



R.R. Consultancy and Contractors

Er. D.RAMESH B.E., MIE., FIV., C.ENG(GI)

- ❖ Consulting Engineer ❖ Chartered Civil Engineer
- ❖ Regd. Valuer for Income Tax & Wealth Tax.
- ❖ Licensed Building Surveyor. ❖ Dist. Panel Engineer-Class I A
- ❖ Competent Person for issuing Stability Certificate
- ❖ Approved Panel Valuer for Nationalized and Scheduled Banks, TIIC

233, Chinna Omkalamman Kovil Complex, Velur Road Corner, TIRUCHENGODE - 637 211. Namakkal Dt.
☎ 04288 - 256301, Cell : 98427-56301, 98428-56301 e-mail : ayyapparamesh@yahoo.co.in, ayyapparamesh@gmail.com

REVALUATION REPORT

REF : 12/2018

ANNEXURE

I. GENERAL :

- | | |
|--|---|
| 01. Purpose for which the Valuation is Made | : To ascertain the market value |
| 02. a. Date of inspection | : 06.12.2018. |
| b. Date on which the valuation is made | : 10.12.2018. |
| c. Name of the Bank and Branch | : THE LAKSHMI VILAS BANK LTD.,
THOKKAVADI BRANCH. |
| d. Name and Designation of LVB official who accompanied the valuer on the date of visit | : ---- |
| e. List of documents produced for perusal | : 1).Xerox copy of the Sale deed infavour of Shri.P.Palanisamy- Doc.No.484/2002 dated 18.02.2002.
2).Xerox copy of previous Valuation Report dated 09.12.2015. |
| 04. Name of the 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) | : SHRI. P. PALANISAMY,
: S/o. LATE.PALANI GOUNDER
: S.F.No.109/13,
: Door No.1/48A, 1/48E,
: Thatchankattupalayam,
: Thokkavadi Village,
: Tiruchengode Taluk,
: Namakkal District. 99421 29461 |
| 05. Whether occupied by the owner/Tenant If occupied by tenant since how long And rent received per month | : Occupied by the owner
:
: |

06. Is the property is under lease
(who is the lessee and lease period) : Not applicable
07. Property Tax receipt referred :
 A. Assessment Number : ---
 b. Tax Amount : Rs.286/-, Rs.299/-
 c. Receipt in the Name of : Shri.P.Palanisamy
- 08 Electricity service connection :
 a. Service Number : EB.Sc.No.161-010-1317, 1692
 b. Connection the Name of : Shri.P.Palanisamy
09. Name of the borrower and address : **SHRI. P.PALANISAMY,**
 S/o. LATE.PALANI GOUNDER
 Door No.1/48A, 1/48E,
 Thatchankattupalayam,
 Thokkavadi Village,
 Tiruchengode Taluk,
 Namakkal District.
10. Brief description of the property : This property consists of Asbestos Sheet
 Roof Power Loom Factory & Godown
 Building and Land.
11. Location of the Property
 a. T.S No./S.F.No : S.F.No.109/13
 b. Plot No./Door No. : Door No.1/48A, 1/48E
 c. Ward No. : ---
 d. Street Name : ---
 e. Place and Taluk : Thokkavadi, Tiruchengode Taluk
 f. District : Namakkal District.
12. Postal address of the Property : S.F.No.109/13,
 Door No.1/48A, 1/48E,
 Thatchankattupalayam,
 Thokkavadi Village,
 Tiruchengode Taluk,
 Namakkal District.
13. Whether covered under any state/
 Central government enactments : Nil
 (i.e. Urban Land ceiling Act) or :
 Notified under agency area/scheduled :
 Area/cantonment area for specific purpose :

14. In case it is agricultural land any
Conversion to house site plots is
Contemplated :
15. Boundaries of the Property :
- North of : S.F.No.121
South of : S.F.No.109/15 – Panchayat Road
East of : S.F.No.109/12
West of : S.F.No.109/14 and 109/19
16. Extent of the Site : 0.23 Acre = 10018.80 Sq.Ft
17. Extent of the site considered for
Valuation (Least of 16a & 16 b) : 10018.80 Sq.Ft.

II. CHARACTERSTICS OF THE SITE

01. Classification of Locality : Middle class
02. Development of surrounding areas : Developed
03. Is the property situated at Residential/
Commercial/Mixed or Industrial Area : Mixed Area
04. Classification of the area :
- a.High/Middle/Poor : Middle
b.Merto/urban/Semi-Urban/Rural : Rural
05. Coming under Corporation Limit/
Municipality/Village Panchayat : Village Panchayat
06. Possibility of frequent flooding/
Submerging : Nil
07. Feasibility of the Civic amenities
Like School, hospital, bus stop,
Market etc., : Within 01 km
08. Distance from Main Road (Any
Identification mark in the area) to
Site/land/building : Thokkavadi – Devanankuruchi Road

- | | | |
|---|---|---|
| 09. Level of land with topographical Conditions | : | Levelled |
| 10. Latitude and Longitude in which the Property is present | : | Latitude : 11°22'37.3"N
Longitude : 77°50'48.4"E |
| 11. Shape of the Land | : | Irregular |
| 12. Type of use to which it can be put | : | Power Loom Factory & Godown |
| 13. Any usage restriction-Lake or Slum, Polluting Industrial Units, H.T.Lines and any factors which Affect the Marketability of the site | : | Nil |
| 14. Is it a Land Locked Land ? | : | No |
| 15. Is Plot in Town Planning Approval Layout | : | No |
| 16. Corner Plot or Intermittent Plot? | : | Intermittent Plot |
| 17. Availability of Road Facilities | : | Available |
| 18. Type of Road available at Present | : | Bitumen Road |
| 19. Width of the Road – is it below 20 feet or More than 20 feet | : | More than 20 Feet Wide Road |
| 20. Water Supply / Potentiality | : | Available |
| 21. Underground Sewerage System | : | Not Available |
| 22. Power Supply is Available in the Site | : | Available (Sc.No.161-010-1317, 1692) |
| 23. Advantages of the Site | : | ---- |
| 24. 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) | : | Nil |

PART – A (VALUATION OF LAND) :

01. Size of plot : As per FMB Sketch
02. Total extent of the plot : 10018.80 Sq.Ft.
03. Guideline rate obtained from the Registrar's office (Enclose adequate Authenticated proof) : Rs. 8,04,000/Acre.
04. Prevailing market value with rationale : Rs.250/Sq.Ft.
05. Value of land :
- 5.1. Value by adopting PMR :
- i). Prevailing market rate unit rate adopted in this valuation after considering the characteristics of the subject plot : Rs.250/Sq.Ft.
- ii). Value of land by adopting PMR (10018.80 Sq.Ft. x Rs.250/=) : Rs.25,04,700/=(A)

PART – B (VALUATION OF BUILDING) :

01. Technical details of the building :
- a. Type of Building (Residential / Commercial / Industrial) : Power Loom Factory & Godown
- b. Type of construction (Load bearing / RCC / Steel Framed) : Load Bearing Structure
- c. Year of construction (Floor wise) : 2006, 2016
- d. Present Age of the Building : 12 Years, 03 Years
- e. Future life of Building : 33 Years, 42 Years
- f. Whether approved plan copy is available. If so, annex the copy : Building plan approval not obtained
- g. Number of Floors and height of each Floor including basement, if any : Ground Floor only – 16' Height

f. Plinth area Floor – wise : Powerloom Factory - 1548.00 Sq.Ft.
Powerloom Factory Extension - 179.25 Sq.Ft.
Godown - 1672.00 Sq.Ft.

g. Condition of the building :

1. Exterior – Excellent, Good, Normal, Poor : Normal
2. Interior – Excellent, Good, Normal, Poor : Normal -

02. Total area of construction / Built up area :

VALUE OF BUILDING :-

12 Years – 1.5% - 0.16587.
03 Years – 1.5% - 0.04433.

Sl. No.	BUILDING AREA IN Sq.Ft.	AT THE RATE OF Rs.	VALUE OF BUILDING Rs.	AGE OF BUILDING – YEARS	DEPRICI- ATION Rs.	NET VALUE Rs.
<u>I. ASBESTOS SHEET ROOF BUILDING :-</u>						
<u>Power Loom Factory :</u>						
	1548.00	500	774000	12 Years	128383	645617
<u>Power Loom Factory Extension :</u>						
	179.25	500	89625	03 Years	3973	85652
<u>Godown :</u>						
	1672.00	500	836000	03 Years	37059	798941
						Total Rs.15,30,210/=
						SAY B

PART C – AMENITIES & EXTRA ITEM :

(Value after depreciation)

1. Ornamental Front / Pooja door : ---
2. Outer Staircase : ---
3. Wardrobes, Showcases, Wooden Cupboards : ---
4. Interior decorations : ---
5. Architectural Elevation works : ---
6. False ceiling works : ---
7. Separate Lumber Room : ---
8. Separate Toilet Room : ---

Total : Rs.---

PART D – SERVICES (Value after Depreciation) :

1. Watersupply arrangements :
- Open well : ----
- Deep bore : ----
- Hand pump : ----
- Motor : ----
- Corporation Tap : ----
- Underground level sump : ----
- Overhead Water Tank : ----
2. Drainage arrangements :
- Septic Tank : ----
- Underground sewerage : ----
3. Compound wallRm @ Rs.....Rm. Rs. ----
4. Pavementsm @ Rs.....m. Rs. ----
5. Steel gate m @ Rs.....m. Rs. ----
6. E.B.Deposits, Water deposits, drainage deposits etc. Rs.20,000/=
7. Electrical fittings & Others Rs. ----
- Total Rs.20,000/=**

PART – F ABSTRACT VALUE

1	Land	:	Rs. 25,04,700/=
2	Building	:	Rs. 15,30,210/-
3	Amenities / Extra Items	:	----
4	Services	:	Rs. 20,000/=
	Total Market Value	:	Rs. 40,54,910/=
	Say Market Value	:	Rs. 40,00,000/=
	Forced Sale Value / Distressed Sale Value	:	Rs. 32,00,000/=

(Rupees Forty Lakhs only)

PLACE : TIRUCHENGODE.

DATE : 10.12.2018.

D. Ramesh
Approved Valuer
 Er. **D. RAMESH** B.E., MIE., FIV., C.EnbB (I)
 DIST. PANEL ENGINEER CLASS I A, REGD. PANEL VALUER FOR BANK
 COMPETENT PERSON STABILITY CERTIFICATE
 LICENCED BUILDING SURVEYOR
 OFF: RR CONSULTANCY & CONTRACTORS
 233, CHINNA OMKALIAMMAN KOVIL COMPLEX
 FOUR ROAD CORNER, TIRUCHENGODE - 637211

ENCLOSURES :-

- a. Original / Copy of the Sale Deed : Copy of the Sale deed
- b. Layout Plan, Building Plan, Floor Plan : ---
- c. Photographs of the Property : Attached
- e. Guideline value downloaded in the system : Attached

DECLARATION :-

I hereby declare/certify that, upon the request of Branch Head, Lakshmi Vilas Bank Ltd., Thokkavadi Branch.

- a). I have personally inspected the property on 06.12.2018.
- b). The information furnished in my Valuation Report dated 10.12.2018 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- c). I have no direct or indirect interest in the property valued.

PLACE : TIRUCHENGODE.

DATE : 10.12.2018.


Approved Valuer
Er. D. RAMESH B.E., MIE., FIV., C.Engg (I)
DIST. PANEL ENGINEER CLASS I A, REGD. PANEL VALUER FOR BANK,
COMPETENT PERSON STABILITY CERTIFICATE
LICENCED BUILDING SURVEYOR
OFF: RR CONSULTANCY & CONFRACTORS
233, CHINNA OMKALIAMMAN KOVIL COMPLEX
ELUR ROAD CORNER, TIRUCHENGODE 637211
PHONE : 04288 256301, 98422 56401

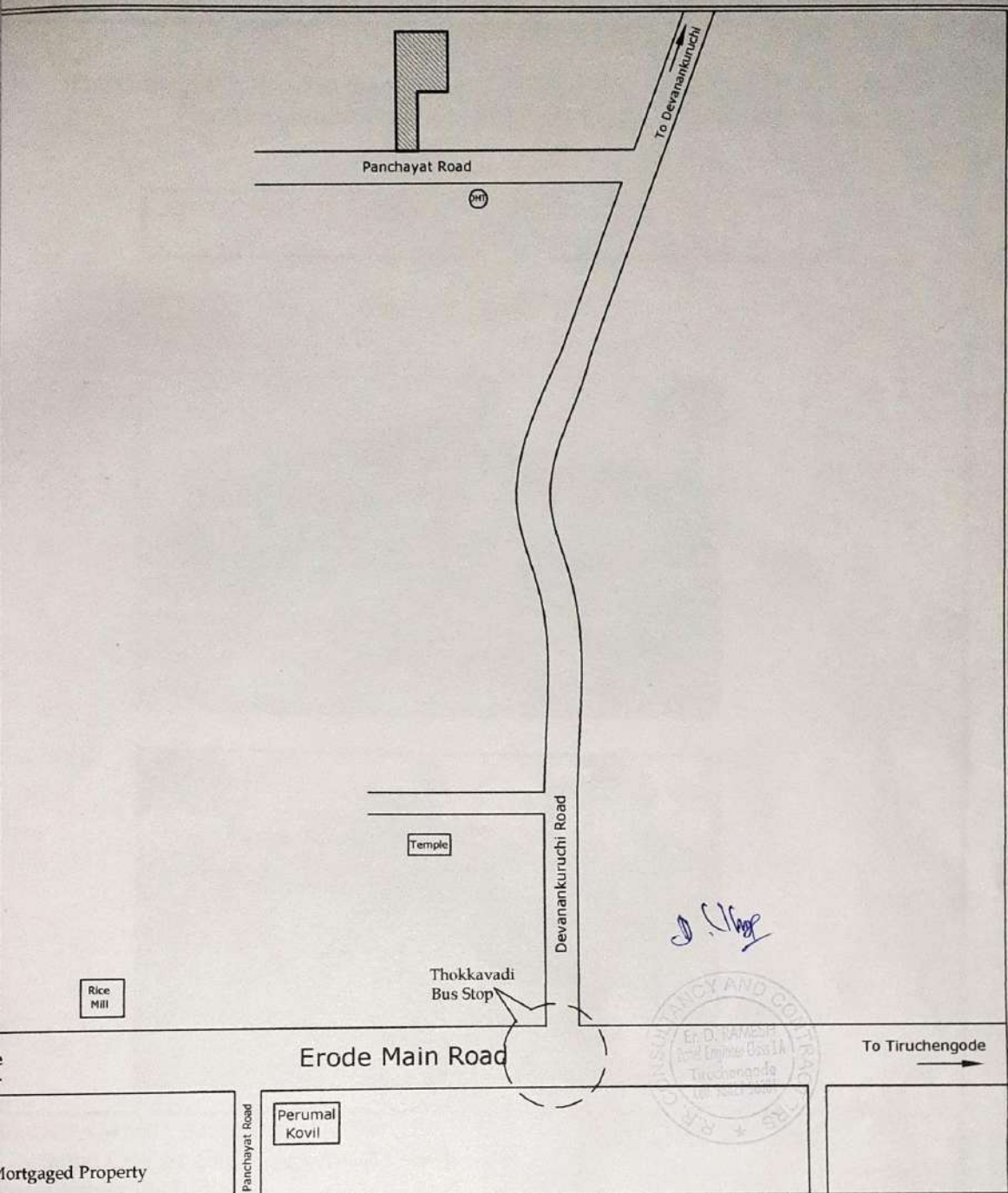


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REGISTRATION DEPARTMENT

Zone:	SALEM
Guideline Village:	THOKKAVADI
Revenue District:	NAMAKKAL
Sub Registrar Office:	THIRUCHENGODE
Revenue Village:	THOKKAVADI
Revenue Taluka:	TIRUCHENGODE

Sr. No.	Survey/ Subdivision No.	Guideline Value (□) (British Value)	Guideline Value (□) (Metric Value)	Land Classification
1	<u>109/1</u>	67/ Square Feet	725/ Square Metre	Residential Class I Type - III
2	<u>109/10</u>	804000/ Acre	1987000/ Hectare	Dry Maanavari Lands Type - I
3	<u>109/11</u>	804000/ Acre	1987000/ Hectare	Dry Maanavari Lands Type - I
4	<u>109/12</u>	804000/ Acre	1987000/ Hectare	Dry Maanavari Lands Type - I
5	<u>109/13</u>	804000/ Acre	1987000/ Hectare	Dry Maanavari Lands Type - I
6	<u>109/14</u>	804000/ Acre	1987000/ Hectare	Dry Maanavari Lands Type - I
7	<u>109/15</u>	804000/ Acre	1987000/ Hectare	Dry Maanavari Lands Type - I
8	<u>109/16</u>	804000/ Acre	1987000/ Hectare	Dry Maanavari Lands Type - I
9	<u>109/17</u>	804000/ Acre	1987000/ Hectare	Dry Maanavari Lands Type - I
10	<u>109/18</u>	804000/ Acre	1987000/ Hectare	Dry Maanavari Lands Type - I

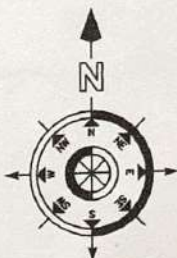


CANT :
P.PALANISAMY,
TE.PALANI GOUNDER.

ERTY AT :
109/13, Door No.1/48A, 1/48E,
ankattupalayam,
vadi Village,
engode Taluk,
kal District.

LOCATION MAP

Scale = Not to Scale



ENGINEER / VALUER

Er. D. RAMESH B.E., MIE., F.I.V.C.ENG (I)
R.R.Consultancy and Contractors,
233, Chinna Omkaiammam Kovil Complex,
Velur Road Corner,
Tiruchengode - 637211,
Namakkal District.

Office : 04288 256301, 98428 56301.
Cell : 98427 56301.



The Photograph showing the property at S.F.No.109/13, Door No.1/48A, 1/48E,
Thatchankattupalayam, Thokkavadi Village, Tiruchengode Taluk,
Namakkal District.

APPLICANT : SHRI. P.PALANISAMY,
S/o. LATE.PALANI GOUNDER

VIEW OF BUILDING



Er. D. RAMESH, B.E., MIE, F.I.V., C.ENG (I).
Chartered Civil Engineer, Approved Valuer,
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233, Chinna Omkalamman Kovil Complex,
Velur Road Corner,
Tiruchengode - 637211.
Namakkal District.

ENGINEER

[Handwritten Signature]

