

Er. S. MOHAN, B.E., MIE., FIV.,
CHARTERED ENGINEER & REGISTERED VALUER

F&G, IInd Floor, Muthuraam Complex, Opp. Sivaranjani Hotel, Brough Road, Erode - 638 001.
File : 94421 - 87525, 97877 - 14214, Ph. : 0424 - 2227525, E-mail : mohansma1962@gmail.com

Registered Valuer for INCOME TAX & WEALTH TAX (Regn. No. 03/2011-12) Govt. of India
Panel Valuer for : State Bank of India (SBI), Canara Bank, IOB, Indian Bank, Corporation Bank,
Bank of India, Bank of Maharashtra, Axis Bank, Federal Bank, City Union Bank, Yes Bank, Karnataka Bank,
Karur Vysya Bank Ltd., South Indian Bank, Indusind Bank, Repco Bank, Can Fin Homes, DHFL,
Home Finance Ltd., LIC Housing Finance Ltd., L & T HFL, Edelweiss Housing Finance Ltd., & Other Banks

Ref: 17/02/2017
File No. SMA 06/FEB/17
CORPORATION BANK

VALUATION REPORT

Name & Address of the
Property Owner

: Mr.P.Muthusamy,
S/o.Mr.Perumal Gounder,
Door No:1/193, Komarapalayam Road,
Opp.to G.H., Elanthakuttai (P.O),
Komarapalayam Taluk & Namakkal District-
638 008.

Mobil No

: 94428 22556

Property address

: Door No:1/193, S.F.No:217, Komarapalayam Road,
Opp.to G.H., Veppadai, Elanthakuttai Village &
Panchayat, Komarapalayam Taluk & Namakkal
District-638 008.

Market value of the property :
As on:17/02/2017

1.**As per the Approved**- Rs. 21,60,000/- (Rupees
Twenty One Lakhs and Sixty Thousand only)
2.**As per the Actual** - Rs. 63,73,000/- (Rupees
Sixty Three Lakhs and Seventy Three Thousand only)



Member of Institution of Engineers (India)

Fellow Member of Institution of Valuers

Approved Valuer for Banks

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11-F&G, 11nd Floor, Muthuraam Complex, Opp. Sivaranjani Hotel, Brough Road, Erode - 638 001.
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Karur Vysya Bank Ltd., South Indian Bank, Indusind Bank, Repco Bank, Can Fin Homes, DHFL,
HDFC Home Finance Ltd., LIC Housing Finance Ltd., L & T HFL, Edelweiss Housing Finance Ltd., & Other Banks

To

The Branch Manager,
Corporation Bank,
Pallipalayam Branch,
Pallipalayam.

Dear Sir,

Sub : Valuation of the Land, Ground, First, Second floor R.C.C. Roof Residential Building,
Ground Floor R.C.C. Roof Office & Store Room Building & A.C. Sheet Roof Loom
Factory Building located @ Door No:1/193, S.F.No:217, Komarapalayam Road,
Opp.to G.H., Veppadai, Elanthakuttai Village & Panchayat, Komarapalayam Taluk &
Namakkal District-638 008.

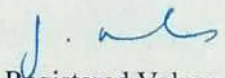
I have valued the Property on 17/02/2017.

I hereby certify that the value of property referred above is in my opinion.

- | | |
|---|--|
| 1) Market value of the property
(As per the Approved) | : Rs. 21,60,000/- (Rupees Twenty One Lakhs and
Sixty Thousand only) |
| Market value of the property
(As per the Actual) | : Rs. 63,73,000/- (Rupees Sixty Three Lakhs and
Seventy Three Thousand only) |
| 2) Forced sale value of the property
(As per the Approved) | : Rs. 15,12,000/- (Rupees Fifteen Lakhs and
Twelve Thousand only) |
| Forced sale value of the property
(As per the Actual) | : Rs. 44,61,000/- (Rupees Forty Four Lakhs and
Sixty One Thousand only) |
| 3) Guideline value of the property
(As per the Approved) | : Rs. 8,40,000/- (Rupees Eight Lakhs and Forty
Thousand only) |
| Guideline value of the property
(As per the Actual) | : Rs. 50,53,000/- (Rupees Fifty Lakhs and Fifty
Three Thousand only) |

Place : Erode

Date : 17/02/2017


Registered Valuer

Er. S. MOHAN B.E., MIE., FIV.,
Chartered Engineer & Panel Valuer,
311-F&G, 2nd Floor, Muthuraam Complex,
Opp. Sivaranjani Hotel,
Brough Road, ERODE-638001.
Cell: 94421 - 87525



Member of Institution of Engineers (India)

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VALUATION REPORT

D GENERAL :-

1	Purpose for which the valuation is made	To estimate the present market value of the property
2	a) Date of inspection	16/02/2017
	b) Date on which the valuation is made	17/02/2017
3	List of documents produced for perusal	i) Xerox copy of Previous Valuation Report prepared by Er.A.Venkatachalam, Dtd:29.02.2011. ii) Xerox copy of Legal Opinion Report prepared by Advocate Mr.S.A.Shanmugam,Dated: 08.03.2011.
4	Name of the owner(s) and his/their address (es) with telephone number (Details of share of each owner in case of joint ownership)	Mr.P.Muthusamy,S/o.Mr.Perumal Gounder, Door No:1/193, Komarapalayam Road, Opp.to G.H., Elanthakuttai (P.O), Komarapalayam Taluk & Namakkal District-638 008.
5	Brief description of the property	This Property is a Land, Ground, First, Second floor R.C.C.Roof Residential Building, Ground Floor R.C.C. Roof Office & Store Room Building & A.C. Sheet Roof Loom Factory Building located in Komarapalayam Road, Opp.to G.H., Veppadai, Elanthakuttai Village&Panchayat, Komarapalayam Taluk & Namakkal District. This property is situated at walkable distance to Elanthakuttai GH bus stop & 5 kms distance from Corporation Bank, Pallipalayam Branch, Pallipalayam.

II. DESCRIPTION OF THE PROPERTY

1	Postal address of the property	Door No:1/193, S.F.No:217, Komarapalayam Road, Opp.to G.H., Veppadai, Elanthakuttai Village & Panchayat, Komarapalayam Taluk & Namakkal District-638 008.
2	Location of the property	
	a) Plot No.	---
	b) Survey No.	S.F.No:217
	c) Door No / Flat No	Door No:1/193
	d) T.S.No./Village/Floor No.	Elanthakuttai Village
	e) Ward / Taluks	Komarapalayam Taluk
	f) District/ Municipality/Corporation/ Town Panchayat/ Village Panchayat at furnished in the annexure – location sketch of the property (to be annexed)	Namakkal District / Elanthakuttai Panchayat
3	Property Tax Received Ref. No. Assessment No.	Receipt No:239654, Rs.198/-, Dated:17.03.2016,



	Tax Amount / Receipt in the name of	In the name of Mr.Muthusamy.	
4	Electricity service connection No. In the name of	S.C. Nos: 04-168-001-829,434 (III-Phase)	
5	Classification of the area		
	High/Middle/Poor	Middle class	
	Urban/Semi Urban/Rural	Rural	
	Residential area/Commercial area Industrial area	Mixed area	
6	Property is presently occupied by	Owner occupied	
7	Whether covered under any State/ Central Govt. Enactments (e.g.Urban LandCeiling Act) or notified under agency Area/ schedule are / cantonment area oris the subject matter of acquisition Proceedings by State/Central Govt.	No	
8	In case it is an agricultural land, any Conversion to house site plots is Contemplated	No	
9	Boundaries of the property	As per Leal Opinion Report	As per Actual
	North	Loganathan sold out property	Residential Building
	South	P.Muthusamy's remaining Property	Vacant Land
	East	North-South Common Road	30' wide North-South Common Road
	West	P.Muthusamy's remaining Property	Residential Building
10	Dimensions of the property	As per Leal Opinion Report	As per Actual
	North	60'0"	60'0"
	South	60'0"	60'0"
	East	80'0"	80'0"
	West	80'0"	80'0"
	Extent of the site	4800.00 Sq.ft	4800.00 Sq.ft
11	Year of acquisition / purchase	Sale Deed Doc. No:2582/1995, Dtd:07.09.1995	
12	Value of purchase price	---	
13	Land mark to the property(Route map and Colour Photograph to be Enclosed)	Yes	

II. CHARACTERISTICS OF THE SITE

1	Classification of locality	Residential Class I Type - II
2	Development of Surrounding areas	Mixed surroundings



3	Possibility of frequent flooding	No
4	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.,	Yes, available nearby
5	Level of land with topographical Conditions	Level
6	Shape of land	Rectangular shape
7	Type of use to which it can be put	Residential & Loom Factory Building
8	Any usage restriction	No
9	Tenure of Land	Free hold
10	Is plot in Town Planning approved Layout?	No
	If yes approval no	No
	If no, reasons thereof	No
	Whether the site has been sub-divided If YES, has it been approved by competent authority, Discuss	No
11	Will there be any problem to get drawing approval at a latter date	No
12	Corner plot or intermittent plot?	Intermittent land
13	Road Facilities	Yes, available
	Type of road available at present	Bitumen Road
	Width of road – is it below 20 ft or more than 20 ft	30ft wide road
14	Is it a Land –locked Land?	No
15	Water Potentially ?	Yes, available
16	Underground sewerage system	Septic tank provided
17	Power supply is available in the site	Yes, available
18	Advantage of the site	This property is situated at walkable distance to Elanthakuttai GH bus stop & 5 kms distance from Corporation Bank, Pallipalayam Branch, Pallipalayam.

PART – A
(VALUATION OF LAND)

1.	Size of plot	4800.00 Sq.ft.
2.	i) Prevailing market rate	Rs. 400/- Per Sq.ft to Rs. 500/- Per Sq.ft (As per local enquiry)
	ii) Unit rate adopted in this valuation after considering the characteristics of the subject plot	Rs. 450/- Per Sq.ft
3.	Guideline rate obtained from the Registrar's Office (an evidence there of to be enclosed	Rs. 175/- Per Sqft (As per inter net)



Assessed / adopted rate of valuation Market value of the land	4800.00 Sq.ft. @ Rs. 450/- Per Sq.ft = Rs. 21,60,000/-
Guideline value of the land	4800.00 Sq.ft. @ Rs. 175/- Per Sq.ft = Rs. 8,40,000/-
Estimated value of the land i.) Market value of the land	Rs. 21,60,000/-
ii.) Guideline value of the land	Rs. 8,40,000/-

PART-B (VALUATION OF BUILDING)

1. TECHNICAL DETAILS OF THE BUILDING

Type of Building (Residential / Commercial / Industrial)	Residential & Loom Factory Building
Type of construction (Load bearing / RCC / Steel Framed)	Load Bearing Structure
Year of construction	1996, 2009, 2012
Number of floors & height of each : Floor including basement, if any	10'0"
Plinth area house/flat (floor-wise)	<u>Ground Floor-1996</u> R.C.C. Roof Office & Store Room Building- 273.00 Sq.ft A.C. Sheet Roof Loom Factory Building - 1102.50 Sq.ft A.C. Sheet Roof Open Shed - 216.12 Sq.ft <u>Ground Floor-2009</u> R.C.C. Roof Residential & Car Porch Building- 1510.50 Sq.ft R.C.C. Roof Hall Building - 263.37 Sq.ft. <u>First Floor-2009</u> R.C.C. Roof Residential Building-1550.50 Sq.ft <u>Second Floor-2009</u> R.C.C. Stair Head Room Building-71.87 Sq.ft <u>First Floor-2012</u> G.I. Sheet Roof Open Shed - 240.00 Sq.ft
Condition of the building a) Exterior- Excellent, Good, Normal, Poor	a) Exterior : Normal
b) Interior-Excellent, Good Normal, Poor	b) Interior : Normal
Life/age of building	R.C.C. Roof & A.C. Sheet Roof - 21 Years R.C.C. Roof - 8 Years G.I. Sheet Roof - 5 Years
Future life of building	R.C.C. Roof - 39 Years A.C. Sheet Roof - 29 Years



	R.C.C. Roof - 52 Years G.I. Sheet Roof - 45 Years
Details of plan approval from the Appropriate authority	Approved plan not produced for my perusal

SPECIFICATIONS OF THE CONSTRUCTION (FLOOR - WISE)

Description	Ground floor	First & Second floor
Foundation	Load Bearing Structure	---
Basement	R.R. Masonry in Cement mortar	---
Super structure	Brick work in cement mortar	Brick work in cement mortar
Joinery/ Doors & Window (please furnish details about size of frames, shutters, Glazing, fitting etc. and specify the species ---of timber)	Teak Wood, Country Wood Doors & Windows	Teak Wood, Country Wood Doors & Windows
Roof	R.C.C. Roof slab & A.C. Sheet Roof	First & Second floor R.C.C. Roof slab First floor G.I. Sheet Roof
Plastering	Plastering in C.M	Plastering in C.M
Flooring, skirting, dadoing	Granite & C.M. flooring	Granite & C.M. flooring
Painting	Colour & White wash	Colour & White wash
Electrification	Concealed & Open type wiring	Concealed & Open type wiring
Roofing including weather proof course	---	BJLC
Drainage	Available	Available

BUILDING

Type of construction	Load Bearing Structure
Quality of construction	II Class
Appearance of Building	Normal
Maintenance of Building	Normal
Plinth area	As per IS 3661 - 1975

VALUATION OF BUILDING - Actual construction builtup area

Particular of item	Plinth area	Age of Bldg	Estimated Replacement of construction	Replace- ment cost Rs P	% depreciation Rs P	Net value Rs P
Ground Floor- 1996 R.C.C. Roof Office & Store Room Building	273.00 Sq.ft	21 years	Rs. 900/- Sq.ft	273.00 Sq.ft x 900/- = 2,45,700/-	2,45,700/- x 32 % = 78,624/-	= 1,67,076/-



A.C. Sheet Roof Loom Factory building	1102.50 Sq.ft	21 years	Rs. 300/- Sq.ft	1102.50 Sq.ft x 300/- = 3,30,750/-	3,30,750/- x 38 % = 1,25,685/-	= 2,05,065/-
A.C. Sheet Roof Open Shed	216.12 Sq.ft	21 years	Rs. 125/- Sq.ft	216.12 Sq.ft x 125/- = 27,015/-	27,015/- x 38 % = 10,265/-	= 16,750/-
Ground Floor- 2009 R.C.C. Roof Residential & Car Porch Building	1510.50 Sq.ft	8 years	Rs. 1,250/- Sq.ft	1510.50 Sq.ft x 1,250/- = 18,88,125/-	18,88,125/- x 12 % = 2,26,575/-	= 16,61,550/-
R.C.C. Roof Hall Building	263.37 Sq.ft	8 years	Rs. 1,200/- Sq.ft	263.37 Sq.ft x 1,200/- = 3,16,044/-	3,16,044/- x 12 % = 37,925/-	= 2,78,119/-
First Floor R.C.C. Roof Residential & Car Porch Building	1550.50 Sq.ft	8 years	Rs. 1,200/- Sq.ft	1550.50 Sq.ft x 1,200/- = 18,60,600/-	18,60,600/- x 12 % = 2,23,272/-	= 16,37,328/-
Second Floor R.C.C. Stair Head Room Building	71.87 Sq.ft	8years	Rs. 1,000/- Sq.ft	71.87 Sq.ft x 1,000/- = 71,870/-	71,870/- x 12 % = 8,624/-	= 63,246/-
First Floor- 2012 G.I. Sheet Roof Open Shed	240.00 Sq.ft	5 years	Rs. 200/- Sq.ft	240.00 Sq.ft x 200/- = 48,000/-	48,000/- x 9 % = 4,320/-	= 43,680/-
Total						Rs. 40,72,814/-
Say						Rs. 40,73,000/-

PART - C (SERVICES)

1	Panchayat water tap connection	Rs. 10,000/-
2	Drainage arrangements	----
3	E.B. Connection (2 nos)	Rs. 20,000/-
4	O.H.T (RCC)	Rs. 50,000/-
5	Bore well with Electric motor	--
	TOTAL	Rs. 80,000/-

PART - D (MISCELLANEOUS)

1	Sump	---
2	Septic Tank	Rs. 30,000/-
3	Compound wall with Steel Gate	Rs. 30,000/-
	TOTAL	Rs. 60,000/-



VALUE OF THE ENTIRE PROPERTY- Approved plan plinth area

(In Rupees)

			Guide line value of the Land	Market value of the Land
1	PART - A	LAND	Rs. 8,40,000/-	Rs. 21,60,000/-
2	PART - B	BUILDING	--	--
3	PART - C	MISCELLANEOUS	--	--
4	PART - D	SERVICES	--	--
TOTAL			Rs. 8,40,000/-	Rs. 21,60,000/-

As a result of my appraisal and analysis it is my considered opinion that:-

The present market value of the above property in the prevailing condition with aforesaid Specifications is Rs. 21,60,000/- (Rupees Twenty One Lakhs and Sixty Thousand only)

The Forced sale value of the property is estimated as 30% less than the present market rate Rs. 15,12,000/- (Rupees Fifteen Lakhs and Twelve Thousand only)

Guideline value of the property Rs. 8,40,000/- (Rupees Eight Lakhs and Forty Thousand only)

VALUE OF THE ENTIRE PROPERTY- Actual construction buildup area

(In Rupees)

			Guide line value of the Land & Bldg	Market value of the Land & Bldg
1	PART - A	LAND	Rs. 8,40,000/-	Rs. 21,60,000/-
2	PART - B	BUILDING	Rs. 40,73,000/-	Rs. 40,73,000/-
3	PART - C	MISCELLANEOUS	Rs. 80,000/-	Rs. 80,000/-
4	PART - D	SERVICES	Rs. 60,000/-	Rs. 60,000/-
TOTAL			Rs. 50,53,000/-	Rs. 63,73,000/-

As a result of my appraisal and analysis it is my considered opinion that:-

The present market value of the above property in the prevailing condition with aforesaid Specifications is Rs. 63,73,000/- (Rupees Sixty Three Lakhs and Seventy Three Thousand only)

The Forced sale value of the property is estimated as 30% less than the present market rate Rs. 44,61,000/- (Rupees Forty Four Lakhs and Sixty One Thousand only)

Guideline value of the property Rs. 50,53,000/- (Rupees Fifty Lakhs and Fifty Three Thousand only)

Note :

Draft Valuation note on Effect due to latest Notification on 500, 1000 denomination.

Prevailing market value is a result of demand/supply, merits/demerits of properties and various locational, social, economical, political factors and circumstances. And prevailing, market value can be estimated through market survey through dependable data/sale instances, local estate developers/brokers, verbal inquiry in neighborhood area.



Demonetization of high denomination currency notes by Govt. of India, may affect Real Estate Market, and may be stagnant for few months. In absence of Real Estate Market sale instances and basis of valuation, it is not possible to estimate the real estate market trend at present in absence of dependable date/sale instances.

We have not considered effect of Demonetization for this valuation report. This valuation is subject to review after stabilization of Indian economy and real estate market, within a year time.

Enclosure:

1. The legal aspects were not considered in this Valuation report.
2. Value varies with the purposes and date.
3. This report contains 10 pages.
4. The concerned Bank (or) Financial Institution is requested to verify the name of the owner, address of the property & extent of the land shown in the valuation report with Originals & with respect to the Latest VAO Ownership certificate & legal opinion.
5. The property was inspected on 16.02.2017 in the presence of Mr.M.Kandasamy (Owner's son).
6. This valuation work is undertaken by the valuer based upon the request from The Branch Manager, Corporation Bank, Pallipalayam Branch, Pallipalayam.
7. Enclosed for:- 1) Location Sketch, 2)Guide line value(Inter net) & 3) Photo.

Valuer

Er. S. MOHAN B.E., MIE., FIV.,
Chartered Engineer & Panel Valuer,
311-F&G, 2nd Floor, Muthuraam Complex,
Opp. Sivaranjani Hotel,
Brough Road, ERODE-638001.
Cell: 94421 - 87525



Komarapalayam - Veppanur Rd

Karuppan Palaniammal

VALUED PROPERTY
11 24.550N, 77 46.720E

Komarapalayam - Tricherpode Rd

salem gupta
hotel veppanur

Salem District Central
Co Operative Bank

Kamal Fancy

Sri Velavan Finance

Jothi Fruit Center

Sababa Temple

Sri Mahalakshmi Stores

Speed Knotting Services

AS Tex

Vinayagadepartment
store

Tamilnad
Mercantile Bank

G S Knotting Service

Best Cheran Spiritex
India Limited



Earth

Google

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GUIDELINE VALUE

Zone : Salem SRO : Kumarapalayam Village: Elanthakuttai
Revnuue Dist Name: Namakkal Taluk Name: Thiruchengodu

SURVEY NO	GUIDELINE VALUE	GUIDELINE VALUE (IN METRIC)	CLASSIFICATION
217/1	175/Sqft	1890/Sqmt	Residential Class I Type - II
217/2	175/Sqft	1890/Sqmt	Residential Class I Type - II
217/3A	175/Sqft	1890/Sqmt	Residential Class I Type - II
217/3B	175/Sqft	1890/Sqmt	Residential Class I Type - II



VIEW OF THE PROPERTY

