

ANNEXURE-I**VALUATION REPORT**

Name & Address of Branch : **STATE BANK OF INDIA,
PALLIPALAYAM BRANCH.**
 Name of Customer(s)/ Borrowal Unit : **"M/s. STATE BANK OF INDIA"**
 Value of the Property : **Rs. 5,96,16,000.00**

1. INDRODUTION

- a) Name of the Property Owner
 (for which valuation report is sought)
 (with Address & Phone Nos) : **THE CHIEF MANAGER,**
 Door No: 31, 31B, Ward No: 05,
 Sankagiri Bye Pass Road,
 Near Jaysurya Department Shop,
 Pallipalayam Amani Village
 & Municipality Limit,
 Kumarapalayam Taluk,
 Namakkal District.
 Cell No: 98427 45384
- b) Purpose of Valuation : To Assess the Value of the Property for
**State Bank of India Pallipalayam
Branch.**
- c) Date of Inspection of Property : **20.04.2019**
- d) Date of Valuation Property : **22.04.2019**
- e) Name of The Developer of Property : **-----**
 (In Case of Developer Building Property)

2. PHYSICAL CHARACTERISTICS OF THE PROPERTY

- a) Location of the Property
Nearby Land Mark : Just in Pallipalayam Bus Stand & Near Jaysurya Department Shop & Property Opposite Petrol Bunk
1. Postal Address of the Property : S.F.No: 297/1C,
Door No: 31, 31B, Ward No: 05,
Sankagiri Bye Pass Road,
Near Jaysurya Department Shop,
Pallipalayam Municipality Limit,
Kumarapalayam Taluk,
Namakkal District.
Pin Code: 638 008
2. Type of land, Solid, Rocky, Marsh Land : Solid
3. Area of the Plot/ Land
(Supported by a Plan) : ---
4. Reclaimed Land, Water- Logged,
Land Locked. : ---
5. Independent Access/ Approach to the
Property Etc. : Independent Access Available
6. Google Map Location of the Property
With A Neighborhood Layout Map : Google Map Enclosed
7. Details of Roads Abutting the Property : **The Property is = 10,167.18 Sq.Ft**
Just in Pallipalayam Bus Stand & Salem, Namakkal, & Erode Main Road
8. Description of Adjoining Property : **The Property is = 10,167.18 Sq.Ft**
The Property Located in Pallipalayam Municipality Limit. Property Near to Pallipalayam Bus Stand, This Property Surroundings are Fully Developed Commercial Area As Per Revenue Record is Commercial Special Area - I
9. Plot No, Survey No : S.F.No: 297/1C,

3. TOWN PLANNING PARAMETERS

- A) 1. Master Plan Provision Related to Property in Items of Land Use. : ----
2. FAR-Floor Area Rise/FSI-Floor Space Index Permitted & Consumed : ----
3. Ground Coverage : ----
4. Comment on Whether OC - Occupancy Certificate has been issued or not : ----
5. Comment on Unauthorized Construction If Any : ----
6. Transferability of Developmental Rights If Any. Building by Laws Provision as Applicable to the Property Viz. Setbacks, Height Restriction Etc., : ----
7. Planning Area/Zone : ----
8. Development Controls : ----
9. Zoning Regulation : ----
10. Comment on the Surrounding land Uses and Adjoining Properties in Terms of Uses : ----
11. Comment on Demolition Proceeding if any : ----
12. Comment on Compounding/Regularization Proceedings
13. Any Other Aspect

4. DOCUMENT DETAILES AND LEGAL ASPECTS OF PROPERTY

- a) Ownership Documents
1.Sale Deed, Gift Deed, Lease Deed : i) Refer to Xerox copy of Sale Deed Document No: 335, Date: 28.05.1998
- b). TIR of the Property : ---
- c) Name of the Owner/s : STATE BANK OF INDIA.
(The Chief Manager)
- c) Ordinary Status of Freehold or Leasehold Including Restrictions of Transfer : Refer Legal Opinion
- d) Agreement of Easement if Any : Refer Legal Opinion
- e) Notification of Acquisition if any : ---
- f) Notification of Road Widening if any : ---
- g) Heritage Restriction, if any : ---
- h) Comment on Transferability of the Property Ownership : ---
- i) Comment on Existing Mortgages Charges Encumbrances on the Property. If Any : ---
- j) Comment Weather the Owners of The Property Have Issued any Guarantee : ---
- k) Building Plan Sanction Authority Approving the Plan-
Name of the office of the Authority-
Any Violation from the Approved Building Plan : Approval Plan Not Available
- l) Whether Property is Agricultural land if :
Yes, Any Conversion is contemplated : ---
- m) Whether Property is SARFAESI Compliant : Refer Legal Opining

n) All legal documents, receipts related to electricity Water tax, Municipal tax and other building taxes to be verified and copies as applicable to be enclosed with the report :

Tax Receipt No:
 Assess No: 052/005/00338,
 052/005/00171,
 Year: 2018 - 2019,
 Rs. 1,214/-, Rs. 15,310/-,
 Per Year

o) Observation on Dispute or Dues if any in Payment of bills/ taxes to be reported :

p) Whether entire Place of Land on Which :
 the Unit is Set UP/ Property is Situated
 Has Been Mortgaged or to be Mortgaged.

q) Qualification in TIR/Mitigation
 Suggested if Any :

r) Any Other Aspect :

5. ECONOMIC ASPECTS OF THE PROPERTY

a) 1. Reasonable Letting Value : ---
 2. Assuming the entire property : Own Purpose
 is let out, the probable monthly
 Rent and advance Building Rent. : ---
 B) Rent received per month (tenant - wise)
 with a comparisons of existing market : ---
 rent

1. Taxes and other outings : ---
 2. Property Insurance : ---
 3. Monthly Maintenance charges : ---
 4. Security charges : ---
 5. Any other Aspect : ---

6. SOCIO-CULTURAL ASPECTS OF THE PROPERTY

a) Proximity of civic amenities : Near by Pallipalayam Bus Stand

7. FUNCTIONAL AND UTILITARIAN ASPECTS OF THE PROPERTY

- a) Description of the Functional and Utility if The Property in Terms of:
- 1. Space Allocation : --
 - 2. Storage Spaces : --
 - 3. Utility Spaces Provided with in the Building : --
 - 4. Car Parking Facility : Available
 - 5. Balconies Etc.. : --
- b) Any Other Aspects : --

8. INFRASTRUCTURE AVAILABILITY

a). Description of aqua infrastructure availability in terms of

- | | | |
|--|---|-----------------------|
| Character of Locality | : | Commercial |
| a. Classification of Locally | : | Middle |
| b. Development of surrounding Areas | : | Commercial Area |
| c. Is the locality subjected to frequent flooding | : | No |
| e. Feasibility to the Civic amenities Markets etc | : | Near to Pallipalayam |
| f. Shape of the Land | : | Rectangular Shape |
| g. Type of use, which it can be put | : | Commercial Purpose |
| h. Any other restriction of usage | : | No |
| i. Nature of right, whether Lease hold / free hold | : | Free Hold |
| j. Road Facility | : | Tar Road Available |
| k. Is it a Corner Plot | : | No, Intermittent Plot |

- l. Water Supply / Potentially : Bore Well
- m. Underground sewerage system : Available in Septic Tank
- n. Any other sentimental / social issue which may affect the value : No

b). Description of other physical infrastructure facilities viz.

- a. Solid waste management : ---
- b. Electricity : Available
- c. Road and Public transport connectivity : Salem, Erode Namakkal Main Road
- d. Availability of other public utilities nearby : Pallipalayam Bus Stand

c). Social Infrastructure in terms of

- a. School : K.G.G. Hr. Se. School & Boys Hr. Se. School
- b. Medical Facilities : Vishalam & Krishna Hospital
- c. Recreational facility in terms of parks and open space : ---

9. MARKABILITY OF THE PROPERTY

- a. Marketability of the property in terms of
- Locational attributes : ---
 - Scarcity : ---
 - Demand and supply of the kind of subject property : ---
 - Comparable sale prices in the locality : ---
- b. Any other aspect which has relevance on the value or marketability of the property

Block Guide Price View Of The Property

9. VALUE OF THE LAND

1. Size of the Land : 10,167.18 Sq.Ft
2. Extent of Site : 10,167.18 Sq.Ft
3. Prevailing Market Rate : Rs. 5,000.00/Sq.Ft To Rs. 5,500.00/Sq.Ft
4. Assessed/ Adopted rate of Valuation : Assessed = Rs. 5,500.00/Sq.Ft
Adopted = Rs. 5,000.00/Sq.Ft
5. Estimated Value of the Land : 10,167.18 Sq.Ft X Rs. 5,000.00/Sq.Ft
Rs. 5,08,35,900/-
Say Rs. 508.36 Lakhs
6. Guide Line Value of Land : 10,167.18 Sq.Ft X Rs. 536.00/Sq.Ft
Rs. 54,49,608/-
Say Rs. 54.50 Lakhs

Station : Pallipalayam
Date : 22.04.2019

Signature of the Valuer
With seal

10. ENGINEERING AND TECHNOLOGY ASPECTS OF THE PROPERTY

BUILDING

i.	Type of Constructions	:	Load Bearing Structure
ii.	Quality of Construction	:	II Class
iii.	Material & Technology used	:	Normal
iv.	Specifications	:	---
v.	Extent of Deterioration	:	---
vi.	Structural safety	:	---
vii.	Visible damage in the building	:	---
viii.	System of air - conditioning	:	Yes
ix.	Provision of firefighting	:	Yes
x.	Copies of the plan and elevation of the building to be included	:	---
xi.	Protection against natural disaster viz, earthquakes	:	---
xii.	Appearance of the Building	:	Normal
04.	Maintenance of the Building	:	Normal
05.	Description of the Building	:	
a.	Foundation	:	R.R.Masonry & RCC Colum Footing
b.	Superstructure	:	Brickwork in C.M
c.	Roof	:	RCC Roof & AC Sheet
d.	Doors & Windows	:	Steel & Roll Shutter
e.	Sanitary Fittings	:	Normal Quality Material Used
F.	Flooring	:	Tiles Flooring
g.	Electricity Supply	:	Concealed
	Total Plinth Area	:	Given in Valuation details
06.	Total life of the Building Estimated General Remarks	:	RCC Roof - 60 Years AC Sheet Roof - 45 Years
07.	Age of the Building	:	RCC Roof (1985) - 34 Years AC Sheet Roof (1985) - 34 Years

08. Replacement Rate of Construction

With the existing conditions

And specification

: Given in Valuation details

09. Compound walls

Height	:	7'0"
Length	:	290'6"
Type of Construction	:	Brick Work

10. Electrical installation:-

1. Type of Wiring	:	Concealed
2. Class of Fitting	:	Ordinary
3. Number of Light Points	:	100 Nos
4. FAN Points	:	50 Nos
5. Spare Plug Points	:	50 Nos
9. Any Other Item	:	Lightening Aerostat

11. Plumbing installation:-

1. No.of Water Closets and Their Type	:	---
2. No.of Wash Basins	:	2 Nos
3. No.of Urinals	:	---
4. No.of Bath Tubs	:	---
5. Water Meters, Taps Etc	:	---
6. Any Other Item	:	---

DETAILS OF BUILDING

12

Considering the materials used for Construction, Amenities available, Road Approach, Water and Electricity the following rates were adopted.

VALUATION DETAILS

(Present Construction cost of the buildings)

COST OF CONSTRUCTION - ON COMPLETION								
S. No.	Floor Wise	As per Plinth Area	Rate/1 Sq.Ft	Replacement Cost in Rs.	Age of Built	Dep %	Depreciation Value in Rs.	Value After Depreciation
1.	GF RCC Roof Building	5,418.75	1,200/-	65,02,500/-	34Yrs	51.00%	33,16,275/-	31,86,225/-
2.	GF RCC Roof ATM Room	216.75	1,500/-	3,25,125/-	34Yrs	51.00%	1,65,813/-	1,59,311/-
3.	GF AC Sheet Genset Room	553.50	520/-	2,87,820/-	34Yrs	76.50%	2,20,182/-	67,637/-
4.	GF AC Sheet Parking Area	1,416.00	200/-	2,83,200/-	34Yrs	76.50%	2,16,648/-	66,552/-
5.	FF RCC Roof Building	5,418.75	1,100/-	59,60,625/-	34Yrs	51.00%	30,39,918/-	29,20,706/-
	Building Value Rs.							64,00,431/-
	Say Rs.							64,00,000/-

SERVICES:-

- | | | | | |
|----|-------------------------------|---|-----|--------------|
| 1. | E.B. Deposit & Fittings etc., | : | Rs. | 20,000.00 |
| 2. | Drainage Arrangements | : | Rs. | 30,000.00 |
| 3. | Sump | : | Rs. | 30,000.00 |
| 4. | Water Supply / Bore Well | : | Rs. | 70,000.00 |
| 5. | Sintex Tank | : | Rs. | 20,000.00 |
| 6. | Interior Decoration | : | Rs. | 17,00,000.00 |
| 7. | Compound Wall | : | Rs. | 2,80,000.00 |
| 8. | Pavement | : | Rs. | 80,000.00 |
| 9. | Alco Paneling | : | Rs. | 1,50,000.00 |

Total Rs. 23,80,000.00

11. ENVIRONMENTAL FACTORS

- a) Use of Environment Friendly Building Materials, Green Building Techniques if any : ----
- b) Provision of Rain Water Harvesting : ----
- c) Use of Solar Heating and Lightening : ----
- d) Presence of environmental pollution in the Vicinity of the Property in Terms of Industry, heavy etc. : ----

12. ARCHITECTURAL AND AESTHETIC QUALITY OF THE PROPERTY

- a) Descriptive account on Whether the building is Modern, old fashioned, Plan Looking or Decorative, Heritage Value, Presence of Landscape Elements etc., : -----

13. VALUATION

- a. Methodology of valuation – Procedures adopted for arriving at the valuation. Valuers may consider various approaches and state explicitly the reason for adopting particular approach and assumptions made, basis adopted with supporting data, comparable sales, and reconciliation of various factors on which final value judgment is arrived at.
- b. Prevailing Market Rate/Price trend of the Property in the locality / city from property search sites viz magickbricks. Com, 99 acres. Com makaan.com etc. if available
- c. Guideline Rate Obtained from Register's office/ state Govt. Gazette/ Income Tax Notification

d. TOTAL VALUATION

01. Value of the Lands	: Rs. 5,08,36,000.00
02. Value of the Buildings	: Rs. 64,00,000.00
03. Services	: Rs. 23,80,000.00

Total Value of the Land & Building & Services : Rs. 5,96,16,000.00

(Rupees Five Crore, Ninety Six Lakhs and Sixteen Thousand Only)

Present Market Value of the Property	: Rs. 5,96,16,000.00
Realizable Value of the Property	: Rs. 5,66,35,000.00
Forced Sale Value of the Property	: Rs. 5,09,72,000.00
Guideline Value of the Property	: Rs. 1,42,30,000.00

- In case of variation of 20% or more in the valuation proposed by the Valuer and the Guideline value Provided in the State Govt. Notification or Income Tax Gazette Justification on Variation has to be given.
- The Surrounding Area is Commercial Area, Which is Developing Rapidly, Upon Discrete Enquires made and considering some of the last translation in the surrounding area, the market value has been arrived. So variation of more than 20% Exists Between market value and guideline value
- Details of last two translations in the locality/area provided, if available



I Hereby Declare That:

- The information provided is true and correct to the best of my knowledge and belief.
- The analysis and conclusions are limited by the reported assumptions and conditions.
- I have read the Handbook on Policy, Standard and Procedures for Real Estate Valuation by Banks and HFIS in India, 2011, issued by IBA and NHB, Fully Under Stood the Provisions of the same and followed the Provisions of the same to the best of my ability and this report is in conformity to the Standards of Reporting enshrined in the above Hand Book
- I have Direct or Indirect in the above Property Valued.
- I/my authorized representative by the name of **Arrul Associates**, who is also a 'Valuer', has inspected the subject property on **20.04.2019**.
- I am a registered Valuer under Section 34AB of Wealth Tax Act, 1957, Category for **District Panel Engineer Class - IA** valuing property up to
- I have not been depanelled or removed from any Bank/ Financial Institution / Government Organization at any point of time in the past.
- I have submitted the Valuation Report (s) Directly to the Bank.
- Name and address of the Valuer ...**Er. A. Venkatachalam,**
81/1D, Chairman Building, Sankagiri Main Road, Ottamethai,
Pallipalayam, Erode – 638 006
- Name of Valuer association of which I am a member in good standing...**Namakkal Builders Associations.**
- Wealth Tax Registration No...**04/05-06**
- Signature of the Valuer.....
- Date.....**22.04.2019.**
- Tel No.....
- Mobile No...**98427 57507.**
- E. Mail...**arrulassociatesppm@gmail.com.**

TAMARAKKODI KARAIYALAI YARDERIA VALUATION REPORT NO 173/2019/100

TAMARAKKODI KARAIYALAI YARDERIA

TAMARAKKODI KARAIYALAI YARDERIA

14. ENCLOSURES

- a) Original / Copy of the Sale Deed : Copy of Legal Opinion Not Enclosed
- b) Layout Plan, Building Plan, Floor Plan : Copy of FMB Sketch Enclosed
- c) Photographs of the Property : Enclosed
- d) Location Map : Enclosed
- e) Guideline Value downloaded in the system : Enclosed
- f) Layout Plan Sketch of the Area in Whist The Property is Locate with Latitude and longitude : Latitude **11.366772**
Longitude **77.747675**
- g) Any Other Relevant Document/ Extracts :
- h) Price trend of the Property in the locality/ city from property search sites viz Magickbricks . com, 99 Acres . com, Makan. Com etc

Station : Pallipalayam
Date : 22.04.2019

Signature of the Valuer
With seal



பதிவுத்துறை
REGISTRATION DEPARTMENT

Zone: Salem

Guideline Village: PALLIPALAYAM AMANI

Revenue District: NAMAKKAL

Sub Registrar Office: Pallipalayam

Revenue Village: PALLIPALAYAM

Revenue Taluka: KUMARAPALAYAM

Sr. No.	Street Name	Guideline Value (British Value)	Guideline Value (Metric Value)	Land Classification
1	<u>SANKARI BYE-PASS ROAD (P)</u>	536/ Square Feet	5780/ Square Metre	Commercial Class I Type - II
2	<u>SANKARI BYE-PASS ROAD (P)</u>	536/ Square Feet	5780/ Square Metre	Commercial Class I Type - II