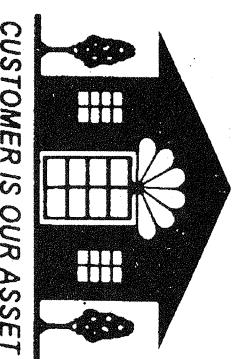


**Er. S. DEVANANDAN, M.E.,F.I.V.,F.I.E.,
Er. V.R. PALANIAPPAN, D.C.E., B.E., L.I.V.,**

54/2 (748), SKC Road, Amara Complex,
First Floor, Erode - 638 001. Phone : 0424 - 4021993
Cell : 94422 87993, 73737 26866
E-mail : msassociateserode@gmail.com



CUSTOMER IS OUR ASSET

VALUATION REPORT

Name & Address of Branch : State Bank of India, Pallipalayam Branch.

Name of Customer(s)/Borrowal unit (Purchaser) : 1. THIRU S. DURAISAMY

(For which valuation report is sought)

1. Customer Details

Name

: 1. THIRU S. DURAISAMY

S/O THIRU N. CHINNUSAMY

2. TMT D. SUMATHI

W/O THIRU S. DURAISAMY

ApI No.

2. Property details

Landmark

: Near Bhavani Main Road

Resurvey No.

: 523/4A,

Survey No.

: 226.A

Patta No.

: 1112

Old ward No

: 8

Road

: Kothukaranpudur Road

Nearest Main Road

: Near Bhavani Main Road

Area

: Kothukaranpudur & Sunnampu Odi

Village

: Suriyampalayam

post

: R.N.Pudur

Corporation, Taluk & District

: Erode

Nearby Landmark / Google map

: Google map enclosed

independent access to the property

3. Document details Name of Approving Authority

1. Layout No. - Yes / No No (un Approved Land) Approval No. ---

Dry Land Purpose

2. Building plan - Yes / No No --- Approval No. ---

3. Construction permission - Yes / No No --- Approval No. ---

Legal documents Yes 1. The Xerox copy of sale deed registered as document vide Nos.
- Yes / No (i) 3216/2016, (ii) 3217/2016 dt. 21.09.2016.

2. The Xerox copy of EC Nos. (i) 7796, (ii) 7797 dt. 27.09.2016.

4. Physical details

Adjoining properties

: As per deed

Boundaries

Measurements

Document No. 3216/2016 = 0.64 Acre

North : Tmt D.Sumathi (0.32 Acre), Thiru C. Natarajan, Thiru Kanagasapapathi land
South : M/s Santhi Processing Unit Private Limited land
East : 4' wide Lane & Thiru P. Senthilkumar land

West : M/s Santhi Processing Unit Private Limited land

Document No. 3217/2016 = 0.32 Acre

North : Palakkattur Road

South : Thiru S. Dhuraisamy land 0.64 Acre (Owner's property)

East : Thiru C. Natarajan land

West : Tmt Chandral & M/s Santhi Processing Unit Private Limited land

As per site

North : 20' wide (BT) Palakkattur Road

South : The vacant land & Building property belongs to M/s Santhi Processing Unit Private Limited land

East : The vacant land belongs to Thiru P. Senthilkumar & Thiru C. Natarajan

West : The vacant land belongs to M/s Santhi Processing Unit Private Limited land & Tmt Chandral

Extent of the land (0.64 + 0.32)

: **0.96 Acre or 96 cent or 41817.60 Sq.ft**

41,817.60 Sq ft x 30% less for road and developing purpose (41,817.60 Sq ft - 12545.28 Sq ft)=29272.32 Sq ft.

Matching of properties

: Yes

Plot demarcated - Yes / No

: Yes

Approved land use

: No

Type of property - Plotted / Flat

: Vacant land

No. of rooms	Living / Dining	Bed rooms	Toilets	Kitchen
Total No. of floors	--	--	--	--

Floor on which the property is located

: Not applicable

Approximate age of the property

: Not applicable

Residual age of the property

: Not applicable

Type of structure – RCC framed / Stone / BB

: Not applicable

Masonry

5. Tenure / Occupancy details

Status of tenure	Owned / Rented	No. of years of occupancy	Relationship of tenant or owner
---	Own use	---	---

6. Stage of construction

Stage of construction	Under construction / completed	If under construction, extent of completion
---	---	---

7. Violations if any observed

Nature and extent of violations : No

8. Area details of the property

Site area	Plinth area	Saleable area	Carpet area	Remarks
29272.32 Sq ft	--	29272.32 Sq ft	--	--

9. Valuations

- i. Mentions the value as per Government : Rs. 88,36,000.00 approved rates also
- ii. In case of variation of 20% or more in the valuation proposed by the valuer and the Guide line value provided in the State Govt. notification of Income Tax Gazette justification on variation has to be given

Services

Compound wall

Brick work (120.00 Rft x Rs. 450.00/Rft)

Total : Rs. 54,000.00

Summary of valuation	: Realizable value	Guide line value
a. Land (This is land locked land, Adjacent land (Front side) is owned by M/s Shanthi Processing Unit (P) Ltd., It is mortgaged as combined with one to other, not as separate)	: 29272.32 Sq ft x Rs. 1000.00/Sq.Ft	29272.32 Sq ft x Rs. 300.00/Sq.Ft
b. Building	: Rs.	2,92,72,320.00
c. Services	: Rs.	54,000.00
Say	: Rs.	2,93,26,320.00
Fair market value	: Rs.	3,50,00,000.00
Forced / Distress sale value	: Rs.	2,50,00,000.00

NOTE: Although the effect of demonetization on real estate is not influencing the present rates, the court stay order on unapproved layouts existence keeps the land rates stagnant and lower in Residential/Commercial/Industrial areas. By considering the above facts the current land rate is adopted in this valuation report.

10. Assumptions/Remarks

- i. Qualifications in TIR/Mitigation suggested, if : Nil any
- ii. Property is SARFAESI complaint - Y/N : Yes
- iii. Whether property belongs to social : Yes, Moderate infrastructure like hospital, school, old age home, etc.,
- iv. Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged : To be mortgaged
- v. Details of last two transactions in the locality : Not known / area to be provided, if available
- vi. Any other aspect which has relevance on the value or marketability of the property : Fair

11. Declaration

- i. The property was inspected by the undersigned on 18.04.2017.
 - ii. The undersigned does not have any direct / indirect interest in the above property.
 - iii. The information furnished herein is true and correct to the best of our knowledge.
 - iv. I have submitted Valuation report directly to the Bank.
12. Er. S. Devanandan, ME., FIV., FIE., Wealth Tax No. CAT-1/529/01-02.


Signature of the valuer

Date of valuation

02.05.2017

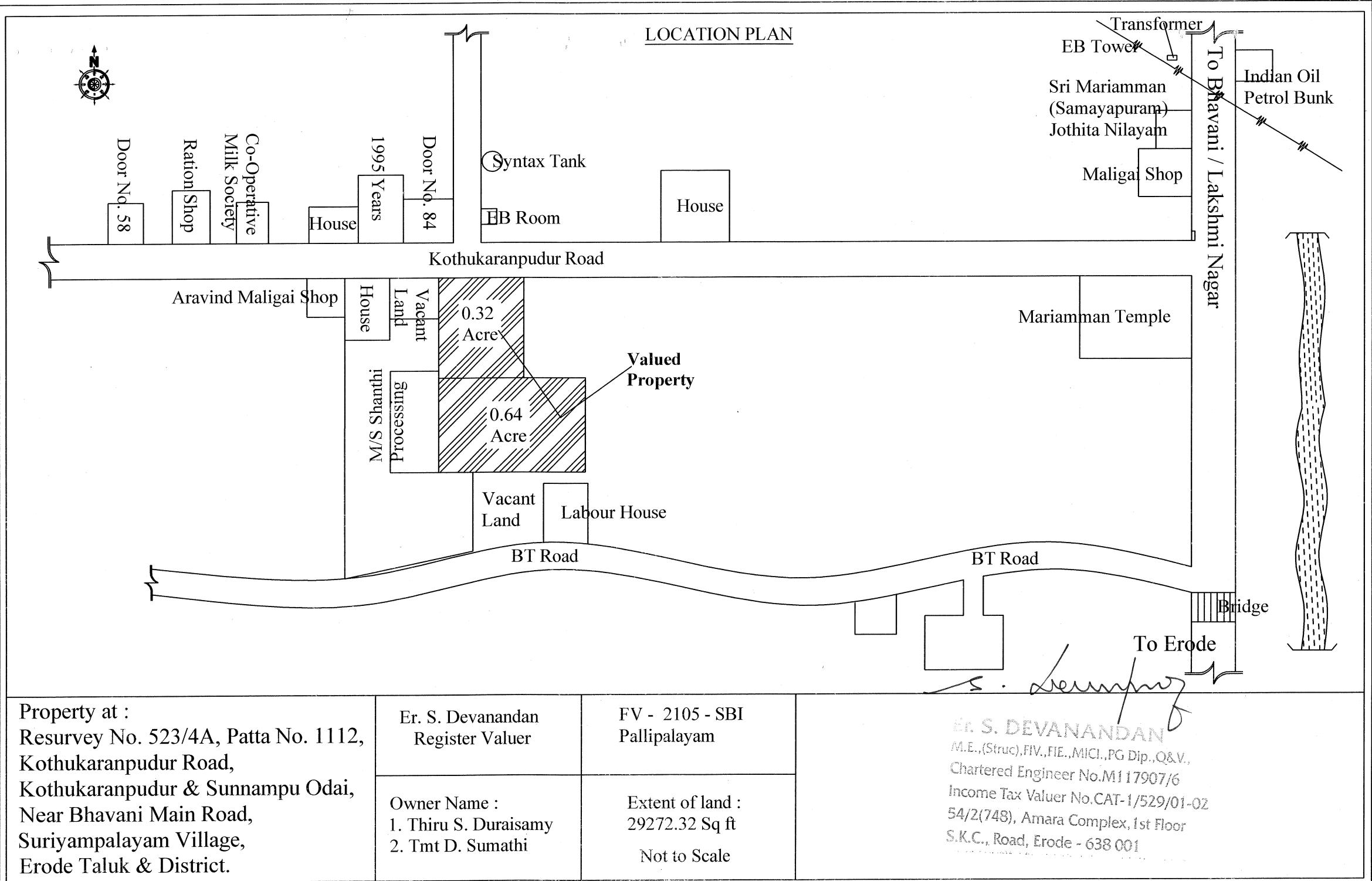
ER. S. DEVANANDAN
M.E.,(Struct),FIV,FIE,MCI,PG Dip,Q&V,
Chartered Engineer No.MI17907/6
Income Tax Valuer No.CAT-1/529/01-02
54/2(748), Amara Complex, 1st Floor
S.K.C., Road, Erode - 638 001

13. Enclosures : Location plan, FMB sketch, SRO Sheet, Latitude Sheet, Photographs, etc.,

We have visited the site of the property and confirm as under

1. The Property is owned by the mortgager
2. Valuation given in the valuation report is reasonable and coincides with the existing market price.


Field Officer : _____ Chief Manager
Date : _____





தமிழ்நாடு
REGISTRATION DEPARTMENT

Zone : COIMBATORE SRO : Bhavani Village: Suriyampalayam
Revenue Dist Name: ERODE Taluk Name: Erode

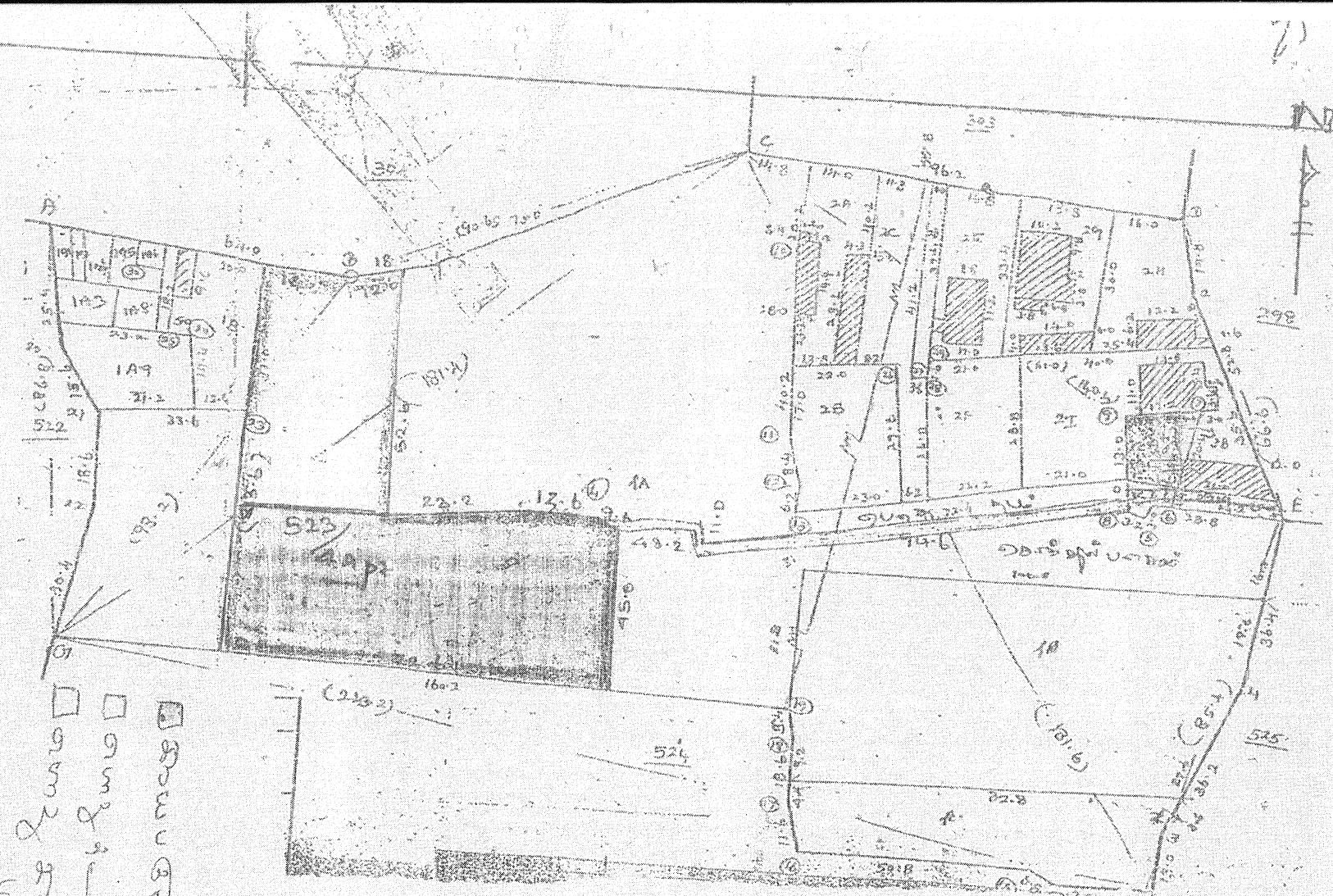
STREET NAME	GUIDELINE VALUE	GUIDELINE VALUE (IN METRIC)	CLASSIFICATION
ward.6 Kurunji nagar - II - Ramanathapuram pudur	400/Sq.Ft	4305/Sq.Mt	Residential Class I Type - I
ward.6 Madheswaran nagar - Ramanathapuram pudur	150/Sq.Ft	1615/Sq.Mt	Residential Class V Type - I
ward.7 Amaravathi nagar- Ramanathapuram pudur	400/Sq.Ft	4305/Sq.Mt	Residential Class I Type - I
ward.7 Hartiana street (Suriampalayam- Ramanathapuram pudur	200/Sq.Ft	2155/Sq.Mt	Residential Class III Type - I
ward.7.Pannadi street - Ramanathapuram pudur	400/Sq.Ft	4305/Sq.Mt	Residential Class I Type - I
ward.8 Bhavani Road, Veerapannadi pudur	300/Sq.Ft	3230/Sq.Mt	Residential Class II Type - I
ward.8 Kotthukaran pudur	300/Sq.Ft	3230/Sq.Mt	Residential Class II Type - I
ward.8 Veerapannadi pudur	300/Sq.Ft	3230/Sq.Mt	Residential Class II Type - I
ward.9 Inthirapuram	300/Sq.Ft	3230/Sq.Mt	Residential Class II Type - I
ward.9 Karuppanna govundan pudur	300/Sq.Ft	3230/Sq.Mt	Residential Class II Type - I
ward.9 Theivapuram	300/Sq.Ft	3230/Sq.Mt	Residential Class II Type - I
ward.9 Veerapannadiyur	300/Sq.Ft	3230/Sq.Mt	Residential Class II Type - I

25/10/16 07:00

25/10/16 07:00 unknw

523/4

(25/10/16 07:00 unknw 523/4R)



iTouchMap.com

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[Home](#) » Latitude and Longitude of a Point

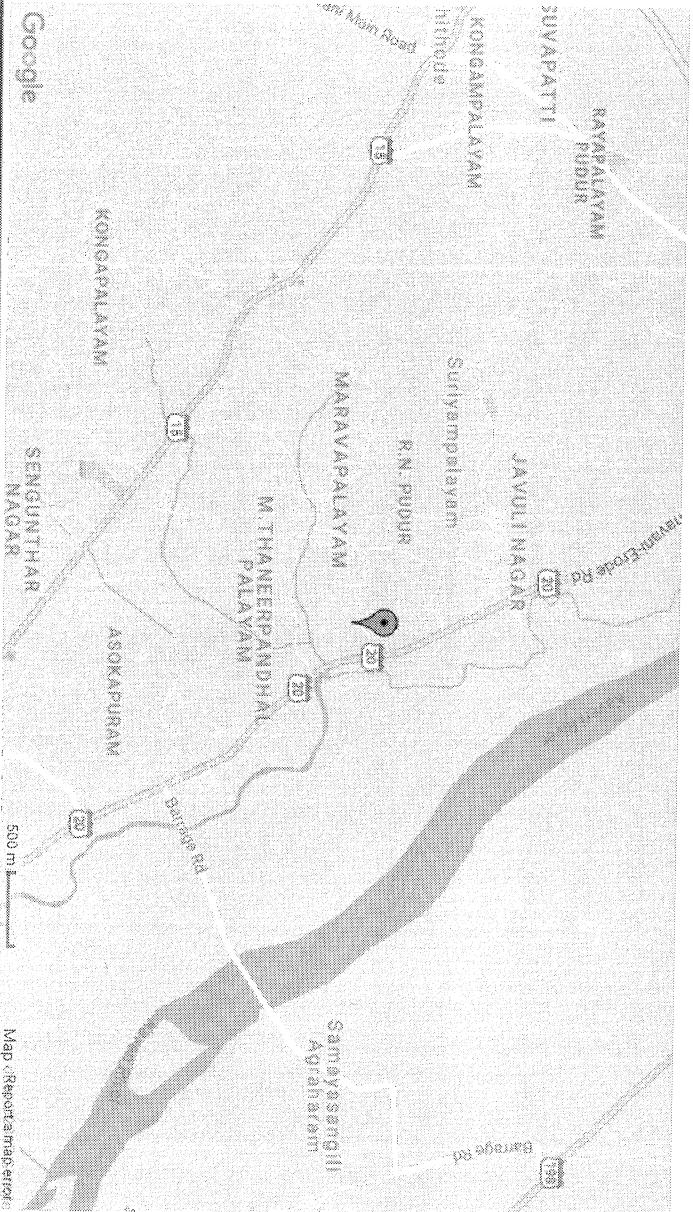
To find the latitude and longitude of a point Click on the map, Drag the marker, or enter the...

Address:

[GO](#) [Mobile Version](#)

Ad closed by Google

Latitude and Longitude of a Point



Ad closed by Google

Get the Latitude and Longitude of a Point

When you click on the map, move the marker or enter an address the latitude and longitude coordinates of the point are inserted in the boxes below.

Latitude:

11.388754

Longitude:

77.692586

Show Point from Latitude and Longitude

Use this if you know the latitude and longitude coordinates of a point and want to see where on the map the point is.

Use: + for N Lat or E Long

- for S Lat or W Long

Example: +40.689060 -74.044636

Note: Your entry should not have any embedded spaces.

Decimal Deg. Latitude:

11.388754

Decimal Deg. Longitude:

77.692586

[Show Point](#)

Example: +34 40 50.12 for 34N 40' 50.12"

Degrees Minutes Seconds

Latitude:

11

23

19.5144

33.3096

Longitude:

77

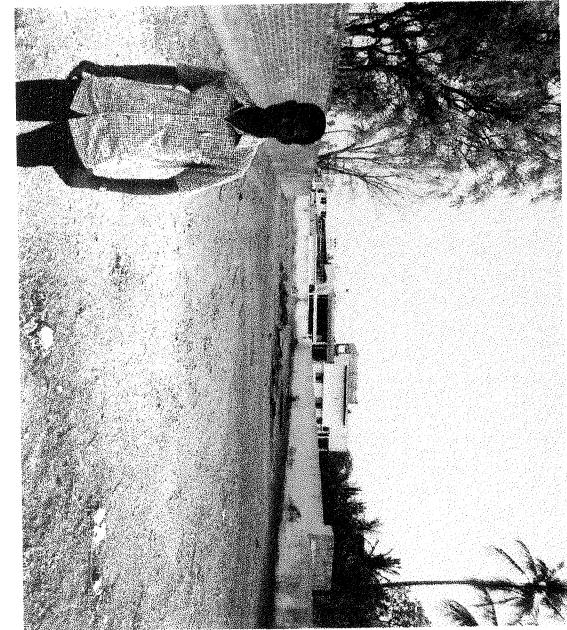
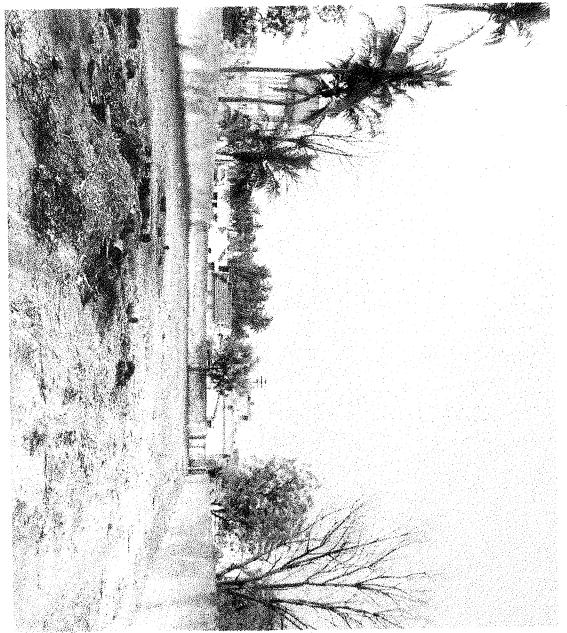
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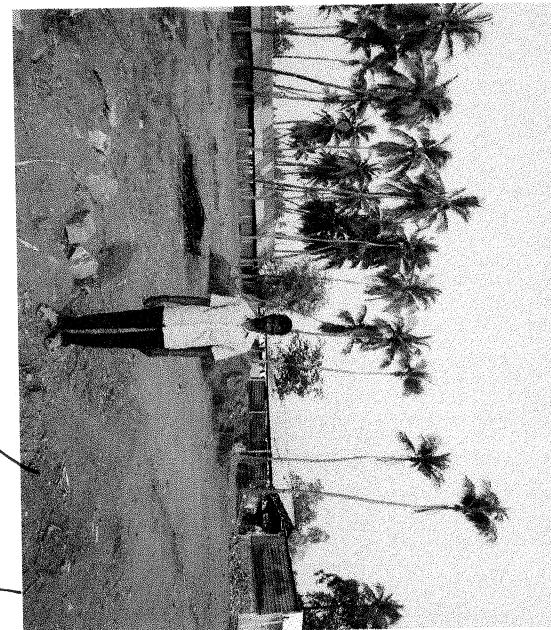
[Show Point](#)

FV-2105

Vacant Land



Way of approaching



Name of the owner

1. Thiru S. Duraisamy
2. Tmt D. Sumathi

S. DEVARANANDAN

M.E.(Struct),M.V.TE,M.I.E.,M.I.C.I.,PG Dip.,Q&V,
No.112,Engineer No.M117907/6

Location of the property : Survey No. 523/4A, Patta No. 112
Kothukaranpudur Road,
Kothukaranpudur & Sunnampatti,
Near Bhavani Main Road,
Suriyampalayam Village,
Erode Taluk & District.

Income Tax Valuer No.CAT-1/529/01/2
S.K.C. Road, Erode - 638 001