

**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  
E-mail : arrulassociatesppm@gmail.com



**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. 04

Date: 12.11.2020


### PART A - BASIC DATA

#### I. GENERAL:

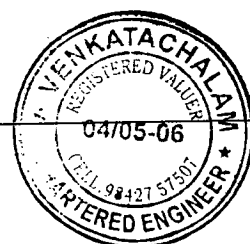
1.	Purpose of valuation	:	Bank Security Purpose. Canara Bank, Park Road, Erode
2.	a. Date of Inspection b. Date on which the valuation is made	:	10.11.2020 12.11.2020
3.	Name of the reported owner with present address and phone number  Name of the owner(s) and his/their addresses(es) with Phone No.(details of share of each owner in case of joint ownership)  Name of the Company	:	01. Mr. A. THANGAVEL, S/o. Mr. Arumuga Gounder. 02. Mr. T. VIJAYARAGAVAN, 03. Mr. T. JAYACHANDRAN, S/o. Mr. A. Thangavel.  Door No: 1.199, 1.199/1, Poolakkattur, Sankagiri Main Road, Pallipalayam Village & Post, Kumarapalayam Taluk, Namakkal District. Cell No: 98652 65000  "M/s. THANGAVEL FABRICS PRIVATE LIMITED"
4.	Documents produced for perusal: i) Document ii) Legal Opinion	:	-----  Refer to Xerox copy of Legal Opinion Given by Advocate Mr. L. Dakshinamoorthy, Date: 13.13.2013

	iii) Previous Report	:	My Pervious Valuation Report Date: 05.09.2018
5.	Brief description of the property taken for valuation (Including leasehold/freehold etc)	:	Residential (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, Park Road, Erode Branch.

## II. DESCRIPTION OF THE PROPERTY:

1.	Postal address of the property with Pin code	:	01. Mr. A. THANGAVEL, S/o. Mr. Arumuga Gounder. 02. Mr. T. VIJAYARAGAVAN, 03. Mr. T. JAYACHANDRAN, S/o. Mr. A. Thangavel.  S.F.No: 269/2, Door No: 1.199, 1.199/1 , Poolakkattur, Sankagiri Main Road, Pallipalayam Agraharam Village, Kumarapalayam Taluk, Namakkal District. Pin Code - 638 008
2.	City/Town	:	Pallipalayam
	Residential Area	:	Yes
	Commercial Area	:	----
	Industrial Area	:	----
3.	Classification of the Area	:	High/Middle/Poor 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  Plot No. / Nagar/Survey No. Door No. S.F. No. / T.S. No. / R.S. No. Village / Block Taluk / Ward Mandal/District/Municipality/ Corporation	:	Poolakkattur, Sankagiri Main Road, Door No: 1.199, 1.199/1, S.F.No: 269/2, Pallipalayam Agraharam Village, Kumarapalayam Taluk, Namakkal District. Panchayat Limit.
8.	Boundary Details		As per Document & Actual
	North		"B" Schedule Ramasamy Vagaiyara Property
	South		S.F.No: 270/18, 19, 20 ("C" Schedule Item : 7)
	East		S.F.No: 262 (PWD Vaikkal)
	West		50'0" Width Sankagiri Main Road
	Extent of land		1.17 Acres (or) 117.00 Cents
9.	Latitude, Longitude and Coordinates of the site	:	11.381202 77.757377
10.	Property tax receipt referred  Assessment number Tax amount Receipt in the name of	:	--- BHA No: 074714, 074715 Rs. 1,980/- , Rs. 99/- Per Year Mr. Thangavel
11.	Electricity service connection consumer number  In the name of Other details, if any	:	E.B. Connection No: 04-168-005-1767, 04-168-005-575  Mr. Thangavelu
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? (ii) What is the advance amount?	:	Rs. --- Rs. ---



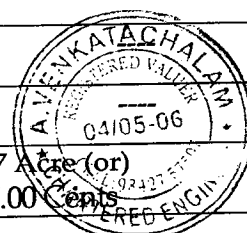
### III. PROCEDURE OF VALUATION:

	Valuation Details	:	Discussed in Part B,C,D,E &F
1	F.S.I. a). GF RCC Residential Building - 0.05 b). FF RCC Roof Residential - 0.04 c). SF RCC Roof Residential - 0.003 d). GF RCC Roof Store Room - 0.15 e). GF GI Sheet Car Parking Portico - 0.01 f). GF Galvalume Sheet Outer Kitchen - 0.005 g). GF RCC Roof Residential - 0.05 h). GF RCC Roof Portico - 0.006 i). GF RCC Roof Washing & Toilet - 0.004 j). FF RCC Roof Room - 0.003 k). GF Galvalume Sheet Cow Shed - 0.009 j). GF AC Sheet Labour House - 0.01	2	Plot Coverage Ground Floor - 0.17 First Floor - 0.04 Second Floor - 0.003

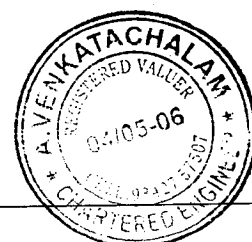
(Describe the property details)

#### PART B - LAND

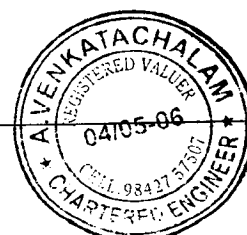
1.	Dimension of the site	As per document		As per Site	
		(1a)		1(b)	
	North	----		----	
	South	----		----	
	East	----		----	
	West	----		----	
	Extent	1.17 Acre (or) 117.00 Cents		1.17 Acre (or) 117.00 Cents	



		Total Extent of Document = 1.17 Acre (or) 117.00 Cents
2.	Extent of Document (least of 1a & 1b)	: 1.17 Acre (or) 117.00 Cents
	Size of the Plot	: 1.17 Acre (or) 117.00 Cents
	North & South	: ----
	East & West	: ----
	Total Extent of the Plot	: 1.17 Acre (or) 117.00 Cents
3.	<p>Characteristics of the site</p> <p>* What is the character of the locality?</p> <p>* What is the classification of the locality?</p> <p>Development of surrounding areas</p> <p>Possibility of frequent flooding/sub merging Feasibility to The Civic amenities like school, hospital, bus stop, market etc.</p> <p>Level of land with topographical conditions</p> <p>Shape of land</p> <p>Type of use to which it can be put</p> <p>Any usage restriction</p> <p>Is plot in town planning approved layout?</p> <p>Corner Plot or Intermittent Plot?</p> <p>Type of road available at present</p> <p>* Road facilities are available?</p> <p>Is it a land - locked land?</p> <p>Water Potentiality</p> <p>* What is the width of the Road?</p> <p>Width of road - is it below 20ft or</p>	<p>: Commercial &amp; Residential Area</p> <p>: Middle Class</p> <p>: Commercial &amp; Residential Area</p> <p>: Near by</p> <p>: Rectangular</p> <p>: Residential</p> <p>: Nil</p> <p>: Intermittent Plot</p> <p>: Available in Tar Road</p> <p>: Sankagiri Main Road</p> <p>: ----</p> <p>: 50'0" Width Road</p>



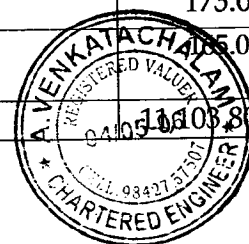
more than 20 ft.	Above than 30'0"
Underground sewerage system	: Available in Septic Tank
Is power supply available at the site?	: Available
Advantage of the site	: 1. Near Sangamithra Gas Agency
1.	: 2. Sankagiri Main Road
2.	
Special remarks, if any, like threat of acquisition of land for public service 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. 16,75,000/Acre
ii) Value of land by adopting GLR(1.17 Acre X Rs. 16,75,000/Acre)	: Rs. 19,59,750/- Say Rs. 19.60 Lakhs
5. Value by adopting PMR (Prevailing Market Rate) Prevailing market	: Rs. 3,50,000.00/Cent
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. 4,09,50,000/-
Value of land by adopting PMR (117.00 Cents X Rs. 3,50,000/Cent)	: Say Rs. 409.50 Lakhs



# **PART C - BUILDINGS**

	Type of Building		<b>Residential/Commercial/Industrial</b>
1.	Type of construction	:	Load bearing / RCC/Steel Framed/ <b>framed structure</b>
2.	Quality of construction	:	Superior / I Class/II Class (RCC & GI Sheet & AC Sheet) / III Class
3.	Appearance of Building	:	<b>Common</b> / Attractive / Aesthetic
4.	Maintenance/Condition of the Building	:	Exterior: New one / Excellent/Good /Normal Average/ Poor
			Interior: Excellent/Good /Normal Average/ Poor
5.	Plinth Area	:	GF RCC Roof Residential & Portico - 2,774.00 Sq.ft FF RCC Roof Residential - 1,976.00 Sq.ft SF RCC Roof Residential - 165.00 Sq.ft GF RCC Roof Store Room - 781.00 Sq.ft GF GI Sheet Car Parking Portico - 600.00 Sq.ft GF Galvalume Sheet Outer Kitchen - 273.00 Sq.ft GF RCC Roof Residential - 2,679.00 Sq.ft GF RCC Roof Portico - 325.50 Sq.ft GF RCC Roof Washing & Toilet - 204.00 Sq.ft FF RCC Roof Room - 173.06 Sq.ft GF Galvalume Sheet Cow Shed - 485.62 Sq.ft GF AC Sheet Labour House - 667.62 Sq.ft
6	Number of floors and height of each floor including basement, if any	:	Ground, First & Second Floor Only Building Height : 10'0"

Floor	Year of Construction (as reported/ as per actual observation/ as per deed)	R o o f	Plinth Area		
			Main Portion A	Cantilevered Portion B	Total A+50% of B
G.F	Residential & Portico	RCC	2,774.00	----	2,774.00
	Store Room		781.00		781.00
	Residential		2,679.00		2,679.00
	Portico		325.50		325.50
	Washing & Toilet		204.00		204.00
	Car Parking	GI Sheet	600.00		600.00
	Outer Kitchen	Gal Sheet	273.00		273.00
	Cow Shed		485.62		485.62
	Labour House	AC Sheet	667.62		667.62
F.F.	Residential	RCC	1,976.00	----	1,976.00
	Room		173.06		173.06
S.F.	Residential	RCC	165.00	----	165.00
	<b>TOTAL</b>		<b>11,103.80 Sq.ft</b>		<b>11,103.80 Sq.ft</b>



1. Drawing approval - Approval Plan Available

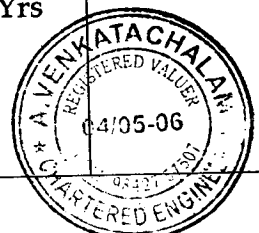
- Date of issue and validity of layout of approved map/plan
- Approved map/plan issuing authority
- Whether genuineness or authentic of approved map/plan is verified?
- Any other comments by our empanelled valuers on authentic of approved plan?
- (Discuss on the building approval, reference, violations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

- Approval GF Plinth Area - 1,891.88 Sq.ft
- Approved FF Plinth Area - 1,578.45 Sq.ft
- Approval in Favor of Mr. A. Thangavel
- Approved By

8. 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 4.50% & 21.00% (RCC Roof) 31.50% (AC Sheet & GI & Gal Sheet).

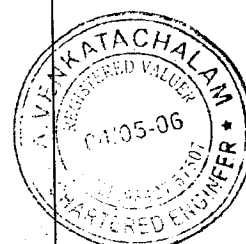
1. VALUATION OF BUILDING:

DESCRIPTION	Ground Floor	First Floor	Second Floor	Other floor, if any
Specification Floor finish Superstructure Roof  Doors Windows Weathering course	Tiles ---- RCC & AC Sheet & GI & Gal Sheet Teak Wood Teak Wood ----	Tiles ---- RCC Roof  Teak Wood Teak Wood Red Tiles	Tiles ---- RCC Roof  Teak Wood Teak Wood Red Tiles	
Plinth area	8,789.74 Sq.ft	2,149.06 Sq.ft	165.00 Sq.ft	
Year of construction (as reported/ observed/ as per deed)	RCC - 2017, 2006 AC Sheet - 2006 GI Sheet - 2006 Gal Sheet - 2006	RCC - 2006	RCC - 2006	
Age of the building	RCC Roof - 3,14 Yrs AC Sheet - 14 Yrs GI Sheet - 14 Yrs Gal Sheet - 14 Yrs	RCC - 14 Yrs	RCC - 14 Yrs	

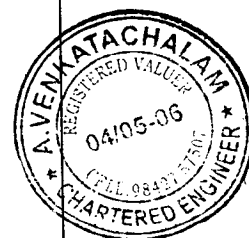




If the age is not exactly known, further	RCC Roof - 60 Yrs AC Sheet - 45 Yrs GI Sheet - 45 Yrs Gal Sheet - 45 Yrs	RCC Roof - 60 Yrs	RCC Roof - 60 Yrs	
Total life of the building estimated	RCC Roof - 31 Yrs AC Sheet - 16 Yrs	---	---	
Depreciation percentage (assuming salvage value)	3 Years x 1.50% = 4.50% 14 Yrs x 1.50% = 21.00% (RCC) 14 Yrs x 2.25% = 31.50% (AC & Gal Sheet)	14 Yrs x 1.50% = 21.00% (RCC)	14 Yrs x 1.50% = 21.00% (RCC)	
Replacement rate of construction with the sexisting conditions and specifications	GF RCC Residential - Rs. 1,700.00 GF RCC Store Room - Rs. 1,300.00 GF GI Sheet Car Parking Portico - Rs. 400.00 GF Gal Sheet Outer Kitchen - Rs. 500.00 GF RCC Residential - Rs. 1,800.00 GF RCC Portico - Rs. 1,400.00 GF RCC Washing & Toilet - Rs. 1,500.00 GF Gal Cow Shed - Rs. 320.00 GF AC Sheet Labour Home - Rs. 470.00	FF RCC Residential - Rs. 1,600.00 FF RCC Room - Rs. 1,600.00	SF RCC Roof Residential - Rs. 1,700.00	
Replacement Value	GF RCC Residential - Rs. 47,15,800.00 GF RCC Store Room - Rs. 10,15,300.00 GF GI Sheet Car Parking Portico - Rs. 2,40,000.00 GF Gal Sheet Outer Kitchen - Rs. 1,36,500.00 GF RCC Residential - Rs. 48,22,200.00 GF RCC Portico - Rs. 4,55,700.00	FF RCC Residential - Rs. 31,61,600.00 FF RCC Room - Rs. 2,76,896.00	SF RCC Roof Residential - Rs. 2,80,500.00	



	GF RCC Washing & Toilet - <b>Rs. 3,06,000.00</b> GF Gal Cow Shed - <b>Rs. 1,55,398.00</b> GF AC Sheet Labour Home - <b>Rs. 3,13,781.00</b>			
Depreciation Value the rate of 4.50 %, 21.50% (RCC) 31.50 % (AC Sheet & GI & Gal Sheet)	GF RCC Residential - <b>Rs. 10,13,897.00</b> GF RCC Store Room - <b>Rs. 2,18,289.00</b> GF GI Sheet Car Parking Portico - <b>Rs. 75,600.00</b> GF Gal Sheet Outer Kitchen - <b>Rs. 42,997.00</b> GF RCC Residential - <b>Rs. 2,16,999.00</b> GF RCC Portico - <b>Rs. 20,506.00</b> GF RCC Washing & Toilet - <b>Rs. 61,404.00</b> GF Gal Cow Shed - <b>Rs. 48,950.00</b> GF AC Sheet Labour Home - <b>Rs. 98,841.00</b>	FF RCC Residential - <b>Rs. 6,79,744.00</b> FF RCC Room - <b>Rs. 59,532.00</b>	SF RCC Roof Residential - <b>Rs. 60,307.00</b>	
Present value of building	GF RCC Residential - <b>Rs. 37,01,903.00</b> GF RCC Store Room - <b>Rs. 7,97,010.00</b> GF GI Sheet Car Parking Portico - <b>Rs. 1,64,400.00</b> GF Gal Sheet Outer Kitchen - <b>Rs. 93,502.00</b> GF RCC Residential - <b>Rs. 46,05,201.00</b> GF RCC Portico - <b>Rs. 4,35,193.00</b> GF RCC Washing & Toilet - <b>Rs. 2,40,210.00</b> GF Gal Cow Shed -	FF RCC Residential - <b>Rs. 24,81,856.00</b> FF RCC Room - <b>Rs. 2,19,363.00</b>	SF RCC Roof Residential - <b>Rs. 2,20,192.00</b>	



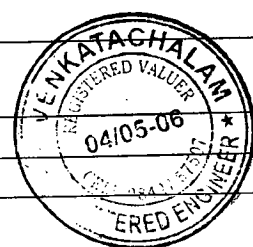
	Rs. 1,06,447.00 GF AC Sheet Labour Home - Rs. 2,14,940.00			
Total value of floors if any)	Rs. 1,03,58,806/-	Rs. 27,01,219.00	Rs. 2,20,192.00	

(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	2,774.00 781.00 600.00 273.00 2,679.00 325.50 204.00 485.62 667.62	10'0"	14 Yrs 14 Yrs 14 Yrs 14 Yrs 3 Yrs 3 Yrs 14 Yrs 14 Yrs 14 Yrs	Rs. 1,700/- Rs. 1,300/- Rs. 400/- Rs. 500/- Rs. 1,800/- Rs. 1,400/- Rs. 1,500/- Rs. 320/- Rs. 470/-	Rs. 47,15,800/- Rs. 10,15,300/- Rs. 24,00,000/- Rs. 1,36,500/- Rs. 48,22,200/- Rs. 4,55,700/- Rs. 3,06,000/- Rs. 1,55,398/- Rs. 3,13,781/-	Rs. 10,13,897/- Rs. 2,18,289/- Rs. 75,600/- Rs. 42,997/- Rs. 2,16,999/- Rs. 20,506/- Rs. 13,770/- Rs. 48,950/- Rs. 98,841/-	Rs. 37,01,903/- Rs. 7,97,010/- Rs. 1,64,400/- Rs. 93,502/- Rs. 46,05,201/- Rs. 4,35,193/- Rs. 2,92,230/- Rs. 1,06,447/- Rs. 2,14,940/-
	First Floor	1,976.00 173.06		14 Yrs 14 Yrs	Rs. 1,600/- Rs. 1,600/-	Rs. 31,61,600/- Rs. 2,76,896/-	Rs. 6,79,744/- Rs. 59,532/-	Rs. 24,81,856/- Rs. 2,17,363/-
	Second floor,	165.00		14 Yrs	Rs. 1,700/-	Rs. 2,80,500/-	Rs. 60,307/-	Rs. 2,20,192/-
	Total					Rs. 1,80,39,675/-	Rs. 25,49,432/-	Rs. 1,33,30,237/-

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

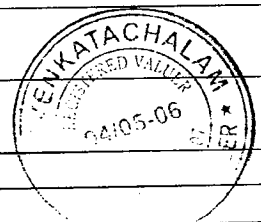
1.	Portico	:	Rs. ---
2.	Ornamental Front / Pooja door	:	Rs. ---
3.	Sitout/Verandah with Steel grills	:	Rs. ---
4.	Extra Steel/collapsible gates	:	Rs. ---
5.	Open staircase	:	Rs. ---
6.	Wardrobes, showcases, wooden cupboards	:	Rs. ---
7.	Glazed tiles	:	Rs. ---
8.	Extra sinks and bath tub	:	Rs. ---
9.	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	:	
	Open Well	:	
	Bore Well	:	Rs. 2,50,000.00
	Hand pump	:	
	Motor	:	
	Panchayat Tap	:	
	Underground level sump	:	Rs. 1,50,000.00
	Overhead water tank	:	
2.	Drainage arrangements	:	Rs. 1,50,000.00
	Septic Tank	:	
	Underground sewerage	:	
3.	Compound Wall .....Rm. @ Rs..... /m2. Height: 8'0" Length: Building Alround Type of construction: Brick Work	:	Rs. 8,00,000.00
4.	Pavements ..... Rm. @ Rs.... /m2	:	Rs. 2,00,000.00
5.	Steel gate ..... Rm. @ Rs.... /m2	:	Rs. ---
6.	E.B Deposits, water deposits, drainage deposits etc.	:	Rs. 1,50,000.00
7.	Electrical fittings & others	:	Rs. ---
	Type of wiring	:	Rs. ---



	Class of fittings (superior/Ordinary/Poor)	:	Rs. ---
	Number of light Points	:	Rs. ---
	Fan Points	:	Rs. ---
	Spare Plug Points	:	Rs. ---
	Any other item	:	Rs. ---
8.	Plumbing installation	:	Rs. ---
	No. of water closets and their type	:	Rs. ---
	No. of wash basins	:	Rs. ---
	No. of bath tubs	:	Rs. ---
	Water meter, taps etc	:	Rs. ---
	Any other fixtures	:	Rs. ---
9.	Interior Work	:	Rs. 10,00,000.00
10.	Open Staircase	:	Rs. 60,000.00
	Total	:	Rs. 27,60,000.00

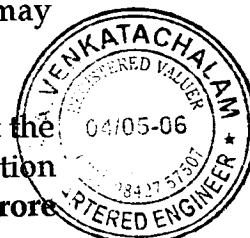
#### PART F - ABSTRACT VALUE

Part	Description	Value of adopting			
		GLR	Rs.	PMR	Rs.
B	Land	Rs.	19,60,000.00	Rs.	4,09,50,000.00
C	Building	Rs.	1,33,30,000.00	Rs.	1,33,30,000.00
D	Amenities	Rs.	---	Rs.	---
E	Services	Rs.	27,60,000.00	Rs.	27,60,000.00
	Total	Rs.	1,80,50,000.00	Rs.	5,70,40,000.00
	Say	Rs.	1,80,50,000.00	Rs.	5,70,40,000.00
	Factors favouring for an additional value				
	1.				
	2.				
	Add	(+)		Rs.	
	Factors favouring for less value				
	1.				
	2.				
	Less	(-)		Rs.	
	Present Market Value			Rs.	5,70,40,000.00 (F)

#### ANY OTHER DETAILS:

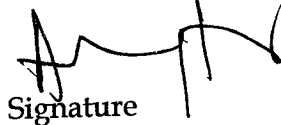
(Valuation: Here the approved valuer should discuss in detail his approach to valuation of property and indicate how the value has been arrived at, supported by necessary calculations. Also, such aspects as i) Salability ii) Likely rental values in future in iii) Any likely income it may generate, may be discussed).

As a result of my appraisal and analysis, it is my considered opinion that the present fair market value of the above property in the prevailing condition with aforesaid specifications is **Rs. 5,70,40,000.00 (Rupees Five Crore Seventy Lakhs and Forty Thousands Only)**. The book value of the above property as of \_ is **Rs. 1,80,50,000.00 (Rupees One Crore Eighty Lakhs Fifty**



Thousands only) and the distress value Rs. 4,56,32,000/- (Rupees Four Crore Fifty Six Lakhs and Thirty Two Thousands only).

Place: Pallipalayam  
Date: 12.11.2020



Signature

(Name and Official seal of the Approved 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,  
OTTAMETTHAI, PALLIPALAYAM - 638006.  
CELL: 98427 57507, 98427 22200

## 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. 5,70,40,000.00 ((Rupees Five Crore Seventy Lakhs and Forty 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.

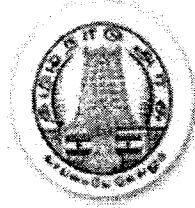
Place : Pallipalayam  
Date : 12.11.2020

Note : This report contains 18 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,  
OTTAMETTHAI PALLIPALAYAM - 638006.  
CELL: 98427 57507, 98427 22200

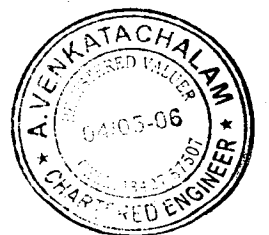


பதிவுத்துறை

REGISTRATION DEPARTMENT

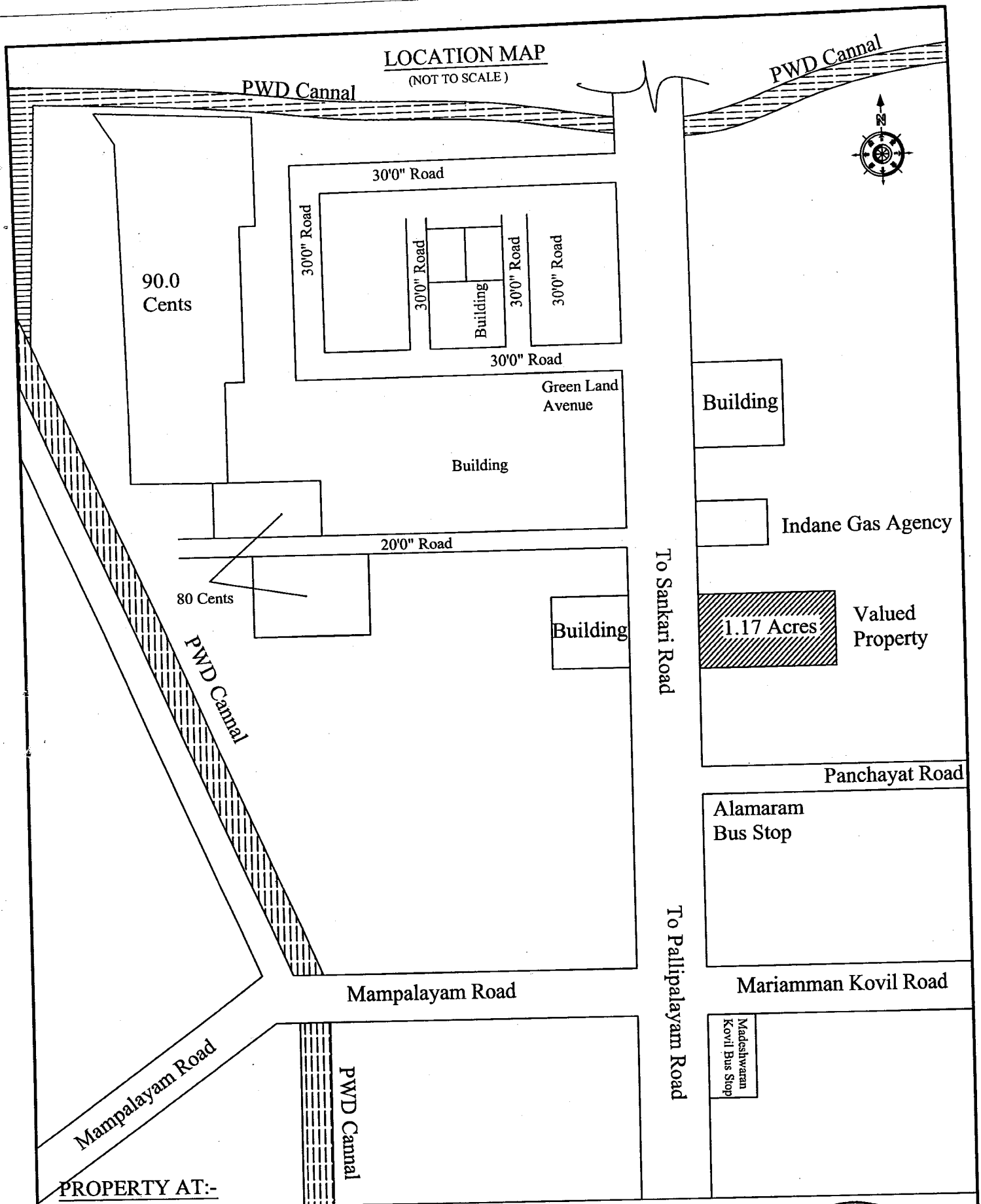
**Zone:** SALEM  
**Guideline Village:** PALLIPALAYAM AGARAHARAM  
**Revenue District:** NAMAKKAL  
**Sub Registrar Office:** PALLIPALAYAM  
**Revenue Village:** PALLIPALAYAM AGRAHARAM  
**Revenue Taluka:** KUMARAPALAYAM

Sr.No.	Survey/Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date
1	269/2	1675000/ Acre	4137500/ Hectare	Dry Abutting National Highways Type - I	09-Jun-2017





**PWD Cannal**

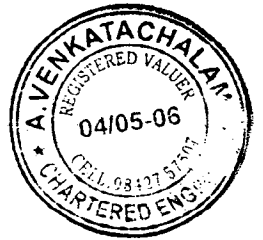
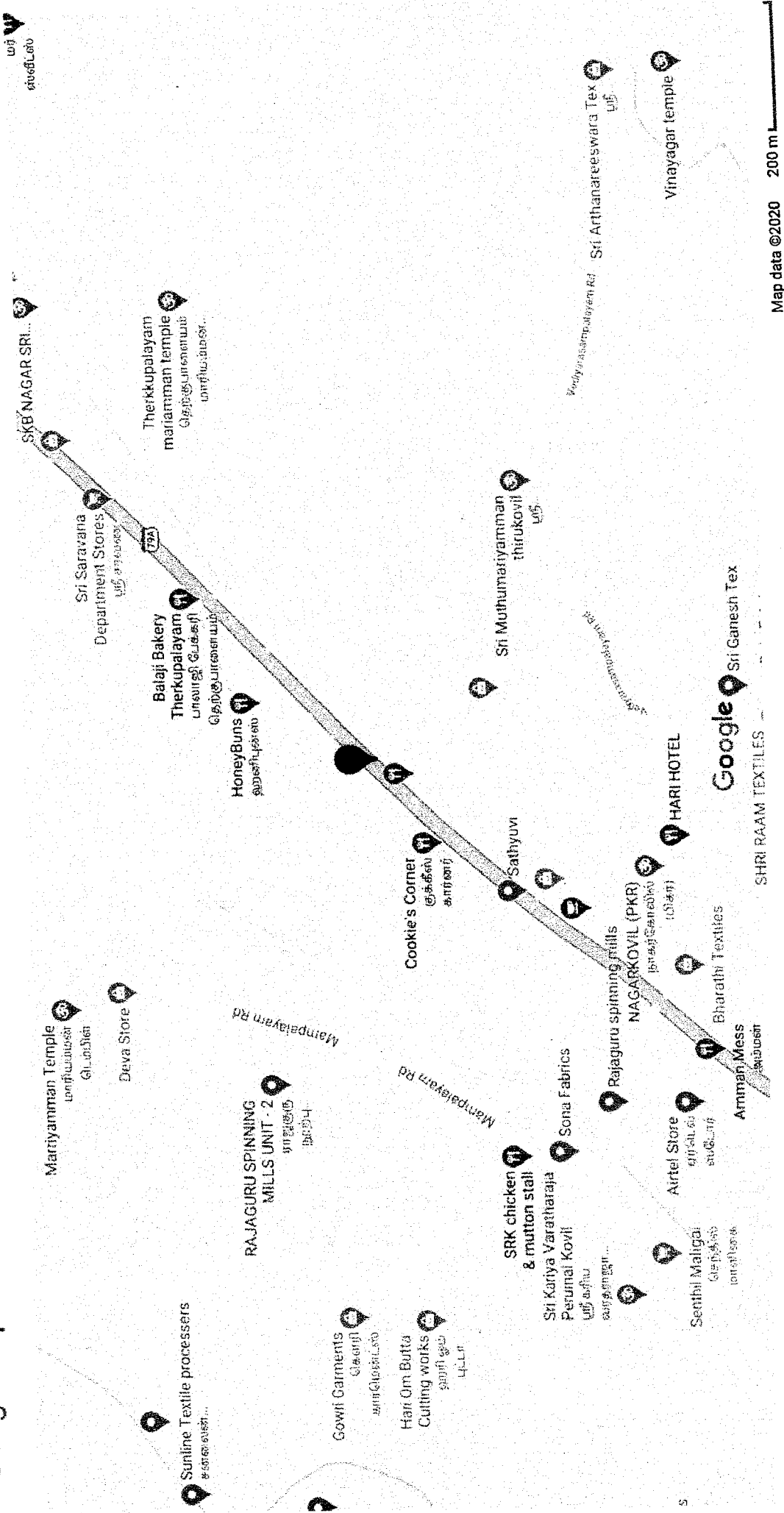


Name of Company : "M/s. THANGAVEL FABRICS PRIVATE LIMITED"  
 Name of Applicant : 01. Mr. A. THANGAVEL, S/o. Mr. Arumuga Gounder.  
 02. Mr. T. VIJAYARAGAVAN,  
 03. Mr. T. JAYACHANDRAN, S/o. Mr. A. Thangavel.  
 R.S.F.No : 269/2,  
 Door No : 1.199, 1.199/1,  
 Area : Poolakkattur, Sankagiri Main Road,  
 Village : Pallipalayam Agraharam Village,  
 Taluk : Kumarapalayam ,  
 District : Namakkal .

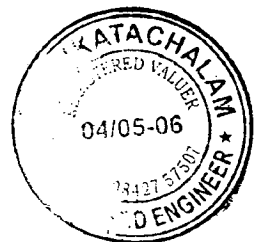
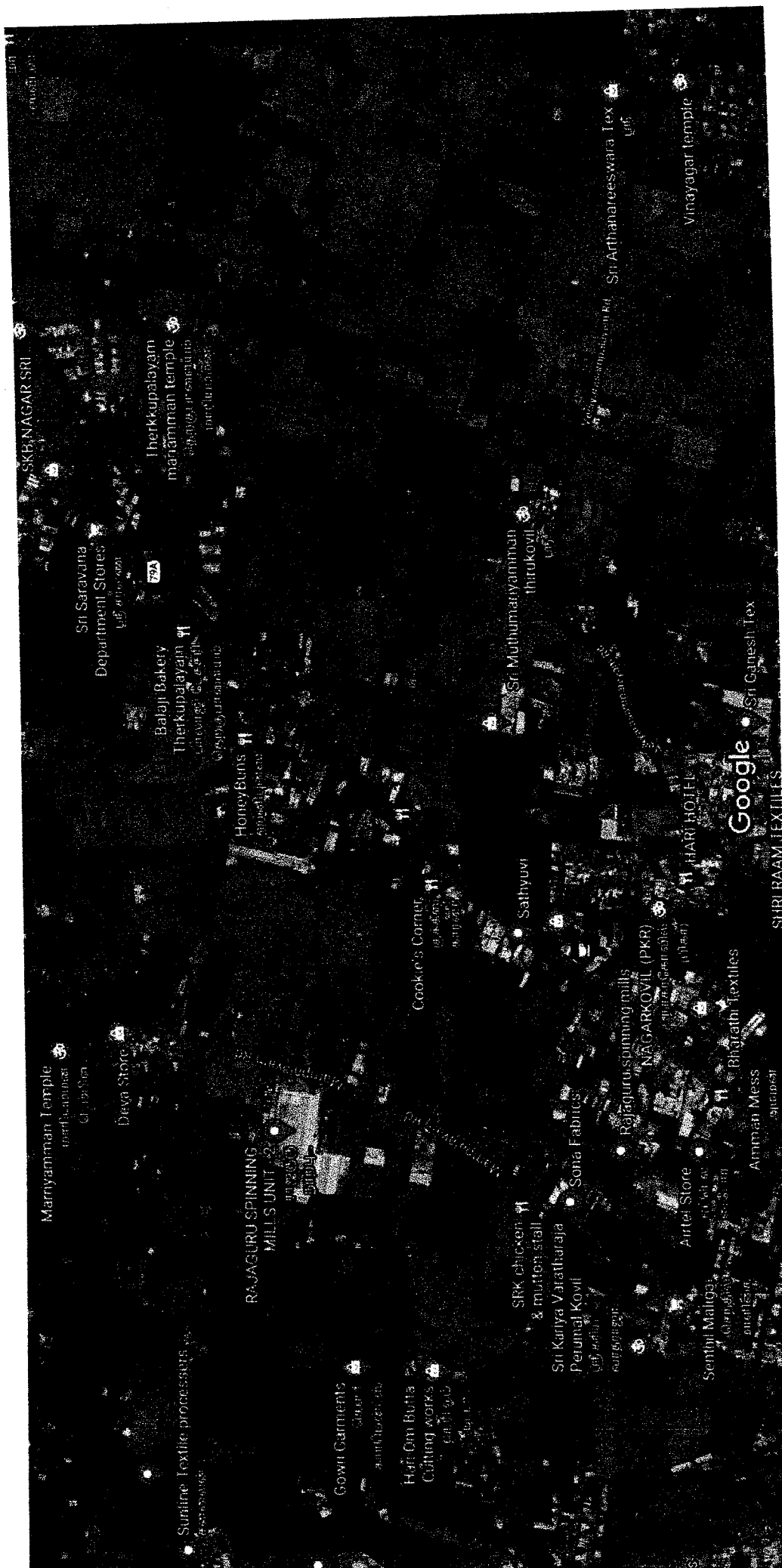


 VALUED PROPERTY

# Google Maps 11°22'52.3"N 77°45'26.6"E



Google Maps 11°22'52.3"N 77°45'26.6"E



ANL

சொந்த நிலம்

Village

No. 7/1

Name *சொந்த நிலம்*

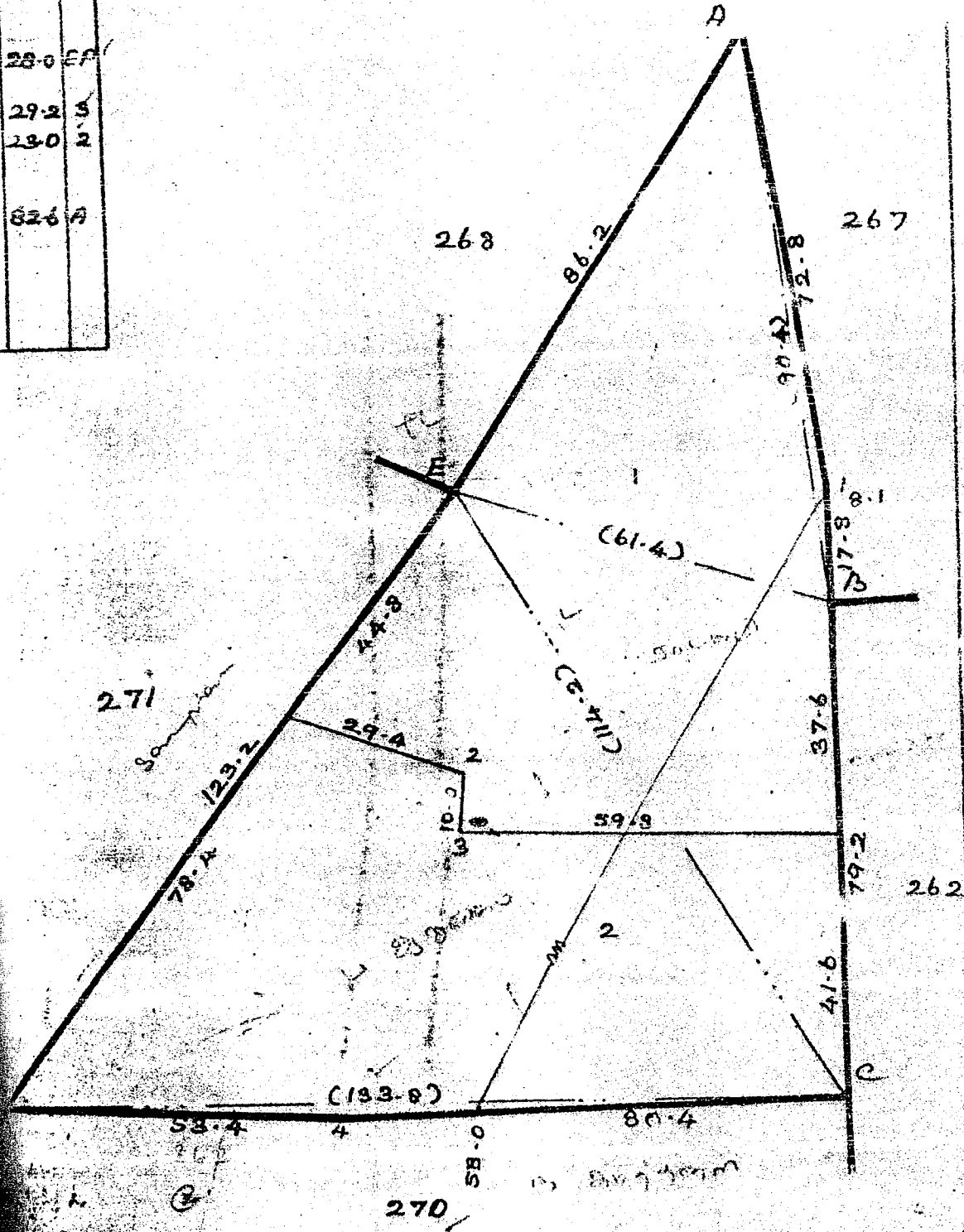
Area 1-11-51

Document No

Field No. 269

(21)

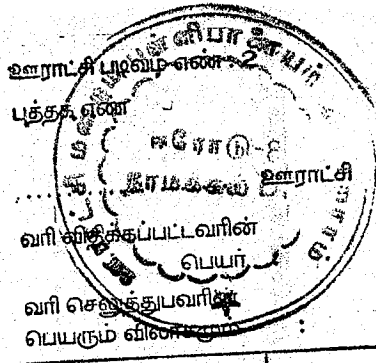
0-8		
0-4		
0		
0-2		
0-2	28-0	EP
0-8		
0-8	29-2	3
0-4	23-0	2
0		
0-4		
0	82-6	A
0		
0-4		
0-8		



Scale 1:1000 m m Inch—One-Chain

*Perumal*  
25-8-71

*N. Perumal*  
04/05-06  
REGISTERED ENGINEER



**வீட்டு வரி ரசீது**

அசல்

BHA

Nº 074714

நாள்

~~2019~~

வரி விதிப்பு எண் :

1.199

கதவு இலக்கம் அல்லது

நில அளவை எண்

090

வரி விபரம்	வரி விதிப்பு காலம்	வசூலிக்கப்பட்ட தொகை			குறிப்பு
		நிலுவை ரூ. பை. 3	நடப்பு ரூ. பை. 4	மொத்தம் ரூ. பை. 5	
11/4/2019 to 31/3/2020					6
வீட்டு வரி	2019 to		1980 -	1980 -	-
நூலக வரி	2020	-			
மேல் வரி					

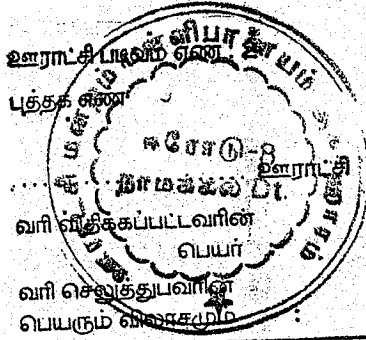
ரூபாய் ஒன்றாயிரத்து தொண்ணாயிரத்து ரூபாய் மட்டும் பெற்றுக் கொள்ளப்பட்டது.

வரி வசூலிப்பவர்

V. Varadachari

பணம் செலுத்துபவர் கையொப்பம்

குறிப்பு : 1. இந்தப் பற்றுச்சீட்டு ஊராட்சித் தலைவரின் Facsimile - மற்றும் வரி வசூலிப்பவரின் கையொப்பமும் இருந்த பின்னர் மட்டும் இவ் வசூலிப்பை ஏற்றுக்கொள்ளப்படும்.  
2. பணம் செலுத்தப்பவரின் கையொப்பம் தவறாது பெறப்பட வேண்டும் இடது கை பெருவிரல் ரேகை பெறும் இனத்தில் அசல் மற்றும் நகல் இரண்டு பிரதிகளிலும் பெற வேண்டும்



**வீட்டு வரி ரசீது**

அசல்

BHA

Nº 074715

நாள்

வரி விதிப்பு எண் :

1.199/1

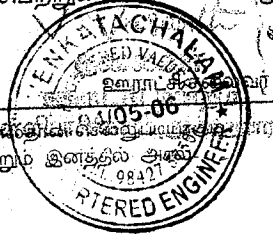
கதவு இலக்கம் அல்லது

நில அளவை எண்

வரி விபரம்	வரி விதிப்பு காலம்	வசூலிக்கப்பட்ட தொகை			குறிப்பு
		நிலுவை ரூ. பை. 3	நடப்பு ரூ. பை. 4	மொத்தம் ரூ. பை. 5	
11/4/2019 to 31/3/2020					6
வீட்டு வரி	2019 to		99 -	99 -	-
நூலக வரி	2020	-			
மேல் வரி					

ரூபாய் ஒன்றாயிரத்து ரூபாய் மட்டும் பெற்றுக் கொள்ளப்பட்டது.

வரி வசூலிப்பவர்



பணம் செலுத்துபவர் கையொப்பம்

குறிப்பு : 1. இந்தப் பற்றுச்சீட்டு ஊராட்சித் தலைவரின் Facsimile - மற்றும் வரி வசூலிப்பவரின் கையொப்பமும் இருந்த பின்னர் மட்டும் இவ் வசூலிப்பை ஏற்றுக்கொள்ளப்படும்.  
2. பணம் செலுத்தப்பவரின் கையொப்பம் தவறாது பெறப்பட வேண்டும் இடது கை பெருவிரல் ரேகை பெறும் இனத்தில் அசல் மற்றும் நகல் இரண்டு பிரதிகளிலும் பெற வேண்டும்

**தமிழ்நாடு மின் உற்பத்தி மற்றும் பகிர்மானக் கழகம் லமிடெட்**  
மேட்டூர் மின் பகிர்மான வட்டம்

A.Thangavel

மின் கட்டண இரசீது

04-168-005-1767

LA1A Units: 866 MR B 0318813

பெயர்:

ERM160AR2S1470

[7-2020]

27-07-2020-13:40:01

மின் இலக்ஷன்:

கட்டண விகிதம்:

இரசீது எண்:

நாள்:

23100 உல.எண்.	CC Charges	4156	தொகை (ரூ.)
	கட்டண விவரம்		
		4156/- மொத்தம்	

தொகை (ரூ.) Four Thousand One Hundred And Fifty Six Only by Cash

இதர விவரங்கள்:

CIN No. : U40109TN2009SGC073746

ARCSN Existing Subsidy Rs.0 New Subsidy for 100 free units Rs.250; Total subsidy is Rs.250

HSN Code : 27160000

SAC Code : 996912

\*Electrical Energy & Distribution services are exempted under GST

கணக்கீட்டாளர்/கணக்கீட்டு ஆய்வாளர்/வருவாய் மேற்பார்வையாளர்

**தமிழ்நாடு மின் உற்பத்தி மற்றும் பகிர்மானக் கழகம் லிமிடெட்**  
மேட்டூர் மின் பகிர்மான வட்டம்

A.Thangavelu

மின் கட்டண இரசீது

04-168-005-575

LA1A Units: 1586 MR B 0318814

பெயர்:

ERM160AR2S1471

[7-2020]

27-07-2020-13:40:01

மின் இலக்ஷன்:

கட்டண விகிதம்:

இரசீது எண்:

நாள்:

23100 உல.எண்.	CC Charges	8908	தொகை (ரூ.)
	கட்டண விவரம்		
		8908/- மொத்தம்	

தொகை (ரூ.) Eight Thousand Nine Hundred And Eight Only by Cash

இதர விவரங்கள்:

CIN No. : U40109TN2009SGC073746

ARCSN Existing Subsidy Rs.0 New Subsidy for 100 free units Rs.250; Total subsidy is Rs.250

HSN Code : 27160000

SAC Code : 996912

\*Electrical Energy & Distribution services are exempted under GST

கணக்கீட்டாளர்/கணக்கீட்டு ஆய்வாளர்/வருவாய் மேற்பார்வையாளர்