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- ★ APPROVED VALUER
- ★ CHARTERED ENGINEER
- ★ GOVT. REGD VALUER FOR
WEALTH TAX & INCOME TAX,

- ★ PANAL VALUER FOR
- ★ AXIS BANK
- ★ CANARA BANK
- ★ CITY UNION BANK

- ★ CORPORATION BANK
- ★ KARUR VYSYA BANK
- ★ STATE BANK OF INDIA
- ★ UNITED BANK OF INDIA

JE/SBI/PPM/REF-003

DATE: 26.03.2018

VALUATION REPORT

BANK : STATE BANK OF INDIA
BRANCH : PALLIPALAYAM

APPLICANT

NAME : 1. THIRU.S.DURASAMY,
S/O.N.CHINNUSAMY,
2. TMT.D.SUMATHI,
W/O.S.DURASAMY

ADDRESS : R.S.F.NO:523/4A, S.F.NO:226-A,
PATTA NO:1112, OLD.WAD.NO:08,
NEAR BHAVANI MAIN ROAD,
KOTTHUKARANPUDUR &
SUNNAMPU ODAI,
SURIYAMPALAYAM VILLAGE,
ERODE CORPORATION & TALUK,
ERODE DISTRICT

PHONE NO : 86956 55566

BUSINESS : "M/S.SHANTHI PROCESSING UNIT P.LTD"

Sankar Tenkhe wala

PROPERTY VALUATION

THE OPEN MARKET VALUE : RS. 3,51,00,000 /-

THE REALISABLE VALUE : RS. 2,98,00,000 /-

THE FORCED SALE VALUE : RS. 2,53,00,000 /-

THE GUIDE LINE VALUE : RS. 58,83,736 /-

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VALUATION REPORT ON IMMOVABLE PROPERTIES

JE/SBI/PPM/REF-003

SBI/PANEL VALUER/SME/262

DATE: 26.03.2018

PURSUANT TO REQUEST FROM THE BRANCH HEAD, STATE BANK OF INDIA, PALLIPALAYAM THE PROPERTY AT R.S.F.NO:523/4A, S.F.NO:226-A, PATTAN NO:1112, OLD.WAD.NO:08, NEAR BHAVANI MAIN ROAD, KOTTHUKARANPUDUR & SUNNAMPU ODAI, SURIYAMPALAYAM VILLAGE, ERODE CORPORATION & TALUK, ERODE DISTRICT WHICH IS OWNED BY 1.THIRU.S.DURASAMY, S/O.N.CHINNUSAMY, 2.TMT.D.SUMATHI, W/O.S.DURASAMY WAS INSPECTED ON 24.03.2018 FOR THE PURPOSE OF ASSESSING THE PRESENT MARKET VALUE.

THE FOLLOWING DOCUMENTS WERE PRODUCED BEFORE ME FOR SCRUTINY.
DOCUMENT COPY, FMB SKETCH

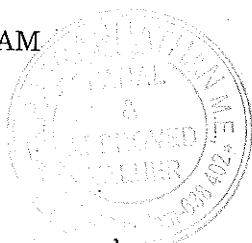
BASED UPON THE ACTUAL OBSERVATIONS AND ALSO THE PARTICULARS PROVIDED TO ME, DETAILED VALUATION REPORT HAS BEEN PREPARED AND FURNISHED IN THE FOLLOWING ANNEXURE I & II.

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 :

1	THE OPEN MARKET VALUE OF THE PROPERTY	RS. 3,51,00,000 /-
2	THE REALISABLE VALUE OF THE PROPERTY	RS. 2,98,00,000 /-
3	THE FORCED SALE VALUE OF THE PROPERTY	RS. 2,53,00,000 /-
4	THE GUIDLINE VALUE OF THE PROPERTY (LAND ONLY)	RS. 58,83,736 /-

- (i) I HAVE INSPECTED THE PROPERTY ON 24.03.2018 IN THE PRESENCE OF THE OWNER OF THE PROPERTY THIRU.S.DURASAMY.
- (ii) I HAVE NO DIRECT OR INDIRECT INTEREST IN THE VALUED.
- (iii) FURTHER THE INFORMATION AND OTHER DETAILS GIVEN ABOVE / IN THE ANNEXURE ARE TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.
- (iv) REGD. VALUER OF INSTITUTION OF VALUERS NO: F: 16821.
- (v) REGD. VALUER UNDER SECTION 34AB OF WEALTH TAX ACT NO.: 04/2011-12
- (vi) **THIS REPORT CONTAINS ELEVEN (11) PAGES.**

STATION : SATHYAMANGALAM
DATE : 26.03.2018



Er. P. JEGANNATHAN, M.E.,
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CHARTERED ENGINEER AND APPROVED VALUER,
GOVT. REGD. VALUER FOR WEALTH TAX & INCOME TAX,
PANEL VALUER FOR BANKS

VALUATION OF LAND

I. GENERAL

1. NAME AND ADDRESS OF BRANCH	:	STATE BANK OF INDIA, PALLIPALAYAM
2. PURPOSE FOR WHICH THE VALUATION IS	:	TO ESTIMATE THE PRESENT MADE MARKET VALUE OF THE PROPERTY
3. DATE OF INSPECTION	:	24.03.2018
4. DATE ON WHICH THE VALUATION IS MADE	:	26.03.2018
5. LIST OF DOCUMENTS PRODUCED FOR PERUSAL	:	XEROX COPY OF SALE DEED DOCUMENT NO: 3216/2016, 3217/2016, DATED ON: 21.09.2016 REGISTERED @ BHAVANI SUB REGISTRAR OFFICE
6. NAME OF THE CUSTOMER/BORROWER UNIT (FOR WHICH VALUATION REPORT	:	"M/S.SHANTHI PROCESSING UNIT P.LTD" NO:3/1, THILLAI NAGAR 1 ST STREET, KRP NAGAR, PALLIPALAYAM, ERODE WEST

7. CUSTOMER DETAILS:

A. NAME	:	1.THIRU.S.DUR AISAMY, S/O.N.CHINNUSAMY, 2.TMT.D.SUMATHI, W/O.S.DUR AISAMY NO:63, AVVAIYAR STREET, TEACHERS COLONY, ERODE
B. MOBILE NUMBER	:	86956 55566
NAME OF THE COMPANY	:	"M/S.SHANTHI PROCESSING UNIT P.LTD"

8. PROPERTY DETAILS:

A. ADDRESS	:	R.S.F.NO:523/4A, S.F.NO:226-A, PATTA NO:1112, OLD.WAD.NO:08, NEAR BHAVANI MAIN ROAD, KOTTHUKARANPUDUR & SUNNAMPU ODAI, SURIYAMPALAYAM VILLAGE, ERODE CORPORATION & TALUK, ERODE DISTRICT
B. NEAR BY LAND MARK / GOOGLE MAP INDEPENDENT ACCESS TO THE PROPERTY	:	NEAR BHAVANI MAIN ROAD

C. BRIEF DESCRIPTION OF THE PROPERTY :

THIS PROPERTY IS A VACANT LAND
LAND LOCATED AT
R.S.F.NO:523/4A, S.F.NO:226-A, PATTA
NO:1112, OLD.WAD.NO:08, NEAR
BHAVANI MAIN ROAD,
KOTTHUKARANPUDUR & SUNNAMPU
ODAI, SURIYAMPALAYAM VILLAGE,
ERODE CORPORATION & TALUK,
ERODE DISTRICT



DISTRICT

Regulation

Dr. P. J. ... M.E.,
M.Sc. ... AIV, FIV,
CHIEF ... VALUER,
GOVERNMENT ... INCOME TAX,
PANEL VALUER FOR BANKS

- D. LOCATION OF THE PROPERTY :
- A) PLOT NO./SURVEY NO : R.S.F.NO:523/4A, S.F.NO:226-A,
PATTA NO:1112
- B) DOOR NO / FLAT NO : ---
- C) T.S.NO./VILLAGE/FLOOR NO. : SURIYAMPALAYAM VILLAGE
- D) WARD / TALUKS : ERODE TALUK
- E) MANDAL /DISTRICT : ERODE
- E. CITY /TOWN (RESIDENTIAL AREA/
COMMERCIAL AREA INDUSTRIAL AREA : RESIDENTIAL AREA
- F. CLASSIFICATION OF THE AREA
- I) HIGH/MIDDLE/POOR : MIDDLE
- II) URBAN/SEMI URBAN/RURAL : URBAN.
- G. COMING UNDER CORPORATION LIMIT/
VILLAGE PANCHAYAT/ MUNICIPALITY : CORPORATION
- H. WHETHER COVERED UNDER ANY STATE/
CENTRAL GOVT. ENACTMENTS (E.G.URBAN
LAND CEILING ACT) OR NOTIFIED UNDER
AGENCY AREA/ SCHEDULE AREA /
CANTONMENT AREA : NO
- I. IN CASE IT IS AN AGRICULTURAL LAND,
ANY CONVERSION TO HOUSE SITE PLOT
IS CONTEMPLATED : NO
- J. WHETHER OCCUPIED BY THE OWER/
TENANNT? IF OCCUPIED BY TENANT
SINCE HOW LONG? RENT RECEIVED
PER MONTH : OWNER OCCUPIED
9. **DOCUMENT DETAILS:**
1. LAYOUT PLAN : NO
2. BUILDING PLAN : NO
3. CONSTRUCTION PERMISSION : NO
10. **PHYSICAL DETAILS:**
- A. BOUNDARY & DIMENSION OF THE PROPERTY : AS PER DOCUMENT
- ITEM NO-I, DOC.NO:3216/2016 = 0.64 ACRE**
- NORTH : D.SUMATHI, C.NATARAJAN & KANAGASAPAPATHI LAND
- SOUTH : M/S.SHANTHI PROCESSING UNIT P.LTD LAND
- EAST : 4' WIDE LANE & P.SENTHILKUMAR LAND
- WEST : M/S.SHANTHI PROCESSING UNIT P.LTD LAND
- ITEM NO-II, DOC.NO:3217/2016 = 0.32 ACRE**
- NORTH : PALAKKATTUR ROAD
- SOUTH : S.DURAISAMY LAND OF 0.64 ACRE
- EAST : C.NATARAJAN LAND
- WEST : CHANDRAL & M/S.SHANTHI PROCESSING UNIT P.LTD LAND
- TOTAL AREA OF ITEM NO-I +II = 0.64 + 0.32 ACRE = 0.96 ACRE**
- B. BOUNDARY & DIMENSION OF THE PROPERTY: AS PER SITE
- NORTH : 20' WIDE (BT) PALAKKATTUR ROAD
- SOUTH : VACANT LAND & M/S.SHANTHI PROCESSING UNIT P.LTD
BUILDING
- EAST : P.SENTHILKUMAR & C.NATARAJAN LAND
- WEST : M/S.SHANTHI PROCESSING UNIT P.LTD & CHANDRAL LAND

II. CHARACTERISTICS OF THE SITE:-

- | | | |
|---|---|----------------------------------|
| 1. CLASSIFICATION OF LOCALITY | : | MIDDLE CLASS |
| 2. DEVELOPMENT OF SURROUNDING AREAS | : | DEVELOPING AREA |
| 3. POSSIBILITY OF FREQUENT FLOODING | : | NO |
| 4. FEASIBILITY TO THE CIVIC AMENITIES LIKE SCHOOL, HOSPITAL, BUS STOP, MARKET ETC., | : | AVAILABLE WITHIN 10.0 KMS RADIUS |
| 5. LEVEL OF LAND WITH TOPOGRAPHICAL CONDITIONS | : | LEVEL |
| 6. SHAPE OF LAND | : | RECTANGULAR SHAPE |
| 7. TYPE OF USE TO WHICH IT CAN BE PUT | : | VACANT LAND |
| 8. ANY USAGE RESTRICTION | : | NO |
| 9. IS PLOT IN TOWN PLANNING APPROVED LAYOUT? | : | NO |
| 10. CORNER PLOT OR INTERMITTENT PLOT? | : | INTERMITTENT |
| 11. ROAD FACILITIES | : | AVAILABLE |
| 12. TYPE OF ROAD AVAILABLE AT PRESENT | : | MUD ROAD |
| 13. WIDTH OF ROAD - IS IT BELOW 20 FT OR MORE THAN 20 FT | : | MORE THAN 20 FT |
| 14. IS IT A LAND -LOCKED LAND? | : | NO |
| 15. WATER POTENTIALLY? | : | NO |
| 16. UNDERGROUND SEWERAGE SYSTEM | : | NO |
| 17. POWER SUPPLY IS AVAILABLE IN THE SITE | : | NO |
| 18. ADVANTAGE OF THE SITE | : | SITUATED IN DEVELOPING AREA |

III. ASSUMPTIONS/REMARKS :

- | | | |
|---|---|-----------------|
| 1. QUALIFICATIONS IN TIR/MITIGATION SUGGESTED, IF ANY | : | NO |
| 2. PROPERTY IS SARFAESI COMPLIANT | : | YES |
| 3. WHETHER PROPERTY BELONGS TO SOCIAL INFRASTRUCTURE LIKE HOSPITAL, SCHOOL OLD AGE HOME ETC | : | NO |
| 4. WHETHER ENTIRE PIECE OF LAND ON WHICH THE UNIT IS SETUP/PROPERTY IS SITUATED HAS BEEN MORTGAGED OR TO BE MORTGAGED | : | TO BE MORTGAGED |
| 5. DETAILS OF LAST TWO TRANCACTIONS IN THE LOCALITY/AREA TO BE PROVIDED, IF AVAILABLE | : | NO |
| 6. ANY OTHER ASPECT WHICH HAS RELEVANCE ON THE VALUE OR MARKETABILITY OF THE PROPERTY | : | NO |



P. Jeganathan
Ex. P. JEGANNATHAN, M.E.
M.Sc.(RE) - CIVIL & COMM. ENGRG., FIV
CHARTERED SURVEYOR AND APPROVED VALUER,
GOVT. REGD. VALUER FOR DEATH TAX & INCOME TAX,
PANEL VALUER FOR BANKS

IV. VALUE OF LAND:

TAKING INTO CONSIDERATION THE ABOVE PARAMETERS AND THE LOCATION OF THE PROPERTY AND ALL OTHER FACTORS, VALUE OF THE SAME IN MY OPINION AND FROM THE LOCAL ENQUIRIES MADE WOULD FETCH AS FOLLOWS.

1.VALUE OF ADOPTING GLR

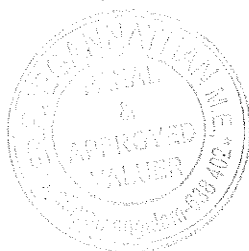
- i. GUIDELINE RATE AS OBTAINED FROM
THE REGISTRAR'S OFFICE = RS.201 /- SQFT
- ii. VALUE OF LAND BY ADOPTING
GLR = 29,272.32 SQFT X RS.201 /-
= RS. 58,83,736 /-

2.VALUE OF ADOPTING PMR (PREVAILING MARKET RATE)

- i. PREVAILING MARKET RATE UNITE RATE ADOPTED IN THIS
VALUATION AFTER CONSIDERING THE CHARACTERISTICS
OF THE SUBJECT PLOT = RS.1200 /- SQFT
- ii. VALUE OF LAND BY ADOPTING PMR = 29,272.32 SQFT X RS.1200 /-
= RS. 3,51,26,784 /-
- SAY = RS. 3,51,00,000 /-

TOTAL ABSTRACT OF THE ENTIRE PROPERTY:

		GOVT. VALUE (LAND ONLY)	MARKET VALUE	REALISABLE VALUE	DISTRESS SALE VALUE
PART- A	LAND	58,83,736 /-	3,51,00,000 /-	2,98,00,000 /-	2,53,00,000 /-
PART- B	BUILDING	NIL	NIL	NIL	NIL
5.1	EXTRA ITEMS	NIL	NIL	NIL	NIL
5.2	AMENITIES	NIL	NIL	NIL	NIL
5.3	MISCELLANEOUS	NIL	NIL	NIL	NIL
5.4	SERVICES	NIL	NIL	NIL	NIL
	TOTAL	58,83,736 /-	3,51,00,000 /-	2,98,00,000 /-	2,53,00,000 /-



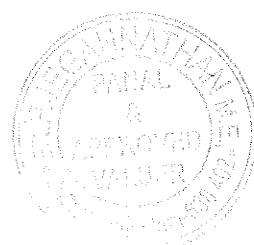
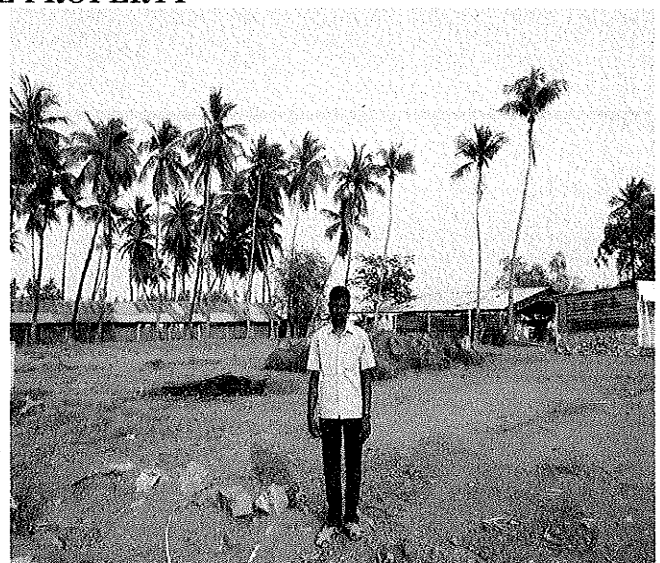
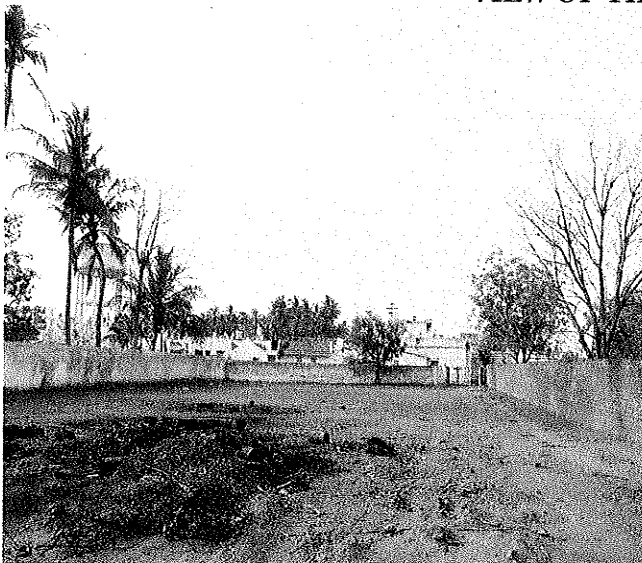
P. Jaganathan
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GOVT. REGD. VALUER IN REVENUE & INCOME TAX,
PANEL VALUER FOR BANKS

PHOTOGRAPIC VIEWS

VIEW OF THE PROPERTY



VIEW OF THE PROPERTY



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Er. P. JESSEPH NATHAN, M.E.,
M.Sc. (R.V.), F.C.P. (S.), A.M.E., A.V., F.V.,
CHARTERED ENGINEER AND APPROVED VALUER,
GOVERNMENT DEPARTMENT OF INCOME TAX,
PANEL VALUER FOR BANKS

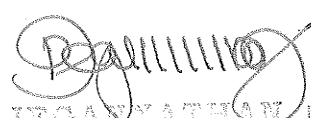
GUIDELINE SEARCH

SEARCH CRITERIA :

ZONE: COIMBATORE
GUIDELINE VILLAGE: SURIYAMPALAYAM
REVENUE DISTRICT: ERODE
SUB REGISTRAR OFFICE: BHAVANI
REVENUE VILLAGE: SURIYAMPALAYAM
REVENUE TALUKA: ERODE

SR. NO.	STREET NAME	GUIDELINE VALUE (□) (BRITISH VALUE)	GUIDELINE VALUE (□) (METRIC VALUE)	LAND CLASSIFICATION
34	WARD.7 HARIJANA STREET (SURIAMPALAYAM- RAMANATHAPURAM PUDUR	134/ SQUARE FEET	1445/ SQUARE METRE	RESIDENTIAL CLASS III TYPE - I
35	WARD.7.PANNADI STREET - RAMANATHAPURAM PUDUR	268/ SQUARE FEET	2885/ SQUARE METRE	RESIDENTIAL CLASS I TYPE - I
36	WARD.8 BHAVANI ROAD , VEERAPANNADI PUDUR	201/ SQUARE FEET	2165/ SQUARE METRE	RESIDENTIAL CLASS II TYPE - I
37	WARD.8 KOTTHUKARAN PUDUR	201/ SQUARE FEET	2165/ SQUARE METRE	RESIDENTIAL CLASS II TYPE - I
38	WARD.8 VEERAPANNADI PUDUR	201/ SQUARE FEET	2165/ SQUARE METRE	RESIDENTIAL CLASS II TYPE - I
39	WARD.9 INTHIRAPURAM	201/ SQUARE FEET	2165/ SQUARE METRE	RESIDENTIAL CLASS II TYPE - I
40	WARD.9 KARUPPANNA GOVUNDAN PUDUR	201/ SQUARE FEET	2165/ SQUARE METRE	RESIDENTIAL CLASS II TYPE - I




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Abstract

