8.	Distance from Main Road (Any identification mark in the area) at Site/Land/Building	:	Kumbikulam Main Road
9.	Level of land with topographical conditions	:	Level
10.	Latitude & Longitude in which the property is present	:	Latitude - 8.317146 Longitude - 77.715006



11.	Shape of land	:	Rectangular
12.	Type of use to which it can be put	:	Vacant Land
13.	Any usage restriction - Lake or Slum, Polluting Industrial Units, H.T. Lines and any factors which affect the Marketability of the site	:	No
14.	Is it a Land - Locked land?	:	No
15.	Is plot in town planning approved layout?	:	No
16.	Corner plot or intermittent plot?	:	Intermittent Plot
17.	Availability Road facilities	:	Available
18.	Type of road available at present	:	Tar Road
19.	Width of road -is it below 20 ft. or more than 20 ft.	:	More than 20 ft
20.	Water supply / potentiality	:	Not Available
21.	Underground sewerage system	:	Not Available
22.	Power supply is available in the site	:	Not Available
23.	Advantages of the site	:	Near Seelathi Kulam
24.	Whether approved plan copy is available. If so, annex the copy	:	Approval Plan Not Available
25.	General remarks, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc (distance from the sea coast/tidal level must be incorporated)	:	No

Part -A (Valuation of land)

1.	Size of Land	:	1.90 Acres
	North & South	:	—
	East & West	:	—
2.	Total extant of the plot	:	1.90 Acres
3.	Guideline rate obtained from the Registrar's Office (Enclose adequate authenticated proof)	:	S.F.No: 543/3 - Rs. 1,11,170/- Acre S.F.No: 560 - Rs. 1,27,574
4.	Prevailing Market Value with rationale	:	Rs. 4,50,000/ Acre To Rs. 4,80,000/ Acre





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REGISTRATION DEPARTMENT

Zone: THIRUNELVELI
Guideline Village: KUMBIKULAM
Revenue District: TIRUNELVELI
Sub Registrar Office: RADHAPURAM
Revenue Village: KUMBIKULAM
Revenue Taluka: RADHAPURAM

Sr. No.	Survey/ Subdivision No.	Guideline Value (British Value)	Guideline Value (Metric Value)	Land Classification
1	<u>543/1</u>	111170/ Acre	275000/ Hectare	Dry Maanavari Lands Type - I
2	<u>543/2</u>	111170/ Acre	275000/ Hectare	Dry Maanavari Lands Type - I
3	<u>560</u>	127574/ Acre	315500/ Hectare	Dry Well Irrigation Type - I

