

**Ln. Er. A. Venkatachalam M.E., M.I.E., F.I.V**  
Chartered Civil Engineer  
Regd. Valuer for Income Tax, Wealth Tax (04/05-06)  
District Panel Engineer Class - IA  
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**ARRUL ASSOCIATES**  
81/1D, Chairman Building,  
Sankari Main Road, Ottamethai,  
Pallipalayam - 638 006.  
Cell : 98427 - 57507  
98427 - 22200

Panel 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 ♦ Dhanalaxmi Bank ♦ South Indian Bank

## VALUATION OF PROPERTY (LAND & BUILDING)

### REPORT ON VALUATION

Ref.No. 10

Date: 12.11.2020

### PART A - BASIC DATA

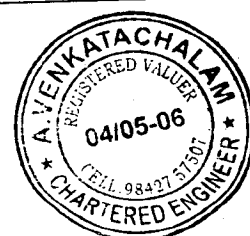
#### I. GENERAL:

|    |   |   |  |
|----|---|---|--|
| 1. | Purpose of valuation  | : | Bank Security Purpose.<br>Canara Bank, Park Road, Erode.   |
| 2. | a. Date of Inspection   | : | 10.11.2020   |
|    | b. Date on which the valuation is made  | : | 12.11.2020   |
| 3. | Name of the reported owner with present address and phone number<br><br>Name of the owner(s) and his/their addresses(es) with Phone No.(details of share of each owner in case of joint ownership)<br><br>Name of the Company | : | Mr. A. THANGAVEL,<br>S/o. Mr. Arumuga Gounder.<br><br>Door No: 1.199, 1.199/1,<br>Poolakkattur, Sankagiri Main Road,<br>Pallipalayam Village & Post,<br>Kumarapalayam Taluk,<br>Namakkal District.<br>Cell No: 98652 65000<br><br>"M/s. THANGAVEL FABRICS PRIVATE LIMITED" |
| 4. | Documents produced for perusal:<br>i) Document<br>ii) Legal Opinion<br>iii) Previous Report   | : | Refer to Xerox copy of Sale Deed Document<br>No: 3736, Date: 15.12.2010<br><br>My Pervious Valuation Report Date: 14.02.2018   |

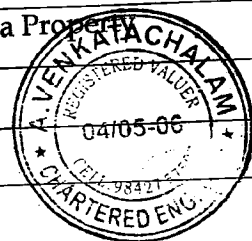
|    |  |   |  |
|----|--|---|--|
| 5. | Brief description of the property taken for valuation (Including leasehold/freehold etc)           | : | Industrial<br>(Free Hold)                                |
| 6. | Scope of valuation   | : | Bank Credit Purpose                                      |
| 7. | If this report is to be used for any bank purpose, state the name of the bank and branch, if known | : | Bank Purpose in CANARA Bank,<br>Park Road, Erode Branch. |

## II. DESCRIPTION OF THE PROPERTY:

|    |   |   |   |
|----|---|---|---|
| 1. | Postal address of the property with Pin code  | : | Mr. A. THANGAVEL,<br>S/o. Mr. Arumuga Gounder<br><br>S.F.No: 279, 280,<br>Plot No: 17, 18,<br>V.V. Nagar,<br>Poolakkattur,<br>Pallipalayam Agraharam Village,<br>Kumarapalayam Taluk,<br>Namakkal District.<br>Pin Code - 638 008 |
| 2. | City/Town   | : | Pallipalayam  |
|    | Residential Area  | : | Yes   |
|    | Commercial Area   | : | ----  |
|    | Industrial Area   | : | Yes   |
| 3. | Classification of the Area  | : | High/Middle/Poor<br>Urban/Semi Urban/Rural  |
| 4. | Coming under Corporation Limit /Village Panchayat/Municipality  | : | Panchayat Limit   |
| 5. | Whether covered under any State/Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area/scheduled area/cantonment area | : | ----  |
| 6. | In case it is an agricultural land, any conversion to house site plots is contemplated  | : | ----  |



|    |   |   |
|----|---|---|
| 7. | Location of the property<br>Plot No. / Nagar/Survey No.<br>Door No./ Plot No<br>S.F. No. / T.S. No. / R.S. No.<br>Village / Block<br>Taluk / Ward<br>Mandal/District/Municipality/<br>Corporation | : V.V. Nagar, Poolakkattur,<br>: Plot No: 17, 18,<br>: S.F.No: 279, 280,<br>: Pallipalayam Agraharam Village,<br>: Kumarapalayam Taluk,<br>: Namakkal District.<br>: Panchayat Limit. |
|    | Boundary Details  | As per Document (Plot No: 17)   |
|    | North   | Plot No: 16   |
|    | South   | Plot No: 18   |
|    | East  | Thangavel Vagaiyara Property  |
|    | West  | 30'0" Width North South Road  |
|    | Extent of land  | 10,665.00 Sq.ft   |
|    | Boundary Details  | As per Document (Plot No: 18)   |
|    | North   | Plot No: 17 & 30'0" Width South North Road  |
|    | South   | PWD Vaikkal   |
|    | East  | Thangavel Vagaiyara Property  |
|    | West  | Plot No: 19   |
|    | Extent of land  | 8,021.00 Sq.ft  |
|    | Boundary Details  | As per Actual (Plot No: 17)   |
|    | North   | Thangavel Fabrics (p) Ltd   |
|    | South   | Thangavel Fabrics (P) Ltd   |
|    | East  | Thangavel Fabrics (P) Ltd   |
|    | West  | 30'0" Width North South Road  |
|    | Extent of land  | 10,665.00 Sq.ft   |
|    | Boundary Details  | As per Actual (Plot No: 18)   |
|    | North   | Thangavel Fabrics   |
|    | South   | PWD Vaikkal   |
|    | East  | Thangavel Vagaiyara Property  |
|    | West  | Plot No: 19   |
|    | Extent of land  | 8,021.00 Sq.ft  |
| 9. | Latitude, Longitude and<br>Coordinates of the site  | : 11.383769<br>77.756775  |



|     |  |   |                                |
|-----|--|---|--------------------------------|
| 10. | Property tax receipt referred                      |   | Tax Receipt Not Available      |
|     | Assessment number                                  | : | ---                            |
|     | Tax amount   | : | ---                            |
|     | Receipt in the name of                             | : | ---                            |
| 11. | Electricity service connection consumer number     | : | E.B. Connection Available      |
|     | In the name of Other details, if any               | : | ---                            |
| 12. | Property is presently occupied by                  | : | Owner / Tenants/ Both / Vacant |
| 13. | If tenanted fully, What is the gross monthly rent? | : | ---                            |
| 14. | If occupied by both                                | : | Owner Occupied                 |
|     | By assuming the entire building is let out,        |   |                                |
|     | (i) What is the probable monthly rent?             | : | Rs. ---                        |
|     | (ii) What is the advance amount?                   | : | Rs. ---                        |

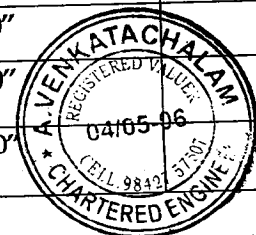
### III. PROCEDURE OF VALUATION:

|   | Valuation Details                                     | : | Discussed in Part B,C,D,E &F          |
|---|---|---|---------------------------------------|
| 1 | F.S.I.<br>a). GF RCC Roof<br>Security Room -<br>0.005 | 2 | Plot Coverage<br>Ground Floor - 0.005 |

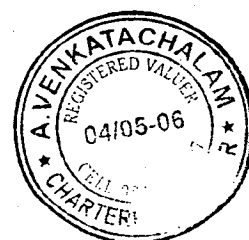
(Describe the property details)

### PART B - LAND

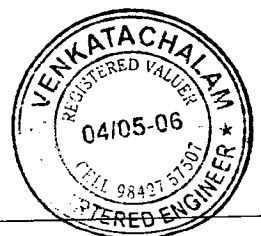
| 1. | Dimension of the site | As per document<br>(1a)<br>Plot No: 17 | As per Document<br>1(b)<br>Plot No: 18 |
|----|-----------------------|--|--|
|    | North                 | 80'0"                                  | 109'0"                                 |
|    | South                 | 84'0"                                  | 110'0"                                 |
|    | East                  | 130'0"                                 | 72'6"                                  |



|    |  |   |                 |
|----|--|---|-----------------|
|    | West   | 130'0"  | 74'0"           |
|    | Extent   | 10,665.00 Sq.ft   | 8,021.00 Sq.ft  |
|    |  | Total Extent of Document (Plot No: 17 & 18)<br>= 10,665.00 + 8,021.00 = 18,686.00 Sq.ft |                 |
| 2. | Extent of Document (least of 1a & 1b)  | 18,686.00 Sq.ft   |                 |
|    | Size of the Plot   | 10,665.00 Sq.ft   | 8,021.00 Sq.ft  |
|    | North & South  | 80'0" & 84'0"   | 109'0" & 110'0" |
|    | East & West  | 130'0" & 130'0"   | 72'6" & 74'0"   |
|    | Total Extent of the Plot   | 10,665.00 Sq.ft   | 8,021.00 Sq.ft  |
| 3. | Characteristics of the site  |   |                 |
|    | * What is the character of the locality?   | : Industrial & Residential Area   |                 |
|    | *What is the classification of the locality?   | : Middle Class  |                 |
|    | Development of surrounding areas   | : Industrial & Residential Area   |                 |
|    | Possibility of frequent flooding/sub merging Feasibility to The Civic amenities like school, hospital, bus stop, market etc. | : Near by   |                 |
|    | Level of land with topographical conditions  | : Rectangular   |                 |
|    | Shape of land  | : Industrial & Residential Area   |                 |
|    | Type of use to which it can be put   | Nil   |                 |
|    | Any usage restriction  | :   |                 |
|    | Is plot in town planning approved layout?  | : Intermittent Plot   |                 |
|    | Corner Plot or Intermittent Plot?  | : Available in Tar Road   |                 |
|    | Type of road available at present  | : Sankagiri Main Road   |                 |
|    | * Road facilities are available?   | :   |                 |
|    | Is it a land - locked land?  | :   |                 |
|    | Water Potentiality   | :   |                 |
|    | * What is the width of the Road?   | : 30'0" Width Road  |                 |



|  |  |
|--|--|
| Width of road – is it below 20ft or more than 20 ft.   | : Above than 30'0"                     |
| Underground sewerage system  | : Not Available                        |
| Is power supply available at the site?   | : Available                            |
| Advantage of the site  | : 1. Opposite Sangamithra Gas Agency   |
| 1.   | : 2. Sankagiri Main Road               |
| 2.   |  |
| Special remarks, if any, like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc (Distance from sea-coast/tidal level must be incorporated) | : ---                                  |
| *Any factors which affect the marketability of the land?   | : ---                                  |
| *  |  |
| * Type of the land?  | : ---                                  |
| Accessibility  |  |
| 4. Value on adopting GLR (Guideline Rate)  |  |
| i) Guideline rate as obtained from the Registrar's office (an evidence thereof to be enclosed)   | Rs. 100.00/ Sq.ft                      |
| ii) Value of land by adopting GLR(18,686.00 Sq.ft X Rs. 100.00/Sq.ft)  | Rs. 18,68,600/-<br>Say Rs. 18.69 Lakhs |
| 5. Value by adopting PMR (Prevailing Market Rate) Prevailing market  | : Rs. 1,750.00/Sq.ft                   |
| rate(Along with details/reference of atleast two latest deals/transactions with respect to adjacent properties in the areas)   | : ---                                  |
| Unit rate adopted in this valuation after considering the characteristics of the subject plot  | : Rs. 3,27,00,500/-                    |
| Value of land by adopting PMR (18,686.00 Sq.ft X Rs. 1,750.00/- Sq.ft)   | Say Rs. 327.01 Lakhs                   |



## PART C - BUILDINGS

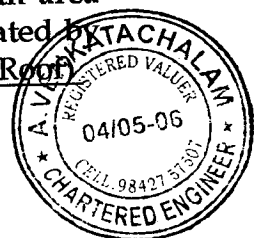
|    |  |   |   |
|----|--|---|---|
|    | Type of Building   |   | Residential/Commercial/ <b>Industrial</b>                         |
| 1. | Type of construction   | : | <b>Load bearing</b> / RCC/Steel Framed/ framed structure          |
| 2. | Quality of construction  | : | Superior / I Class/II Class/III Class                             |
| 3. | Appearance of Building   | : | <b>Common</b> / Attractive / Aesthetic                            |
| 4. | Maintenance/Condition of the Building                                | : | Exterior: New one / Excellent/Good / <b>Normal Average</b> / Poor |
|    |  |   | Interior: Excellent/Good / <b>Normal Average</b> / Poor           |
| 5. | Plinth Area  | : | GF RCC Roof Security Room - <b>95.06 Sq.ft</b>                    |
| 6  | Number of floors and height of each floor including basement, if any | : | Ground Floor Only<br>Building Height : 10'0"                      |

| Floor | Year of Construction<br>(as reported/ as per actual observation/ as per deed) | R o o f  | Plinth Area       |                           |                     |
|-------|---|----------|-------------------|---------------------------|---------------------|
|       |   |          | Main Portion<br>A | Cantilevered Portion<br>B | Total<br>A+50% of B |
| G.F   | GF Security Room  | RCC Roof | 95.06             | ---                       | 95.06               |
| F.F.  | ---   | ---      | ---               | ---                       | ---                 |
| S.F.  | ---   | ---      | ---               | ---                       | ---                 |
|       | <b>TOTAL</b>  |          | 95.06 Sq.ft       |                           | 95.06 Sq.ft         |

### 1. Drawing approval – Approval Plan Not Available

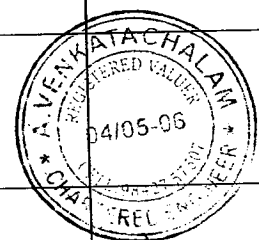
- Date of issue and validity of layout of approved map/plan
- Approved map/plan issuing authority
- Whether genuineness or authentic of approved map/plan is verified?
- Any other comments by our empanelled valuers on authentic of approved plan?
- (Discuss on the building approval, reference, violations observed, consequences of violation etc.)

- Value of building is estimated by adopting suitable unit plinth area rate depending upon the specifications. Depreciation is calculated by straight-line method assuming a salvage value of 16.50% (RCC Roof)



# 1. VALUATION OF BUILDING:

| DESCRIPTION   | Ground Floor                                      | First Floor | Second Floor | Other floor, if any |
|---|---|-------------|--------------|---------------------|
| Specification   | Cement  | ---         | ---          |                     |
| Floor finish  | ---   | ---         | ---          |                     |
| Superstructure  | RCC Roof  | ---         | ---          |                     |
| Roof  | Steel   | ---         | ---          |                     |
| Doors   | Steel   | ---         | ---          |                     |
| Windows   | Cement  | ---         | ---          |                     |
| Weathering course   |   |             |              |                     |
| Plinth area   | 95.06 Sq.ft                                       | ---         | ---          |                     |
| Year of construction (as reported/ observed/ as per deed)                         | RCC Roof - 2009,                                  | ---         | ---          |                     |
| Age of the building   | RCC Roof - 60 Yrs,                                | ---         | ---          |                     |
| If the age is not exactly known, further  | RCC Roof - 11 Yrs                                 | ---         | ---          |                     |
| Total life of the building estimated  | RCC Roof - 49 Yrs                                 | ---         | ---          |                     |
| Depreciation percentage (assuming salvage value)                                  | 11 Years x 1.50%<br>= 16.50% (RCC Roof)           | ---         | ---          |                     |
| Replacement rate of construction with the sexisting conditions and specifications | GF RCC Roof<br>Security Room - Rs.<br>800/- Sq.ft | ---         | ---          |                     |
| Replacement Value   | GF RCC Roof<br>Security Room - Rs.<br>76,048.00   | ---         | ---          |                     |
| Depreciation Value the rate of 16.50 % (RCC),                                     | GF RCC Roof<br>Security Room - Rs.<br>12,547.00   | ---         | ---          |                     |
| Present value of building   | GF RCC Roof<br>Security Room - Rs.                | ---         | ---          |                     |





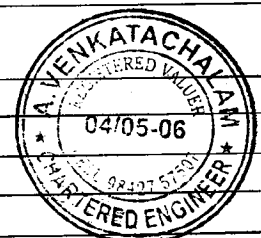
|                               |              |     |     |  |
|-------------------------------|--------------|-----|-----|--|
|                               | 63,500.00    |     |     |  |
| Total value of floors if any) | Rs. 63,500/- | --- | --- |  |

(Note: Add extra sheets for additional floors and buildings)

| Sl No | Particulars of items | Plinth Area | Roof Height | Age of the building | Estimated replacement rate of construction Rs | Replacement Cost Rs. | Depreciation on Rs. | Net value after depreciations Rs. |
|-------|----------------------|-------------|-------------|---------------------|---|----------------------|---------------------|-----------------------------------|
|       | Ground Floor         | 95.06       | 10'0"       | 11 Yrs              | Rs. 800/-                                     | Rs. 76,048/-         | Rs. 12,547/-        | Rs. 63,500/-                      |
|       | First Floor          |             |             |                     |   |                      |                     |                                   |
|       | Second floor,        |             |             |                     |   |                      |                     |                                   |
|       | Total                |             |             |                     |   | Rs.76,048/-          | Rs.12,547/-         | Rs. 63,500/-                      |

**PART D - AMENITIES & EXTRA ITEMS**  
(Value after Depreciation)

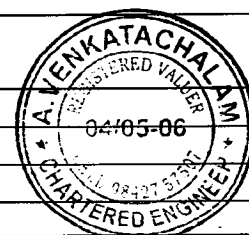
|     |  |   |         |
|-----|--|---|---------|
| 1.  | Portico                                | : | Rs. --- |
| 2.  | Ornamental Front / Pooja door          | : | Rs. --- |
| 3.  | Sitout/Verandah with Steel grills      | : | Rs. --- |
| 4.  | Extra Steel/collapsible gates          | : | Rs. --- |
| 5.  | Open staircase                         | : | Rs. --- |
| 6.  | Wardrobes, showcases, wooden cupboards | : | Rs. --- |
| 7.  | Glazed tiles                           | : | Rs. --- |
| 8.  | Extra sinks and bath tub               | : | Rs. --- |
| 9.  | Marble/ceramic tiles flooring          | : | Rs. --- |
| 10. | Interior decorations                   | : | Rs. --- |
| 11. | Architectural Elevation works          | : | Rs. --- |
| 12. | False ceiling works                    | : | Rs. --- |
| 13. | Paneling works                         | : | Rs. --- |
| 14. | Aluminum works                         | : | Rs. --- |
| 15. | Aluminum handrails                     | : | Rs. --- |



|     |                          |   |         |
|-----|--------------------------|---|---------|
| 16. | Separate Lumber Room     | : | Rs. --- |
| 17. | Separate Toiler Room     | : | Rs. --- |
| 18. | Separate water tank/sump |   | Rs. --- |
| 19. | Trees, gardening         |   | Rs. --- |
| 20. | Any other                | : | Rs. --- |

**PART E - SERVICES (Value after Depreciation)**

|    |  |   |                 |
|----|--|---|-----------------|
| 1. | Water supply arrangements<br>Open Well<br>:<br>Bore Well<br>:<br>Hand pump<br>:<br>Motor<br>:<br>Panchayat Tap<br>:<br>Underground level sump<br>:<br>Overhead water tank<br>: | : | Rs. ---         |
| 2. | Drainage arrangements<br>Septic Tank<br>:<br>Underground sewerage<br>:   | : | Rs. ---         |
| 3. | Compound Wall .....Rm. @<br>Rs. .... /m2.<br>Height: 8'0"<br>Length: Building Around<br>Type of construction:<br>Brick Work  | : | Rs. 2,30,000.00 |
| 4. | Pavements ..... Rm. @<br>Rs. .... /m2  | : | Rs. ---         |
| 5. | Steel gate ..... Rm. @<br>Rs. .... /m2   | : | Rs. ---         |
| 6. | E.B Deposits, water deposits,<br>drainage deposits etc.  | : | Rs. ---         |
| 7. | Electrical fittings & others   | : | Rs. ---         |
|    | Type of wiring   | : | Rs. ---         |
|    | Class of fittings<br>(superior/Ordinary/Poor)  | : | Rs. ---         |
|    | Number of light Points   | : | Rs. ---         |
|    | Fan Points   | : | Rs. ---         |
|    | Spare Plug Points  | : | Rs. ---         |
|    | Any other item   | : | Rs. ---         |
| 8. | Plumbing installation  | : | Rs. ---         |





## PART G - CERTIFICATE

1. It is hereby certified that in my opinion
  - i) The present market value of the property discussed in the report (above) by adopting prevailing market rate for land is Rs. 3,29,95,000.00 (Rupees Three Crore Twenty Nine Lakhs and Ninety Five Thousand Only) The forced sale value of the property is estimated as 20% less than the present market value.
2. Number of title deed(s) involved in this property is ---  
The relevant document for the subject property in the opinion of this valuer is the deed dated ...---.. with Registration Number --- registered in the ...--- Registrar's Office ---
3. If this property is offered as collateral security, the concerned financial institution is requested to verify the extent of land shown in this valuation report with respect to the
4. This report is not to be referred if the purpose is different other than mentioned in I(1).
5. The property was inspected on .....10.11.2020.. by in the presence of **Mr. Thangavel**
6. The legal aspects were not considered in this valuation.
7. This valuation work was/ has been undertaken by the valuer based upon the request from Applicant.

Place : Pallipalayam

Date : 12.11.2020

Note : This report contains 17 Pages

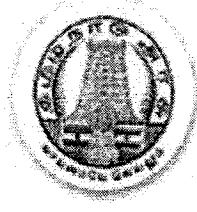
Enclosures:

- Key plan showing the location of the property
- Site plan with boundaries
- Photograph of owner/representative with property in background



(Panel Valuer)

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,  
ARRUL ASSOCIATES  
81/1D, CHAIRMAN BUILDING SANKARI MAIN ROAD,  
OTTAMEITHAL PALLIPALAYAM 635006.  
CELL:98427 57507, 98427 22200

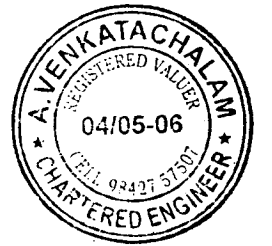


பதிவுத்துறை

REGISTRATION DEPARTMENT

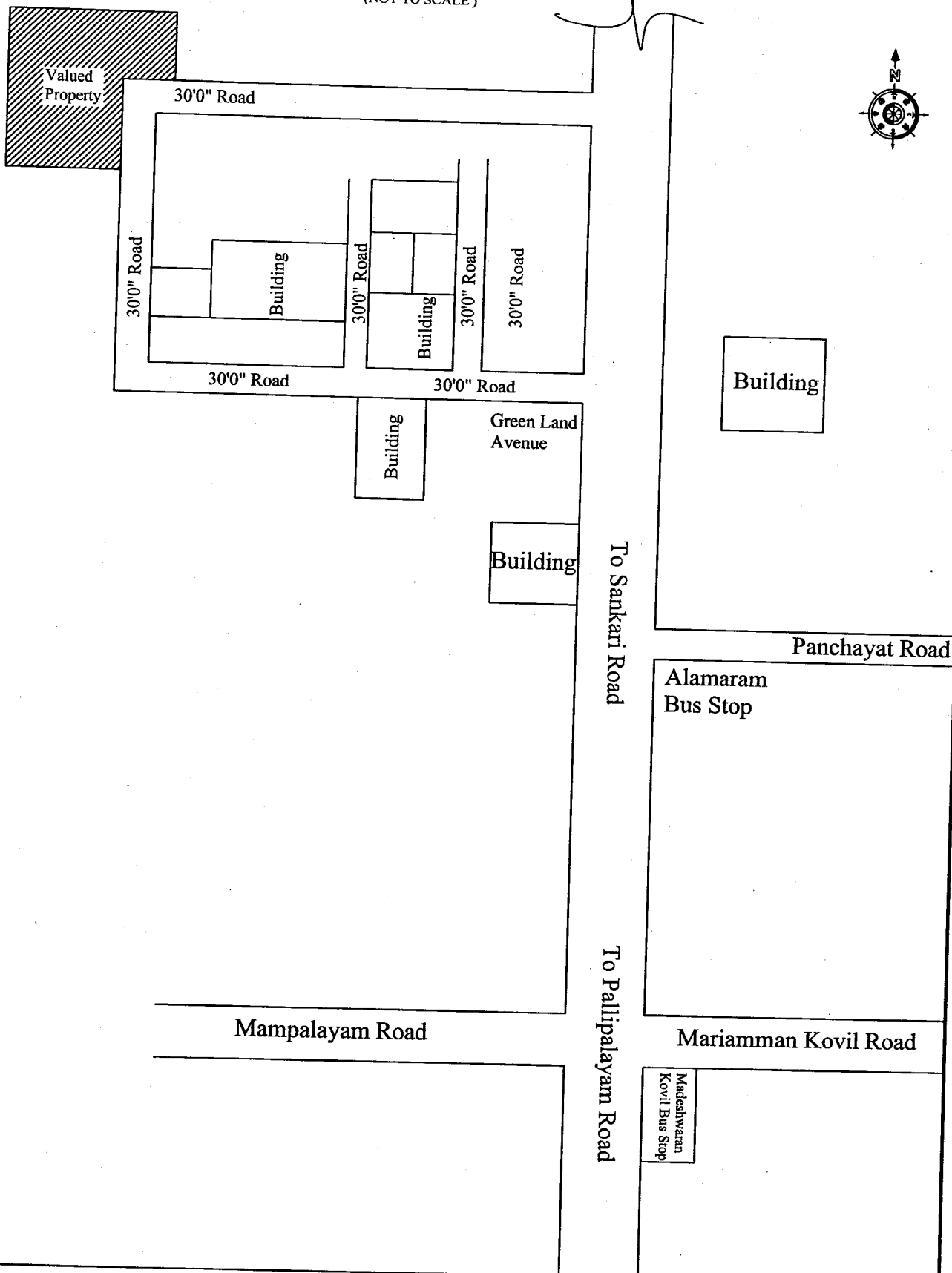
Zone: SALEM  
Guideline Village: PALLIPALAYAM AGARAHARAM  
Revenue District: NAMAKKAL  
Sub Registrar Office: PALLIPALAYAM  
Revenue Village: PALLIPALAYAM AGRAHARAM  
Revenue Taluka: KUMARAPALAYAM

| Sr.No. | Survey/Subdivision No. | Guideline Value (₹) (British Value) | Guideline Value (₹) (Metric Value) | Land Classification           | Effective Start Date |
|--------|------------------------|-------------------------------------|------------------------------------|-------------------------------|----------------------|
| 1      | <u>279</u>             | 100/ Square Feet                    | 1085/ Square Metre                 | Residential Class II Type - I | 09-Jun-2017          |
| 2      | <u>280</u>             | 100/ Square Feet                    | 1085/ Square Metre                 | Residential Class II Type - I | 09-Jun-2017          |



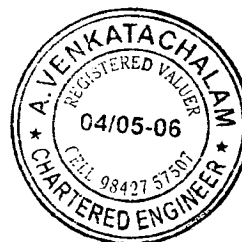
# LOCATION MAP

(NOT TO SCALE)

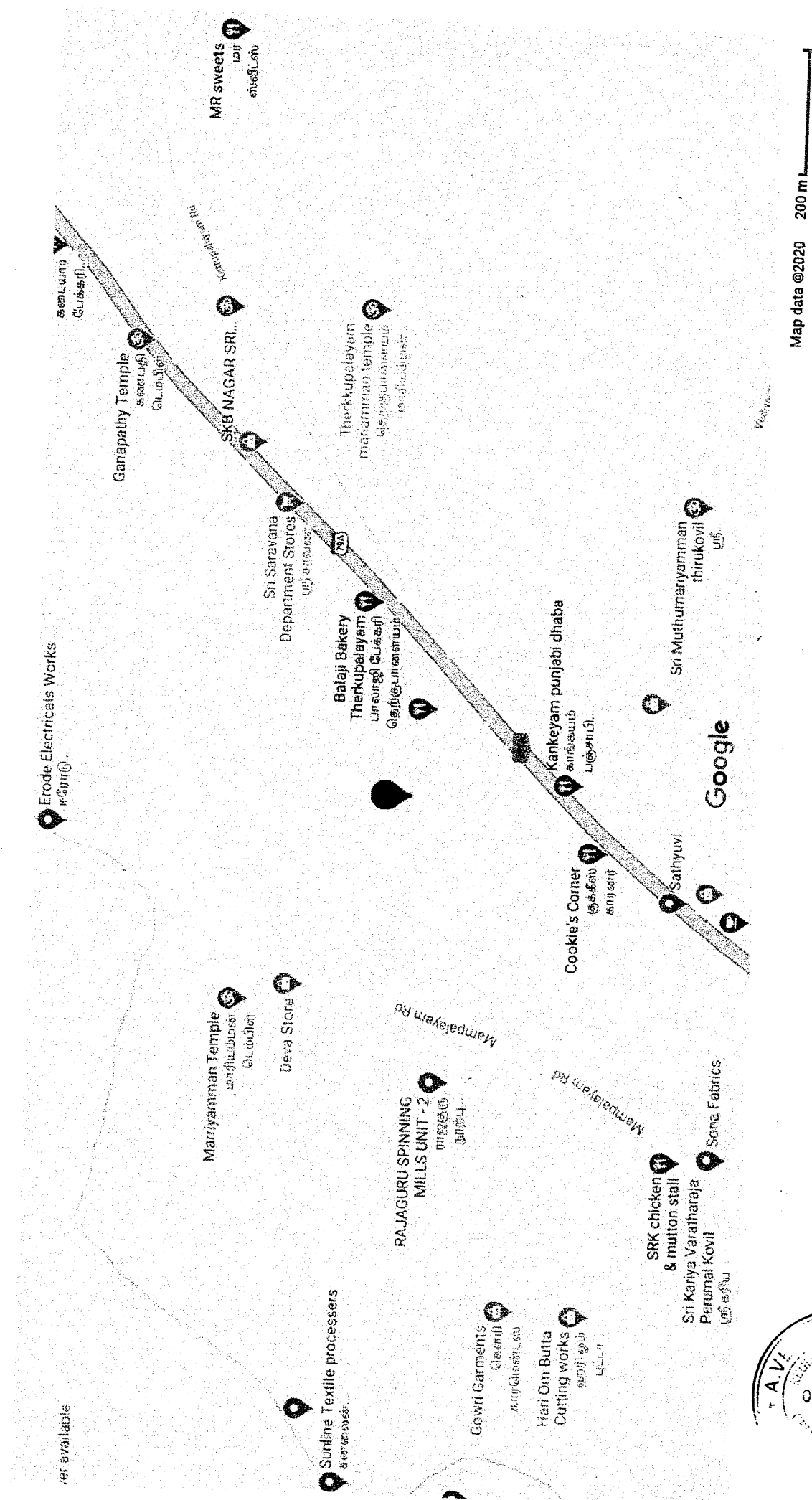


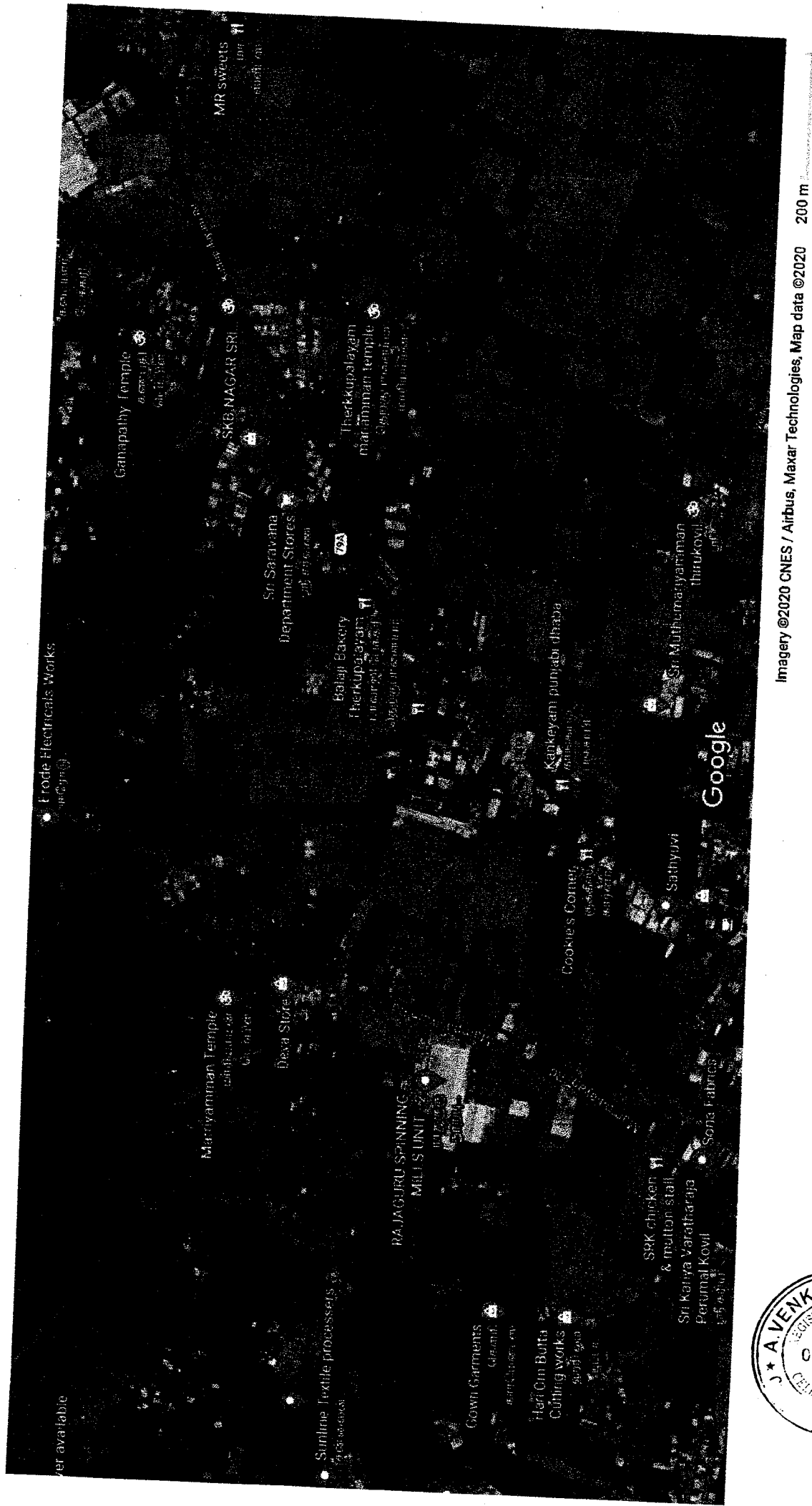
## PROPERTY AT:-

Name of Company : "M/s. THANGAVEL FABRICS PRIVATE LIMITED"  
 Name of Applicant : Mr. A. THANGAVEL, S/o. Mr. Arumuga Gounder.  
 S.F.No : 279, 280,  
 Plot No : 17, 18,  
 Area : V.V. Nagar, Poolakkattur,  
 Village : Pallipalayam Agraharam Village,  
 Taluk : Kumarapalayam ,  
 District : Namakkal .



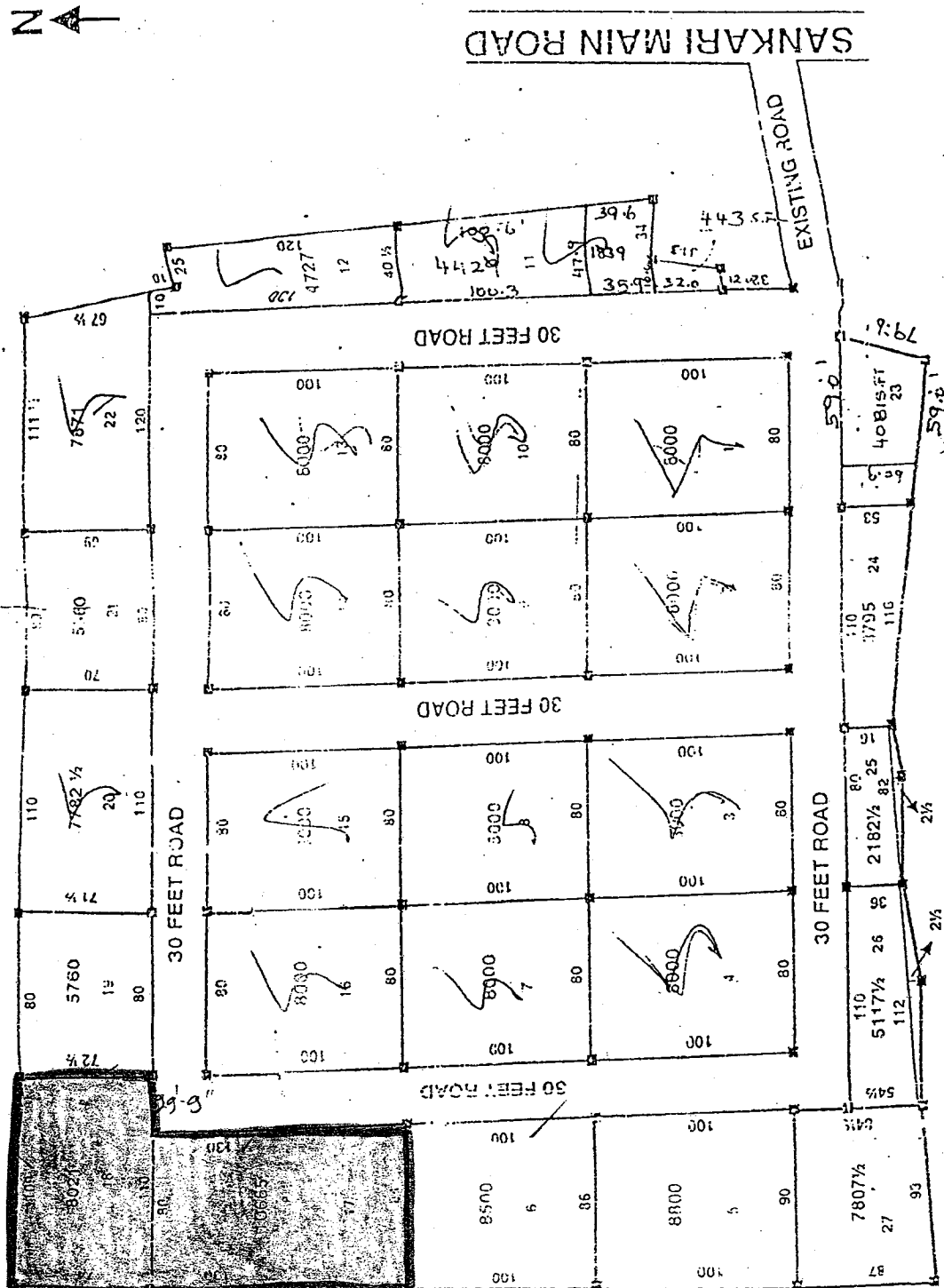
Google Maps 11°23'01.6"N 77°45'24.4"E





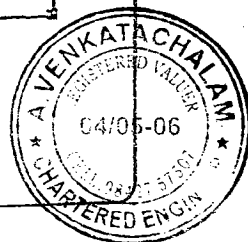


VILLAGE : V.V. NAGAR LAYOUT SKETCH NO.:



For Thangavelu Fabrics Private Limited

A. Chakraborty  
Managing Director



ஆவண எண்..... 3736  
.....புத்தகம் 2010th  
ஆண்டு சீக்க எண்.....  
என்பது உறுதிப்படுத்தலாக  
✓  
22