



used 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 / KPM

Date: 28.04.2017

Pursuant to the request from The Senior Manager, IOB, Kumarapalayam Branch the property in R.S.F.No: 56/2, Patta No: 1428 at Ashokapuram, Katheri Pirivu, Kumarapalayam Amani Village, Thattankuttai Village Panchayat, Kumarapalayam, Taluk, Namakkal District. Which is said to be Owned by **Mr. M. JAYACHANDRAN**, S/o. (Late). Muthusamy Chettiyar was inspected on 27.04.2017 for the purpose of assessing the present market value.

The following documents were produced before me for scrutiny.

1. Xerox Copy of Sale Deed Document No: 7379, Date : 10.11.2010

Based upon the actual observations and also the particulars provided to me, detailed valuation report has been prepared and furnished in the following Annexures 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:

a. Fair Market Value	: Rs. 4.43 Lakhs
b. Open Market value	: Rs. 5.32 Lakhs
c. Forced / Distress Sale Value	: Rs. 3.54 Lakhs
d. Guideline Value	: Rs. 1.60 Lakhs

It is declared that,

1. I have inspected the property on 27.04.2017 in the presence of **Mr. M. JAYACHANDRAN**.
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 7 pages including location site plan, site plan, photo plan, TSLR sketch & Guideline value.
5. The present owner of the property and the extent of land are to be verified with the Sale Deed Document.
6. The legal aspects of the property are not under the scope of this valuation.
7. This report is issued with out prejudice

Station: Pallipalayam

Date : 28.04.2017


 Signature of the Valuer
Er. A. VENKATACHALAM M.E., M.B.E., F.I.V.,
 CHARTERED ENGINEER, REGISTERED VALUER 04/05-06,
 DISTRICT PANEL ENGINEER CLASS 1A
 APPROVED VALUER FOR BANKS,
 ARRUL ASSOCIATES
 81/1D, CHAIRMAN BUILDING, SANKARI MAIN ROAD,
 OTTAMETHAL, 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.
Kumarapalayam Branch.
2. Name of the owner and his address : **Mr. M. JAYACHANDRAN,**
S/o.(Late).Muthusamy Chettiyar.
Door No: 51A, Kaspia Town,
Therkku Colony, Kumarapalayam
Agraharam Village,
Kumarapalayam Tk, Namakkal Dt.
Cell No: 97507-26553.
3. Location of the property :
- R.S.F.No : 56/2
- Patta No : 1428
- Pymash No : ---
- Site No : ---
- Town : Kumarapalayam
- Sub Registrar's Office : Kumarapalayam
- Village : Kumarapalayam Amani
- Panchayat : Thattankuttai Village Panchayat
- Taluk : Kumarapalayam
- District : Namakkal
- Type of the property : Vacant Land (Building Under Construction)
- Property Located : With in Thattankuttai Village & Panchayat
4. Boundaries of the property :

S.No	As Per Document		As Per Actual	
North	Palaniappan Property	36'6"	Palaniappan Property	35'0"
South	20'0" East West Common Road	35'0"	20'0" East West Common Road	34'6"
East	Nachiyappa Gounder Property	28'0"	Nachiyappa Gounder Property	25'0"
West	20'0" North South Common Road	28'0"	20'0" North South Common Road	26'0"
	Total Extent of Land	1,001 Sq.Ft	Total Extent of Land	886.13 Sq.Ft

Total Extent of Land (Document) : 1,001.00 Sq.Ft

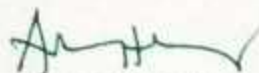
Total Extent of Land (Actual) : 886.13 Sq.Ft



5. Postal Address of the property : R.S.F.No: 56/2, Patta No: 1428,
Ashokapuram, Katheri Pirivu,
Kumarapalayam Amani Village,
Thattankuttai Panchayat,
Kumarapalayam Taluk,
Namakkal District.
6. Class of construction : Building Under Construction,
Approved No: 3/2017, Date: 06.03.2017
Approved By The Special Officer,
Thattankuttai Village & Panchayat.
7. Proximity of civic amenities : Near-by
8. E.B. Service connection details : Not Applicable
9. Property Tax paid details : Not Applicable
10. Legal encumbrance if any : Please Refer Legal Opinion.
11. Characteristics of the locality : Residential Area
12. Whether the property falls under
"Land ceiling Act" provisions : No
13. Tenure of land : Freehold/Leasehold : Freehold
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 : Bank Taken Easley
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 : As Per Knowledge Nil

Station: Pallipalayam

Date : 28.04.2017



Signature of the Valuer

With seal

Er. A VENKATACHALAM, M.E. M.I.E. F.I.V.,
CHARTERED ENGINEER, REGISTERED VALUER 01/05/06,
DISTRICT MODEL ENGINEER CLASS 1A
APPROVED VALUER FOR BANKS,
SERVIS ASSOCIATES
81/1D CHAIRMAN BUILDING, SANKARI MAIN ROAD,
OTTAMETHAL, PALLIPALAYAM - 635005.
CELL-98427 57507, 98427 22200

ANNEXURE- II

PART - I

FORMAT FOR VALUATION OF

VACANT RESIDENTIAL PLOT / COMMERCIAL SITE / LAND

1. Name of the Present owner : Mr. M. JAYACHANDRAN,
S/o. (Late) Muthusamy Chettiayar.
2. Present Address : Door No: 51A, Kaspia Town,
Therkku Colony, Kumarapalayam
Agraharam Village,
Kumarapalayam Taluk,
Namakkal District.
3. Location of site(Sketch enclosed) :

R.S.F.No	:	56/2
Patta No	:	1428
Pymash No	:	—
Site No	:	—
Town	:	Kumarapalayam
Sub Registrar's Office	:	Kumarapalayam
Village	:	Kumarapalayam Amani
Panchayat	:	Thattankuttai
Taluk	:	Kumarapalayam
District	:	Namakkal
Type of the property	:	Vacant Land (Building Under Construction)
Property Located	:	With in Thattankuttai Village & Panchayat
4. Total Extent of The Site (Document) : 1,001.00 Sq.Ft
5. Total extent of the site (Actual) : 886.13 Sq.Ft



6. Rate : Prevailing local market rate : Rs. 500.00/Sq.Ft To Rs.600.00/Sq.Ft
Rate adopted : Rs. 500.00/Sq.Ft

7. Value of the land : 886.13 Sq.Ft X Rs. 500.00/Sq.Ft
Rs. 4,43,065/-
Say Rs. 4.43 Lakhs

8. Guideline Value of the land : 886.13 Sq.Ft X Rs.180.00/Sq.Ft
Rs.1,59,503/-
Say Rs. 1.60 Lakhs

a. Fair Market Value : Rs. 4.43 Lakhs

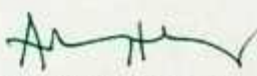
b. Open Market value : Rs. 5.32 Lakhs

c. Forced / Distress Sale Value : Rs. 3.54 Lakhs

d. Guideline Value : Rs. 1.60 Lakhs

The SRO Value of the land (COPY ENCLOSED)

Station: Pallipalayam
Date : 28.04.2017


Signature of the Valuer
With seal

E. 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, CHAIYAN BUILDING, ENKARI MAIN ROAD,
OTTAMETHAL, PALLIPALAYAM - 636006.
CELL 98427 57507, 98427 22200



பதிவுத்துறை

REGISTRATION DEPARTMENT

Zone: SALEM SRO: KUMARAPALAYAM Village: KUMARAPALAYAMAMANI
Revenue District Name: NAMAKKAL Taluk Name: THIRUCHENGODU

Survey Numberwise Guideline values

Enter the Survey Number

56

SURVEY NO	GUIDELINE VALUE	GUIDELINE VALUE (IN METRIC)	CLASSIFICATION
56/2	180/Sqft	1940/Sqmt	Residential Class II Type - III



LOCATION MAP

(NOT TO SCALE)



Salem To Covai Pypass Road

Kumarapalayam Main Road

Pioneer Estate Road

Road

Road

Building

Building

Building

Building

Katheri Main Road

MGN Garden Road

Katheri Main Road

OHT

Road

Residential Area

Road

Owner Property

Concrete Road

Kovil

OHT

Katheri Main Road

Building

PROPERTY AT:-

Name of the Owner : Mr.MJAYACHANDRAN,
S/o.(Late). Muthusamy Chettiyar,
S.F.No : 56/2,
Patta No : 1428,
Area : Ashokapuram, Katheri pirivu,
Village : Thattankuttai Village & Panchayat,
Taluk : Kumarapalayam
District : Namakkal.



OWNER PROPERTY

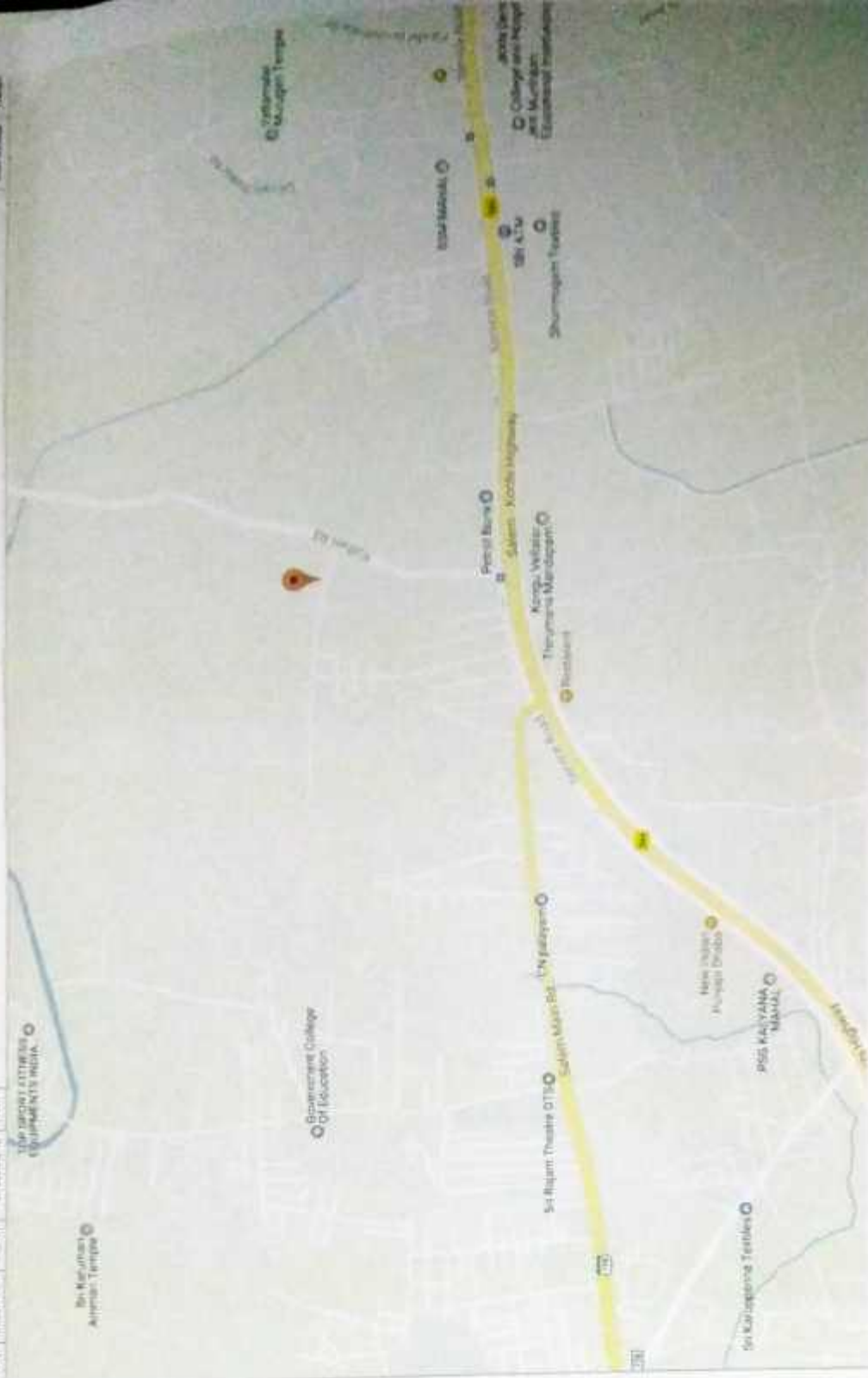


Photo Graphic View Of The Property



Name of the Owner : Mr.M.JAYACHANDRAN,
S/o.(Late). Muthusamy Chettiyar,
S.F.No : 56/2,
Patta No : 1428,
Area : Ashokapuram, Katheri pirivu,
Village : Thattankuttai Village & Panchayat,
Taluk : Kumarapalayam
District : Namakkal.

