



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 ♦ Dhanlaxmi Bank ♦ South Indian Bank

VALUATION REPORT ON IMMOVEABLE PROPERTIES

Ref: IOB

Date: 26.07.2017

Pursuant to the request from The Senior Manager, Indian Overseas Bank, Kaliyanoor Branch, the property in S.F.No: 90/2C, Door No's: 3/224B, 3/224B/1, 3/224C at Thulukan Kadu, Bharathiyar Nagar, Kaliyanoor Village, & Panchayat, Pallipalayam Union, Kumarapalayam Tk, Namakkal Dt, which is said to be owned by **Mr. M. KANDASAMY**, S/o.Mr. Muthusamy, (M/s. SHRI THIRULUMARAN SIZING MILLS) was inspected on 25.07.2017 for the purpose of assessing the present market value.

The following documents were produced before me for scrutiny.

Refer to My Previous Valuation Report, Date: 12.09.2015

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. 172.58 Lakhs |
| 2. Open Market value of the property is | : | Rs. 183.29 Lakhs |
| 3. Forced / Distress Sale Value of the property is | : | Rs. 146.69 Lakhs |
| 4. Guideline Value of the property is | : | Rs. 79.82 Lakhs |

It is declared that,

1. I have inspected the property on 25.07.2017 in the presence of **Mr. M. Kandasamy**,
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 13 pages including location site plan, site plan, photo Sheet TSLR sketch & Guideline value.
5. The present owner of the property and the extent of land are to be verified with the Previous Valuation Report
6. The legal aspects of the property are not under the scope of this valuation.
7. This report is issued without prejudice

Place : Pallipalayam

Date : 26.07.2017

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 IA
APPROVED VALUER FOR BANKS,
ARRUL ASSOCIATES
81/1D, CHAIRMAN BUILDING, SANKARI MAIN ROAD,
OTTAMETHAI, PALLIPALAYAM - 638006.
CELL: 98427 57507, 98427 22200



ANNEXURE -I

DESCRIPTION OF THE PROPERTY

1. Purpose for which this valuation is made : Bank Security purpose
Indian Overseas Bank.
Kaliyanoor Branch.
2. Name of the owner and his address : **Mr. M. KANDASAMY,**
S/o.Mr. Muthusamy.
(Shri Thirukkumaran Sizing Mills),
Door No: 1/108, Elanthakuttai,
Elanthakuttai Village,
Kumarapalayam Taluk,
Namakkal District.
Cell No: 98652-79924
3. Location Of Site(Sketch / Plan enclosed) : Location Sketch Enclosed
- S.F. No : 90/2C
- T.S.No. : --
- Door No. : 3/224 B, 3/224B/1, 3/224C,
- Sub Registrar's Office : Pallipalayam
- Town : Pallipalayam
- Ward/ Block : ---
- Village : Kaliyanoor
- Taluk : Kumarapalayam
- District : Namakkal
- Type of the property : Industrial
- Property Located : Within Kaliyanoor Village Panchayat
4. Boundaries of the property : (As Per Document & Site)
- North of : 23'0" Mud Road
- South of : Murugesan Property
- East of : Ananthan Property
- West of : 23'0" Mud Road
- Extent of Land : 21,422.00 Sq.Ft
5. Postal Address of the property : S.F.No: 90/2C, Door No: 3/224D
Thulukankadu, Bharathiyar Nagar
Kaliyanoor Village &Panchayat,
Pallipalayam Union,
Kumarapalayam Taluk,
Namakkal District.



- Class of construction : II-Class
- Proximity of civic amenities : Near by
8. E.B. Service connection details : Service No: 04-160-003-2000
9. Property Tax paid details : BHA No: 41779, 41780
Year: 2016-2017
Rs. 5,500/- - Rs.5,500/- Per Year
10. Legal encumbrance if any : Please Refer Legal opinion.
11. Characteristics of the locality : Industrial 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 : ---
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 : Refer Legal Opinion
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 other Bank / Third party : Property Under Mortgage in IOB Kaliyanoor Branch



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,
ARUNJ ASSOCIATES
81/1D, CHAIRMAN BUILDING, SANKARI MAIN ROAD,
OTTAMETTHAI, PALLIPALAYAM - 638006.
CELL: 98427 57507, 98427 22200

Place : Pallipalayam

Date : 26.07.2017

ANNEXURE- II

PART - I

FORMAT FOR VALUATION OF

VACANT RESIDENTIAL PLOT / COMMERCIAL SITE / LAND


1. Name of the owner : Mr. M. KANDASAMY,
S/o.Mr. Muthusamy.
2. Present Address : (Shri Thirukkumaran Sizing Mills),
Door No: 1/108, Elanthakuttai,
Elanthakuttai Village,
Kumarapalayam Taluk,
Namakkal District.
3. Document Referred : My Previous Valuation Report,
Date : 12.09.2015
4. Location Of Site
(Sketch / Plan enclosed) : Location Sketch Enclosed
S.F. No : 90/2C
T.S.No. : --
Door No. : 3/224 B, 3/224B/1, 3/224C,
Sub Registrar's Office : Pallipalayam
Town : Pallipalayam
Ward/ Block : --
Village : Kaliyanoor
Taluk : Kumarapalayam
District : Namakkal
Type of the property : Industrial
Property Located : Within Kaliyanoor Village Panchayat
5. Site Dimensions : As Per Document & Site
North : 86'0"
South : 144'3"
East : 177'0"
West : 170'0"
Extent of Land : 21,422.00 Sq.Ft



Total extent of the site	:	21,422.00 Sq.Ft
Prevailing local market rate	:	Rs. 500.00/Sq.Ft To Rs. 550.00/Sq.Ft
Rate adopted	:	Rs. 500.00/Sq.Ft
8. Value of the land	:	21,422.00 Sq.Ft X Rs. 500.00/Sq.Ft
		Rs. 1,07,11,000/-
		Say Rs. 107.11 Lakhs
9. Guideline of the Land	:	21,422.00 Sq.Ft X Rs. 67.00/Sq.Ft
		Rs. 14,35,274/-
		Say Rs. 14.35 Lakh
a. Fair Market Value	:	Rs. 107.11 Lakhs
b. Open Market value	:	Rs. 117.82 Lakhs
c. Forced / Distress Sale Value	:	Rs. 91.04 Lakhs
d. Guideline Value	:	Rs. 14.35 Lakhs

The SRO Value of the land (COPY ENCLOSED)

Station: Pallipalayam
Date : 26.07.2017


Signature of the Valuer
With seal

Er. A.VENKATACHALAM, M.E., M.I.E., F.I.V.,
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PART - II. BUILDING

Plinth Area Details:-

S. No.	Description	Roof	Area In Sq.Ft.	Y.O.C.	Depreciation
1.	GF AC Sheet Warping Godown	AC Sheet Roof	2,937.50	2010	15.75%
2.	GF AC Sheet Sizing Godown	AC Sheet Roof	3,151.87	2010	15.75%
3.	GF AC Sheet Waste Godown	AC Sheet Roof	315.00	2010	15.75%
4.	GF AC Sheet Open Shed Compressor & Gen Shed Room	AC Sheet Roof	40.87	2010	15.75%
5.	GF Aluminium Sheet Boiler & Cone Winding	Aluminium Sheet Roof	4,049.50	2012	11.25%
6.	GF AC Sheet Open Loading Room	AC Sheet Roof	405.00	2013	9.00%
7.	GF RCC Roof Office Building	RCC Roof	253.00	2013	6.00%
8.	FF AC Sheet Godown	AC Sheet Roof	253.00	2013	9.00%
9.	FF AC Sheet Warping & Sizing Godown	AC Sheet Roof	2,692.31	2013	9.00%
10.	GF AC Sheet Open Shed	AC Sheet Roof	713.62	2015	4.50%

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 & First Floor
6. Water supply arrangements : Available (Bore Well)
7. Drainage arrangements : Septic Tank
8. Whether the Building is Constructed : Roc No: 2/2015-2016, Date: 11.05.2015
As per approved by the competent Authority Roc No. 13/2013-2014, Date: 03.02.2014
The President Kaliyanoor Panchayat
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.	GF AC Sheet Warping Godown	2937.50	580/-	17,03,750/-	2,68,340/-	14,35,409/-
2.	GF AC Sheet Sizing Godown	3151.87	580/-	18,28,084/-	2,87,923/-	15,40,161/-
3.	GF AC Sheet Waste Godown	315.00	475/-	1,49,625/-	23,565/-	1,26,059/-
4.	GF AC Sheet Open Shed Compressor & Gen Shed Room	40.87	400/-	16,348/-	2,574/-	13,773/-
5.	GF Aluminium Sheet Boiler & Cone Winding	4049.50	320/-	12,95,840/-	1,45,782/-	11,50,058/-
6.	GF AC Sheet Open Loading Room	405.00	350/-	1,41,750/-	12,757/-	1,28,992/-
7.	GF RCC Roof Office Building	253.00	900/-	2,27,700/-	13,662/-	2,14,038/-
8.	FF AC Sheet Godown	253.00	420/-	1,06,260/-	9,563/-	96,696/-
9.	FF AC Sheet Warping & Sizing Godown	2692.31	580/-	15,61,539/-	1,40,538/-	14,21,001/-
10.	AC Sheet Open Shed	713.62	250/-	1,78,405/-	8,028/-	1,70,376/-

Total Rs. 62,96,563/-
Say Rs. 62,97,000/-

C. VALUATION OF GROUND FLOOR CONSTRUCTION :

1. Specification

Foundation	:	RR Masonry
Superstructure	:	Brick work in CM
Roof	:	AC Sheet,
Joinery	:	Steel & Country Wood
Floor Finish	:	Cement
Wall Finish	:	Cement mortar plastering
Electricals	:	Open
Sanitary	:	Open
Painting	:	White Wash
Plumbing	:	Concealed line
Weathering course	:	Cement Mortor



2. Year of construction	:	AC Sheet Roof-2010,2012,2013,2015 (45 Years) RCC Roof - 2013
3. Age of Construction	:	AC Sheet Roof - 7, 5, 4, 2 Year RCC Roof - 4 Years
4. Total life of building is estimated	:	AC Sheet Roof - 38, 40, 41, 43 Years RCC Roof - 56 Years
5. Depreciation percentage assumed	:	AC Sheet Roof - 2.25% Per Year RCC Roof - 1.5% 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	:	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. Pelmet	:	Rs. ---
10. Sun Control Films, etc	:	Rs. ---
Total	:	Rs. ---
Net value	:	Rs. ---



PART - V. MISCELLANEOUS VALUE AFTER DEPRECIATION

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

PART - VI. SERVICES


1.	Water supply arrangement	:	Rs. 60,000.00
2.	Drainage arrangements Septic Tank	:	Rs. 30,000.00
3.	E.B. deposit & fittings etc,	:	Rs. 50,000.00
4.	Compound Wall	:	Rs. 80,000.00
5.	Sump	:	Rs. 30,000.00
	Total	:	Rs. 2,50,000.00

PART - VII. ABSTRACT VALUATION (Fair market value)

1.	Part I	Land	:	Rs. 1,07,11,000.00
2.	Part II	Building	:	Rs. 62,97,000.00
3.	Part III	Extra Items	:	Rs. ----
4.	Part IV	Amenities	:	Rs. ----
5.	Part V	Miscellaneous	:	Rs. ----
6.	Part VI	Services	:	Rs. 2,50,000.00
7.	Add: Potential value , if any		:	Rs. ----
	Total		:	Rs. 1,72,58,000.00
				Say Rs. 172.58 Lakhs

1.	Fair Market Value of the property is	:	Rs. 172.58 Lakhs
2.	Open Market value of the property is	:	Rs. 183.29 Lakhs
3.	Forced / Distress Sale Value of the property is	:	Rs. 146.69 Lakhs
4.	Guideline Value of the property is	:	Rs. 79.82 Lakhs

Station: Pallipalayam
Date : 26.07.2017


Signature of the Valuer
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REGISTRATION DEPARTMENT

Zone: SALEM SRO: PALLIPALAYAM Village: KALIYANOOR

Revenue District Name: NAMAKKAL Taluk Name: THIRUCHENGODU

Survey Numberwise Guideline values

Enter the Survey Number

90

SURVEY NO	GUIDELINE VALUE	GUIDELINE VALUE (IN METRIC)	CLASSIFICATION
90/2C1	67/Sq.Ft	725/Sq.Mt	Residential Class III Type - II
90/2C2	67/Sq.Ft	725/Sq.Mt	Residential Class III Type - II

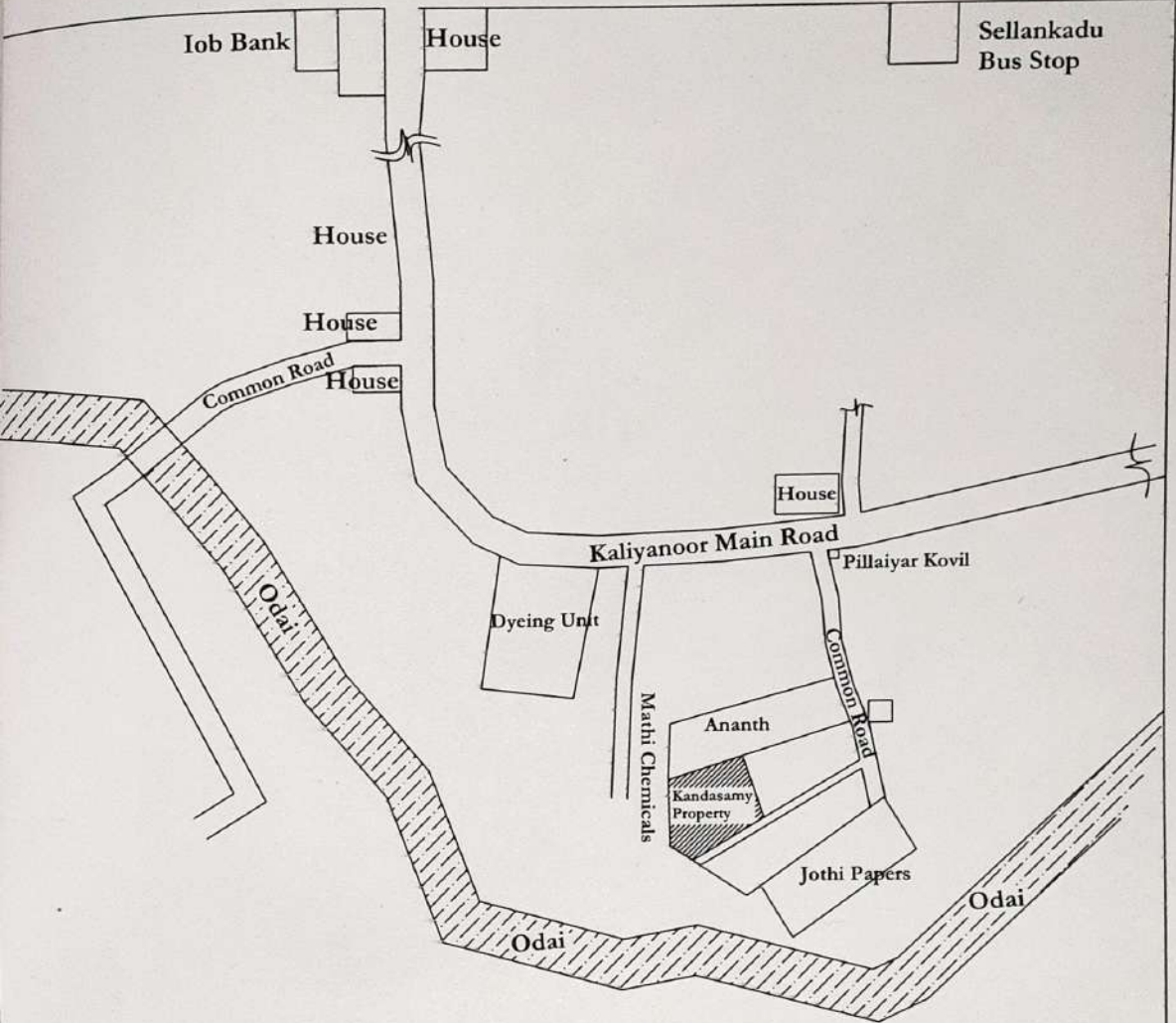


LOCATION MAP

(NOT TO SCALE)



Pallipalayam To Komarapalayam Main Road



PROPERTY AT:-

Name of the Company : "M/S. THIRUKKUMARAN SIZING MILLS"
Name of owner : Mr. M. KANDASAMY, S/o. Mr.Muthusamy,
S.F.No : 90/2C,
Door No : 3/224 B, 3/224 B/1, 3/224 C
Area : Thulukankadu, Bharathiyar Nagar,
Village : Kaliyanoor Village & Panchayat,
Taluk : Kumarapalayam Taluk,
District : Namakkal District.



OWNER PROPERTY



Photo Graphic View Of The Property



Name of the Company	: "M/S. THIRUKKUMARAN SIZING MILLS"
Name of owner	: Mr. M. KANDASAMY, S/o. Mr.Muthusamy,
S.F.No	: 90/2C,
Door No	: 3/224 B, 3/224 B/1, 3/224 C
Area	: Thulukankadu, Bharathiyar Nagar,
Village	: Kaliyanoor Village & Panchayat,
Taluk	: Kumarapalayam Taluk,
District	: Namakkal District.