

Chartered Civil Engineer, District Panel Engineer (Class I-A),
Registered Valuer for Income Tax & Wealth Tax, (02/14-15) Govt. of India,
Licensed Building Surveyor and Panel Valuer for Banks.

SAKTHI CONSTRUCTIONS

Date: 13/7/18

VALUATION CERTIFICATE

1.	Name of the Owner	: THIRU S.VAIYAPURI S/O THIRU L.SUBRAMANIAN
2.	Property at	: D.No:29, R.S.F.No:295/2, KRPAD Road,Pallipalyam & 3 rd Grade Municipality,Tiruchengode Taluk, Namakkal District. Pin Code 638006
3.	Date of Inspection	: 12.07.2018
4.	Reference	: TAMILNAD MERCANTILE BANK LTD., Pallipalayam Branch
5.	Nature of the Land	: Powerloom cum Residential Building Property
6.	Total Market value of the property	: Rs.47,60,000.00 (Rupees Forty seven lakhs & Sixty Thousand Only)
7.	Total Forced Value of the property	: Rs.38,08,000.00 (Rupees Thirty eight Lakhs & Eight Thousand Only)
8.	Total Guide Line Value Of the property	: Rs.21,25,000.00 (Rupees Twenty One Lakhs & Twenty five Thousand Only)
10.	Location sketch of the property	: Enclosed Annexure - A.
11.	Photos of the property	: Enclosed Annexure - B.
12.	I Touch map	: Enclosed Annexure - C.

ANNEXURE -1
Valuation of Properties

I. GENERAL:

Date: 13.07.2018

1	Branch to Which Valuation is made	:	TAMILNAD MERCANTILE BANK LTD., Pallipalayam Branch
2	Purpose of valuation	:	Bank purpose
3	Date of inspection to the property	:	12.07.2018
4	Date of valuation given	:	13.07.2018
5	Person accompanying at the time of visit to site	:	Branch Manager - TMB, Pallipalayam Branch.

II. DESCRIPTION OF THE PROPERTY:

1	a. Owner of the property and residential address	:	THIRU S. VAIYAPURI S/O THIRU L. SUBRAMANIAN
	b. Property Address	:	D.No:29, R.S.F.No:295/2, Ward No:9, KRPAD Road, Pallipalayam & 3 rd Grade Municipality, Kumarapalayam Taluk, Namakkal District. Pin Code 638006
	Since how long owing the property?	:	From 2003
	Whether joint/co-ownership, details	:	Single Ownership
	In case of joint ownership, furnish the stake details of each owner. Whether it is undivided?	:	No
	Whether assessed under wealth tax? If so, whether it is undivided	:	No
	What is the		
	a). Year of construction	:	1992
	b). purchase price(Land)	:	Rs.2,00,000/-
	c). year of construction of the superstructure	:	1992
	d). Year of completion	:	1993
	e). Cost of construction	:	(Please See the Annexure-11)

2	Brief description of the property valued	:	RCC Roof Ground Floor Godown & First Floor Residential Building property
	Type of property: Agriculture/Industrial/Residential/ Commercial	:	Godown & Residential Property
	Door No	:	D.No:29,
	Ward No	:	9
	S.F.No	:	R.S.F.No:295/2,
	Road	:	KRPAD Road,
	Locality	:	Pallipalayam,
	Village	:	Pallipalayam Village,
	Municipality/ Town Panchayat	:	3 rd Grade Municipality
	Taluk	:	Kumaramangalam Taluk,
	District	:	Namakkal District.
3	i). whether the property is a residential property, if so please state	:	First Floor - Residential Building.
	a). whether the building is old or recently constructed	:	Old
	b). whether it is an independent house or plot	:	independent house
	c). in case, it is a flat, the location of the flat(floor)	:	Not Applicable
	d). whether the documents were produced for verification	:	Xerox Copy of the Old valuation report issued by Er.M.Shanmugasundaram, Dated: 20.03.2013
	ii). If the property is commercial property state	:	Ground Floor - Godown Building
	a) Whether it is a own office or commercial one	:	No
	b). whether building is constructed as per approved plan	:	--
	c). if any variation is noted please specify	:	No
	d). whether plan is issued by competitive authority	:	Yes,
	Extent of Site	:	2400.00 Sq.ft
	Total Area of Site	:	2400.00 Sq.ft
4	Boundaries of the property:	:	As Per Old Valuation and Actual
	As per deed	:	As on site
	North - 30' wide East West Road, South - Nagarajan & Selvaraj Property, East - Nachimuthu Property, West - Bala Krishnan Vacant land,	:	North - 30' wide East West Road, South - Nagarajan & Selvaraj Property, East - Nachimuthu Property, West - Bala Krishnan Vacant land,
	If any variation is noticed please specify the details	:	Not Applicable
5	Distance from Branch	:	Within Short Distance From T.M.B Pallipalayam Branch.
6	Documents referred for perusal of ownership(copy of registered sale deed, Encumbrance certificate etc)	:	Xerox copy of Old Valuation Report Issued By Er.M.Shanmugasundaram. Dated: 20.03.2013

7	Property Tax Receipt Referred: a). Period b). Assessment c). Tax Amount d). Receipt in the Name of	:	----- ----- ----- -----
8	Electricity Service Connection a).Consumer number b). Period c). In the name of	:	S.C No:780,1052 ----- Thiru S.Vaiyapuri
9	Property is presently occupied by a). Owner b). Tenant c). Both d). Vacant	:	Owner No GF : Owner Occupied for Godown Purpose FF : Rented Residential Purpose No
10	If occupied by tenant a). Gross monthly Rent b). Rent Advance	:	FF Rented Rs.2000/-Per Month Rs.5000/-
11	Whether the property was Valued early? If so	:	Yes
	a). Date of Earlier Valuation early? if so 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 registers office? In case of wide variations please specify Reasons. 2)Whether 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)	:	20.03.2013 Er.M.Shanmugasundaram. Erode Yes No Bank Purpose Land & Building method No
12	Whether the cost of land is commensurate with the guideline value? Whether the cost of construction is in line with prevailing rates in the area?	:	Reasonable difference is there Not Applicable
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 Not Applicable Not Applicable

III. LAND

1	Extent of the Land(in sq. ft/Cents) a). As the Title Deed	:	2400.00 Sq.ft
	Extent of site consider for valuation Least of the above	:	2400.00 Sq.ft
2	Site Dimension a). As per Document b). As per Actual c). Out of total Land left for Road formation d). is the land, whole or part is notified for acquisition by govt/state body? If so, furnish the details	:	As Per Old Valuation & Actual North : 24'0" South : 24'0" East : 100'0" West : 100'0" ----- Not Applicable
3	If they property is an agriculture land, state a). Whether dry or Wet land b). Irrigation facility or rained c). Type of crop grown at the time of visit d). Annual yield/previous years output	:	Not Applicable Not Applicable Not Applicable Not Applicable
4	Usage of Land a). As per Sub-register office b). Actual Usage c). As per revenue records	:	Residential Special Type – I G.F Godown & F.F Residential Usage Residential Special Type – I
5	Type of Land Wet/Dry/Residential/industry/Commercial/Quarry/mine/others(specify)	:	Godown & Residential Site
6	Level and shape of the land	:	Level Ground & Rectangular Shape
7	Guideline value (copy of downloaded report from Re.Net should be enclosed)	:	Rs.402.00 per Sq.ft
8	a). Remarks about Accessibility and Road approach to the site b). Water Availability	:	Available Bore Well Available
9	a). Whether falls under land b). Whether Land or Part There of notified Details about lease period c). Free hold/lease hold (if they hold details about lease period)	:	Not Applicable Not Applicable Free - hold
10	a) Land Mark to the location b) Nearest bus stop c) Nearest railway Station d) Recent developments near to the site	:	(Please See the Annexure – I) Near Pallipalayam Bus Stop At About 3.0 K.M From Pallipalayam Cauvery ---
11	a). other infrastructure b). possibility of frequent flooding c). proximity to civil amenities d). whether the land or part there of notified for acquirements e). whether free access in there or land locked	:	No No Available Nearby Not Applicable Free Access
12	Prevailing Market value	:	Rs.1500.00 Cents
13	Value adopted	:	2400.00 x Rs.1500.00 = Rs.36,00,000.00
14	Guide line value of the property	:	2400.00 x Rs.402.00 = Rs. 9,64,800.00

V. BUILDING :

1.	Typing Of Construction a). Load Bearing/Framed Structure/R.C.C Roof/A.C.C Roofing b). Foundation c). Basement And Height d). Super Structure		Load Bearing Structure R.R Stone Masonry in C.M R.R Stone Masonry in C.M, Height 13'0" Brick Masonry Walls in C.M
2.	Specifications Regarding a). Joineries b). Electrification Details c). Drinking Water d). Bore well Water e). Sanitary Arrangements f). Quality / maintenance	:	Steel & Country Wood Available Yes Available Septic Tank Good
3.	Numbers Of Floors	:	Ground & First Floor Only
4.	Extent Of Building a). As Per Approved Plan b). As Per Actual Measurement c). Details Of Variation Noticed, If any and effect of the same on the valuation to be specifically mentioned	:	Refer building calculation --- --
5.	a). Year of construction for each floor and age of the building b). Residual life of the building c). Class of Construction (Superior class/II class)	:	1993 R.C.C: 40 Years II nd Class
6.	Rate adopted	:	Please See the Annexure -- II
7.	Less: Depreciation % of Value	:	Please See the Annexure -- II
8.	Present Market Value Present Written Down Value	:	Please See the Annexure -- II

V. AMENITIES & EXTRA ITEMS (VALUE AFTER DEPRECIATION)

1.	Ornamental Front / Pooja Door	:	Please See the Annexure -II
2.	Open Staircase	:	Please See the Annexure -II
3.	Wardrobes, Showcases, Wooden Cupboards	:	Please See the Annexure-II
4.	Interior Decorations	:	Please See the Annexure-II
5.	Architectural Elevation Works	:	Please See the Annexure-II
6.	False Ceiling Works	:	Please See the Annexure -II
7.	Separate Toiler Room	:	Please See the Annexure-II
8.	Separate Lumber Room	:	Please See the Annexure-II
9.	Portico	:	Please See the Annexure-II
10.	Compound Wall/Pavement Running Feet And Value)	:	Please See the Annexure-II
11.	Electrical Fittings	:	Please See the Annexure-II
12.	Tiles in Walls	:	Please See the Annexure-II
	Total	:	

VII.ABSTRACT MARKET VALUE :

1	LAND	:	Rs.36,00,000.00
2	BUILDING,AMENITIES	:	Rs.11,60,000.00
	& SERVICE	:	-----
	TOTAL MARKET VALUE	:	Rs.47,60,000.00
	GUIDE LINE VALUE	:	Land : Rs. 9,65,000.00 Building : Rs.11,60,000.00 Rs.21,25,000.00
	FORCED SALE VALUE / DISTRESSED SALE VALUE (80%)	:	Rs.38,08,000.00

Place : Pallipalayam
Date : 13.07.2018

Signature of the valuer

CERTIFICATE

Er.V.J. NALLAKUMARAN, B.E.,A.M.I.E.,F.I.V.,C.Engg(I),M.Sc.,R2V,
Chartered Civil Engineer, District Panel Engineer(Class I-A),
Registered Valuer for Income Tax & Wealth Tax (Govt.of India),
Licenced Building Surveyor and Panel Valuer for Banks,
84, Dr.T.G.N. Complex, 1st Floor, West Car Street,
TIRUCHENGODE-637 211. Namakkai Dist.
CELL : 98427 56397

- 1) I have personally inspected the property on 12.07.2018 in the presence of
Thiru S. Vaiyapuri
- 2) The valuation work was undertaken based upon the request from
Tamilnadu Mercantile Bank, Pallipalayam 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.
- 4) The relevant document for the subject property in the opinion of the valuer is the
Old Valuation Report issued By Er.M.Shanmugasundaram, Dated: 20.03.2013.
- 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.

DECLARATION

- a) I hereby declare that the information furnished above are true to the
Best of my knowledge and belief.
- b) I have no direct or indirect interest in the property valued.
- c) I inspected the property personally on 12.07.2018
- d) I have not been found guilty of misconduct in my professional capacity.
- e) I have not been convicted of any offence and sentenced to a term of
Imprisonment

Place: Pallipalayam
Date : 13.07.2018

Signature of the valuer

Enclosures:

Er.V.J. NALLAKUMARAN, B.E.,A.M.I.E.,F.I.V.,C.Engg(I),M.Sc.,R2V,
Chartered Civil Engineer, District Panel Engineer(Class I-A),
Registered Valuer for Income Tax & Wealth Tax (Govt.of India),
Licenced Building Surveyor and Panel Valuer for Banks,
84, Dr.T.G.N. Complex, 1st Floor, West Car Street,
TIRUCHENGODE-637 211. Namakkai Dist.
CELL : 98427 56397

- 1.Copy of report on guideline value Downloaded from concerned reg.no.
2. Location Map/Route Map with land mark point.
- 3.Photos of the property in different views.
4. Google map

BUILDING VALUE CALCULATION SHEET

Name of the Owner : **THIRU S.VAIVAPURI** S/O THIRU L.SUBRAMANIAN

Address : D.No:29, R.S.F.No:295/2,KRPAD Road,Pallipalyam & 3rd Grade Municipality,Kumarapalayam Taluk,Namakkal District. Pin Code 638006

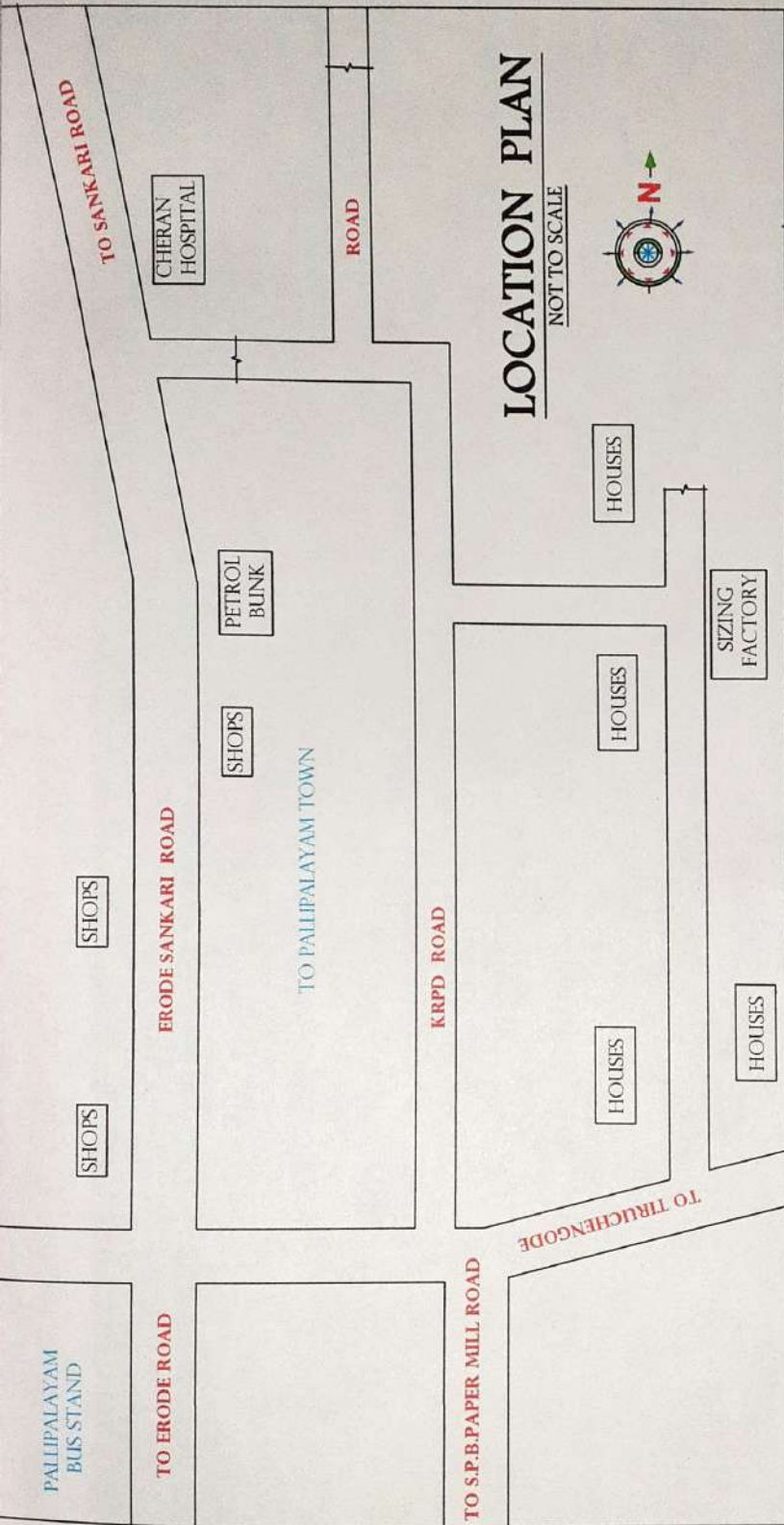
S.No	Item of the building	Roof	Area in Sqft	Rate in Rs.	Amount in Rs	Year of Construc- 1993	Age of the building 25.00	Future life 45	Salvage in % 10	Depre- ciation 1.5 % 475875.00	Net Value in Rs
1	Residential building (G.F)	RCC	1410.00	900.00	1269000.00	1993	25.00	45	10	475875.00	793125.00
2	Residential Building (F.F)	RCC	401.00	900.00	360900.00	1993	25.00	45	10	135337.50	225562.50
3	Value for Bore Well With Electric Motor Pumpset							L.S.			20000.00
4	Value for Septic & sump Tank Constructions							L.S.			40000.00
5	Value for Sintex Tank Arrangements							L.S.			11000.00
6	Value EB Service Connections sc :780,1052							L.S.			20000.00
7	Value for Open Stair Case & AC.Sheet Toilet and Varandha							L.S.			50000.00
Total:-										611212.50	1159687.50

Total amount Rs.11,59,687.50 @ Say **Rs.11,60,000.00**

(Rupees Eleven Lakhs & Sixty Thousand Only)

ENGINEER

[Signature]



LOCATION PLAN
NOT TO SCALE

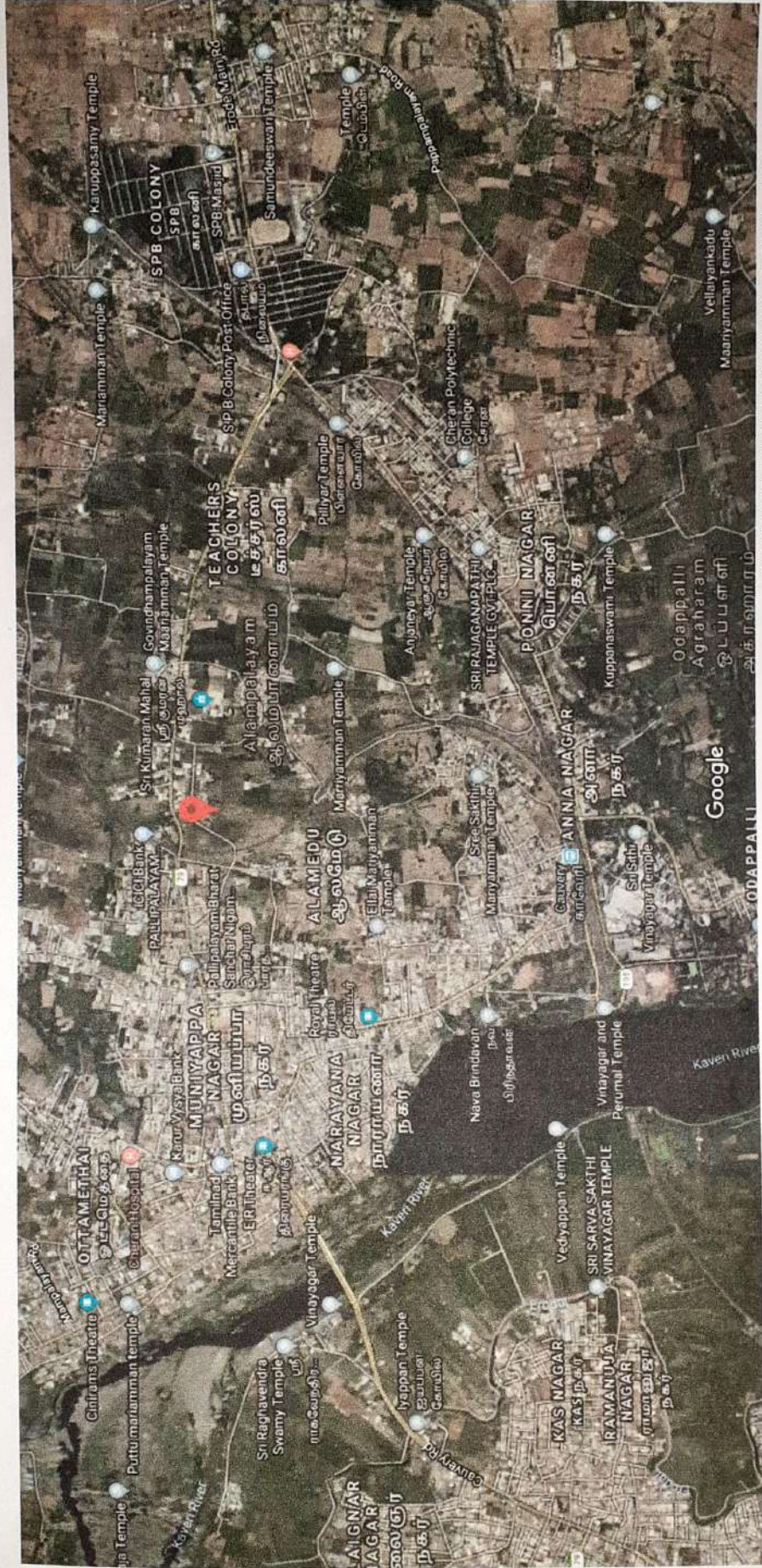


PROPERTY AT: D.No:29, R.S.F.No:295/2, KRPAD Road, Pallipalayam & 3rd Grade Municipality, Tiruchengode Taluk, Namakkal District. Pin Code 638006		<i>JK Law</i>	
<small>OWNER NAME</small> THIRU S. VAIYAPURI S/O THIRU L. SUBRAMANIAN		ERVJNALLAKUMARAN, REGISTERED VALUER	
<u>NOT TO SCALE</u>		EXTENT OF SITE 2400.00 SQ.FT	

11°21'54.4"N 77°45'45.1"E

Google Maps

11.365102N 77.762518E

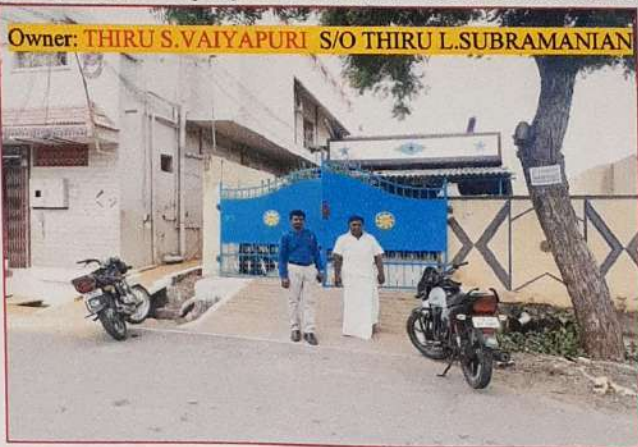


Imagery ©2018 CNES / Airbus, DigitalGlobe, Map data ©2018 Google

500 m

ThIs Photos Showing in the Property at D.No:29, R.S.F.No:295/2,KRPAD Road,Pallipalyam
&3rd Grade Municipality,Kumarapalayam Taluk,Namakkal District. Pin Code 638006

Owner: **THIRU S.VAIYAPURI S/O THIRU L.SUBRAMANIAN**



1st/2nd

