

7493611288
Ln. Er. A. Venkatachalam M.E.(Structural),
M.Sc. (Real Estate Valuation), M.L.E., F.I.V.

Chartered Civil Engineer
Regd. Valuer for Income Tax, Wealth Tax (04/05-06)
District Panel Engineer Class - IA
E-mail : arulmurugan.av@gmail.com
Panel Valuer for



ARRUL ASSOCIATES

No.1, Paramathy Road,
Opp. to Municipal Office,
Namakkal - 637 001.
Cell : 98427 - 57507
98427 - 33024

◆ 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 ◆ Dhanlaxmi Bank ◆ South Indian Bank

VALUATION REPORT ON IMMOVABLE PROPERTIES

Date: 19.09.2020

Pursuant to the request from AXIS BANK, TIRUCHENGODE the Property in S.F.No: 163/16, Joint Patta No: 1003, Door No: 2/254 at Near Chithalandur To Jedarpalayam Road, Solasiramani Village & Panchayat, Kabilarmalai Union, Paramathi - Velur Taluk, Namakkal District, which is owned by 1. Mr. R. MAHUESWARAN, S/o. P. Ramasamy, 2. Mr. R. CHITHAMBARAM, S/o. P. Ramasamy, was inspected on 18.09.2020 for the purpose of assessing the present market value of the fixed assets in it.

The following documents were produced before me for Perusal:

1. Refer, Sale deed document at Paramathi SRO. Document No: 2117/2009, Date: 09.07.2009.
2. Refer, Legal Opinion given by Advocate, Mr. Natanasabesan, Tiruchengode. Date: 16.09.2020.

Based upon the actual observations and also the particulars provided to me detailed valuation report has been prepared and furnished in the following Annexures I & II.

After giving careful consideration to the various important factors like the specification, the present condition, age, future life, replacement cost, depreciation, potential for marketability etc. as per the known principles of valuation. I am of the opinion that

a. The Open Market Value of the Property is : Rs. 1,00,00,000.00

b. The Forced Sale Value of the Property is : Rs. 85,00,000.00

c. The Guideline Value of the Property is : Rs. 14,83,000.00
(LAND ONLY)

It is declared that,

1. I have inspected the property on 18.09.2020 in the presence of the property owner Mr. R. MAHUESWARAN.
2. I have no direct or indirect interest in the valued.
3. Further the information and other details given above/in the annexure are true to the best of my knowledge and belief.
4. REGD. VALUER OF INSTITUTION OF VALUERS No: F: 12661
5. REGD. VALUER UNDER SECTION 34AB OF WEALTH TAX ACT No: 04 / 05-06.
6. THIS REPORT CONTAINS FOURTEEN (14) PAGES.

Place: Namakkal
Date : 19.09.2020

Signature of the Valuer

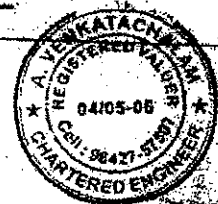
Er. A. VENKATACHALAM, M.E., M.L.E., F.I.V.
CHARTERED ENGINEER, REGISTERED VALUER 04/05-06
DISTRICT PANEL ENGINEER CLASS IA
APPROVED VALUER FOR BANKS,
ARRUL ASSOCIATES,
No. 1, PARAMATHI ROAD, NAMAKKAL-637 001
Cell : 98427-57507, 98427-33024

Bar Code: 10022048595

VALUATION REPORT FOR NON-AGRI

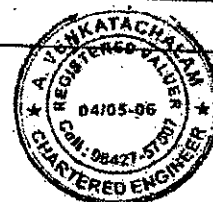
Report Initiated Bank	AXIS BANK	Name of Branch	TIRUCHENGODE BRANCH
Name of Owner's	1. Mr. R. MAHUESWARAN, S/o. P. Ramasamy. 2. Mr. R. CHITHAMBARAM, S/o. P. Ramasamy.	Name of Customer's	1. Mr. R. MAHUESWARAN, S/o. P. Ramasamy. 2. Mr. R. CHITHAMBARAM, S/o. P. Ramasamy.

DETAILS OF THE PROPERTY BEING VALUED			
Location of Property		Rural	
Documents Provided		Document Copy, Legal Opinion Copy, Patta Copy, Adangal & FMB Sketch.	
Deed No. Dated & Deed Value		Refer, Document	
S.F.No./Patta No./Door No.	S.F.No: 163/16, Joint Patta No: 1003, Door No: 2/254	Road	Near Chithalandur To Jedarpalayam Road
Area	Sakthi Murugan Rice Mill	Locality/Landmark	Opposite To MS Mobiles
Village/Union/Taluk	Solasiramani Village & Panchayat, Kabilarmalai Union, Paramathi-Velur Taluk,	District	Namakkal
State	Tamilnadu	Pin code	697 210
Distance from Area Office	20.00 Km	Phone No.	



TYPE OF PROPERTY	
(A) Plot :	Residential
Level of land with topographical conditions	Leveled
Any construction observed on plot	Yes
(B) Residential Property:	Independent Rice Mill
Civic Amenities like school, hospital, market, etc.,	Available
(C) Commercial/Industrial Property:	NA
(D) Agricultural Land Property:	NA

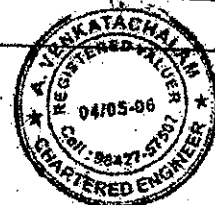
ACCESSIBILITY / BOUNDARIES / OTHERS			
Availability of local transport		Bus, Auto	
Distance from Railway Station		31.00 Km from Sankagiri R.S	
Does the approach road to the building is small and large	Small	Will it be able to accommodate a fire extinguisher	Yes
Does the property falls under land locked area	No	Does the property falls in a community dominated area	No
Does the boundaries at site match, as mentioned in Documentation		Yes	
BOUNDARIES & DIMENSIONS (AS PER DOCUMENT)			
Boundary (as per document & legal opinion)			
North By	Property relating to One. Velusamy Achariyar in S.F.No's: 163/15A, 163/15B & 163/15C	South By	Property relating to One. Chinnappa gounder in S.F.No: 163/17A
East By	Property relating to Parvatham and others in S.F.No: 126/5	West By	Property relating to One. Kandasamy in S.F.No: 163/11
Measurement (as per document)			
North By	210'0"	South By	197'9"
East By	122'0"	West By	105'6"
Extent = 50.00 Cent (or) 22,127.00 Sq.Ft			



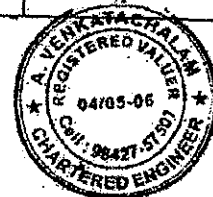
BOUNDARIES & DIMENSION (AS PER VERIFICATION) = AS PER ABOVE			
Class of locality		Middle Class	
Quality of Infrastructure in the vicinity		Normal	
Ownership Status of the Property		Free Hold	
Approved usage of property	—	Actual Usage of Property	Rice Mill Building
Restrictive covenants in regards to Land Use (if any)		No	
Type of Structure		Load Bearing Structure	
		Ground Floor	
Occupancy Details		Self-Occupied	

IF THE PROPERTY IS ON RENT			
Name of Tenant	Owner	Number of Years in Tenancy	Owner
Was There Any Resistance For Valuation	No	If Yes, From the Current Occupants	Owner
Does Property Have Basic Amenities	Yes Electricity, Water Supply arrangements etc.,	Development of Surrounding Area	Developing Area

APPROVED DETAILS			
Layout Approval Number : Not Approved			
Date of Approval	—	Expiry Date	—
Building Approval Number: Not Approved			
Date of Approval	—	Expiry Date	—



LAND DETAILS			
Area of Land (as per document)	50.00 Cent (or) 22.127.00 Sq.Ft	Extent of Site	50.00 Cent (or) 22.127.00 Sq.Ft
Area of Land (as per site)	50.00 Cent (or) 22.127.00 Sq.Ft	Extent of Site Considered for Valuation Purpose	50.00 Cent (or) 22.127.00 Sq.Ft
CONSTRUCTION DETAILS			
Approval Area of the Plot (In Sq.Ft)	---	Approved Built Up Area (in Sq.Ft)	---
Demarcation At Site		Yes	
FLOOR WISE BREAK UP AS FOLLOWS			
Flooring: Cement	As Per Approval	As per Site	As Per Considered
M. Tiled Roof & Tin Sheet Roof Rice Mill Building-G.F (In Sq.Ft)	Not Approved	(64'0" X 60'0") 3,840.00 Sq.Ft	---
Total Build Up Area (In Sq.Ft)	---	3,840.00 Sq.Ft	---
Total Carpet Area (In Sq.Ft)	---	---	---
Total Saleable area (in Sq.Ft)	---	3,840.00 Sq.Ft	---
CURRENT USAGE			
Ground Floor Tin Sheet Roof	RICE MILL BUILDING		
Whether the construction is as per approved building plan and /or local building bye laws:	BUILDING ARE NOT APPROVED (FULLY DEVIATION)		
Details of Extra Construction	---		
Quality of Construction	NORMAL		
Maintenance of the Property	NORMAL		
Current Life of the Structure	80 Years Old	Project Life of the Structure	Life Expired

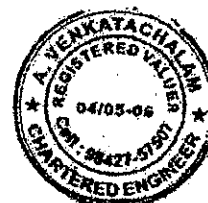


VALUE OF THE PROPERTY DETAILS	
LAND	
GOVERNMENT GUIDELINE VALUE = 50.00 Cent (or) 22,127.00 Sq.Ft X Rs. 67.00/Sq.Ft	= Rs. 14,83,000.00
NOTE:-	
In Front Side Portion is Rs. 3.00 Lakhs/Cent &	
Rear Side Portion is Rs. 1.00 Lakhs/Cent.	
So, the average rate is Rs. 2.00 Lakhs/Cent is adopted.	
MARKET VALUE	= 50.00 Cent X Rs. 2.00 Lakhs/Cent
	= Rs. 1,00,00,000.00
FORCED SALE VALUE (85%)	= Rs. 85,00,000.00
BUILDING - NOT APPROVED	


	Land	Building	Amenities	Total
Government Guideline Value	14,83,000.00	---	---	14,83,000.00
Market Value	1,00,00,000.00	---	---	1,00,00,000.00
Distressed / Forced Sale Value (85%)	85,00,000.00	---	---	85,00,000.00
REMARKS:				
1. <u>Road access:</u> Road Access is available (More than 20 ft Road)				
2. <u>Demarcation of property being the Building:</u> Yes, Demarcation available for the Building				

Undertaking:

1. I have personally visited the property & identified the same based on the documents provided
2. I/We have no direct or indirect interest in the property being valued



3. The information furnished above is true and correct to my/our knowledge
4. I have not been penalized or convicted by any Bank/Financial institution/Government Department/PSU/Corporate
5. This valuation is prepared without any prejudice or bias to any person or institution
6. The value of land is taken into account by making due enquires in the locality and ascertaining the sales value of the properties in the locality
7. Any additions/alterations made to the property after the date of valuations shall not fall under the scope of this report



AUTHORIZED SIGNATORY

LT. A. VENKATACHALAM, M.E., M.I.E., R.E.A.
CHARTERED ENGINEER, REGISTERED VALUER, 09/02/86
DISTRICT PANEL ENGINEER CLASS I A
APPROVED VALUER FOR BANKS,
AKRUI ASSOCIATES,
No. 1, PARAMATHI ROAD, NAMAKKAL-637 001
Cell : 98427-57507, 98427-33024

Date: 19.09.2020

ATTACHMENTS:

1. ROUTE MAP
2. FMB SKETCH
3. PHOTOGRAPHIC VIEW
4. GUIDELINE VALUE

VALUATION REPORT CHECK-LIST

1. Full Names of all property owners are mentioned. Address of the property is mentioned and is same as latest title deed. ☐ Yes
2. Boundaries of the property are mentioned as per both, title deed and actual observations ☐ Yes
3. Clearly Mentioned that property has been identified by the borrower on his own based on the address ☐ Yes
4. Type of Property is Clearly Mentioned (Amongst Agricultural, Residential, Commercial, Industrial, etc.) ☐ Yes
5. If land, Clearly Mentioned whether the land is land locked plot or independent land
 - Only "Yes" or "No" should be mentioned. "Not Applicable" should not be mentioned here ☐ Yes
6. If Vacant Land, Clearly Mentioned that proper demarcation and fencing has been done ☐ Yes
7. If building, Clearly mentioned that construction has been done according to the building plan approval. ☐ No
 - If Yes, Building Fully deviation should be clearly specified.
8. If building, Clearly Mentioned that building use/completion certificate has been obtained from competent authority. ☐ Yes
9. Clearly mentioned whether access to the property is available. ☐ Yes
 - Only "Yes" or "No" should be mentioned. "Not Applicable" should not be mentioned here.
10. Basis for arriving at government value has been mentioned and necessary documents have been enclosed. ☐ Yes



The Location map of the Property in S.F.No: 163/16, Joint Patta No: 1003, Door No: 2/254
at Near Chithalandur To Jedarpalayam Road, Solasiramani Village & Panchayat,
Kabilarmalai Union, Paramathi-Velur Taluk, Namakkal District.

Applicant's Name: 1. Mr. R. MAHUESWARAN, S/o. P. Ramasamy.
2. Mr. R. CHITHAMBARAM, S/o. P. Ramasamy.



Area of Site = 50.00 Cent (or) 22,127.00 Sq.Ft
Boundary Shown in [REDACTED]

