

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 : arulmurugan.av@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
♦ IVB ♦ 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

Pursuant to the request from The Branch Head, Corporation Bank, Pallipalayam Branch, the Property in S.F.No: 244/3, Kandhanakadu, Sembarikadu Road, VEDIYARASAMPALAYAM, Pallipalayam Agraharam Village & Panchayat, Kumarapalayam Taluk, Namakkal District, which is owned by **Mr. S. THANGARAJ, S/o.Mr.Sengoda Gounder** was inspected on 06.08.2018 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 to Xerox copy of My Previous Valuation Report, Date: 27.09.2014

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:

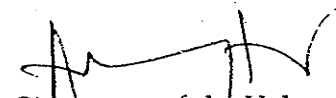
- Present Market Value of the Property : Rs. 1,35,93,000.00
- Forced Sale Value of the Property : Rs. 1,01,95,000.00
- Guide Line Value of the Property : Rs. 60,07,000.00

It is declared that,

1. I have inspected the property on 06.08.2018 in the presence of the owner of the property **Mr. S. Thangaraj.**
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.

Place: Pallipalayam

Date: 07.08.2018


Signature of the Valuer

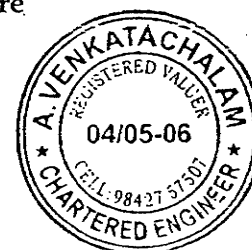
Er. A. VENKATACHALAM, M.E., M.I.E., F.I.V.,
CHARTERED CIVIL ENGINEER & DISTRICT PANEL VALUER 04/05-06,
DISTRICT PANEL ENGINEER CLASS - IA
AGRAHARAM VILLAGE & PANCHAYAT,
KUMARAPALAYAM TALUK,
NAMAKKAL DISTRICT,
81/1D, CHAIRMAN BUILDING, SANKARI MAIN ROAD,
OTTAMETHAI, PALLIPALAYAM - 638006.
CELL: 98427 57507, 98427 22200

PROPERTY VALUATION REPORT

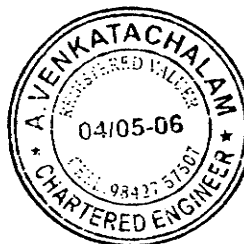
04/27/NKL/Corp

Date: 07.08.2018

- | | | |
|---|---|---|
| 01. Name of the Party/Purchaser and Address | : | Mr. S. THANGARAJ,
S/o. Mr. Sengoda Gounder. |
| 02. Name of the title holder and Address | : | Pallikadu, VEDIYARASAMPALAYAM,
Pallipalayam Agraharam Village,
Kumarapalayam Taluk,
Namakkal District. |
| 03. Purpose of Valuation | : | To know the present
market value of the property |
| 04. List of Documents produced | : | Refer to Xerox copy of My Previous
Valuation Report, Date: 27.09.2018. |
| 05. Date of Inspection | : | 06.08.2018 |
| 06. Date of Valuation | : | 07.08.2018 |
| 07. Approximate distance from the | : | 3.5 KM |
| 08. Situation / Location / brief | : | S.F.No: 244/3, Kandhanakadu,
Sembarikadu Road,
VEDIYARASAMPALAYAM, Pallipalayam
Agraharam Village & Panchayat,
Kumarapalayam Taluk,
Namakkal District. |
| 09. Boundaries of the property | : | (As Per Document) |
| North of | : | S.F.No: 244/3, Velappa Gounder
Vagaira Property, 20'0" Feet Width
Road |
| South of | : | S.F.No: 245, Duraisamy Property |
| East of | : | S.F.No: 244/5 Kalianna Gounder
Property |
| West of | : | S.F.No: 246 Kalianna Gounder
S/o. Mr. Sengoda Gounder |
| Extent of land | : | 0.78 Acre |



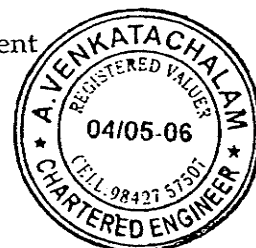
10. Property Tax Details : ---
11. Assuming the entire property is let out, the probable monthly Rent and advance Building Rent : Nil
12. Whether the Building Plan has been approved? : Nil
- If Yes, Date of approval, : Approval Plan Not Available
- i. approving authority, and whether the Building has been Constructed as per the approved plan : ---
- ii. If No, the reason for non- approval : ---
13. General Remarks : Nil



II. VALUATION DETAILS:

A. LAND

The Total Area [Extent] of the Site / Land	: 0.78 Acre
Description of the Site / Land	
a. Character of Locality	: Residential Area
b. Classification	: Middle Class
c. Development of surrounding Areas	: Residential Area
d. Is the locality subjected to frequent flooding	: No
e. Feasibility to the Civic amenities Like School, Hospital, Offices, Markets etc	: Near by
f. Shape of the Land	: Rectangle
g. Type of use, which it can be put	: Residential Purpose
h. Any other restriction of usage	: No
i. Nature of right, whether Lease hold / free hold	: Free Hold
j. Road Facility	: Available
k. Is it a Corner Plot	: No
l. Water Supply / Potentiality	: Available (well)
m. Underground sewerage system	: No
n. Any other sentimental / social issue which may affect the value	: No
02. General Remarks	: ---
Prevailing Unit market Rate	: Rs. 1,70,000/Cent To Rs. 1,80,000/Cent
Unit Rate adopted in this Valuation	: Rs. 1,70,000/Cent



Guide line Rate : Rs. 167.00/Sq.Ft
 : 0.78 Acre (or) 78.00 Cents

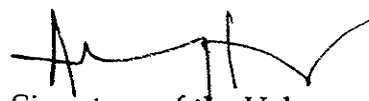
Valuation of the Site / Land

Present Market rate of the Land : 78.00 Cents X Rs. 1,70,000/Cent
 Rs. 1,32,60,000/-
Say. Rs. 132.60 Lakhs

Present Guide line rate of the Land : 33,976.54 Sq.Ft X Rs. 167.00/Sq.Ft
 Rs. 56,74,082/-
Say. Rs. 56.74 Lakhs

- Present Market Value of the Property : Rs. 1,32,60,000.00
- Forced Sale Value of the Property : Rs. 99,45,000.00
- Guide Line Value of the Property : Rs. 56,74,000.00

Place: Pallipalayam
 Date: 07.08.2018

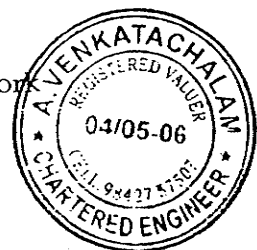

 Signature of the Valuer

Er. A. VENKATACHALAM, M.E., M.I.E., F.I.V.,
 CHARTERED ENGINEER & REGISTERED VALUER, 04/05-06,
 DISTRICT CLASS 1A
 ADDRESS: 12, BANKS,
 81/12, CHENNAI, TAMIL NADU, INDIA. MAIN ROAD.
 CHENNAI - 600 006.
 CELL 98427 17 001, 98427 22200

BUILDING

01. Type of Constructions	: Load Bearing Structure
02. Quality of Construction	: III Class
03. Appearance of the Building	: Normal
04. Maintenance of the Building	: Normal
05. Description of the Building	:
a. Foundation	: R.R. Masonry
b. Superstructure	: Brickwork in C.M
c. Roof	: AC Sheet Roof
d. Doors & Windows	: Cement Door & Windows
e. Sanitary Fittings	: Quality Material Used
f. Flooring	: Cement Flooring
g. Electricity Supply	: Available
Total Plinth Area	: Given in Valuation details
Total life of the Building Estimated	: AC Sheet Roof (2004)= 45 Years
General Remarks	:
Age of the Building	: AC Sheet Roof Building= 14 Years
Residual age of the Buildings	: AC Sheet Roof Building= 31 Years
06. Replacement Rate of Construction With the existing conditions And specification	: Given in Valuation details
07. Compound walls	:
Height & Length	: Heights 4'0"
Type of Construction	: 4 ½ "Brick Work

DETAILS OF BUILDING



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

VALUATION DETAILS:

Plinth Area Details

AC Sheet Roof Open Shed 16'0" X 59'0" = 944.00 Sq.Ft

AC Sheet Roof Room 16'0" X 12'6" = 200.00 Sq.Ft

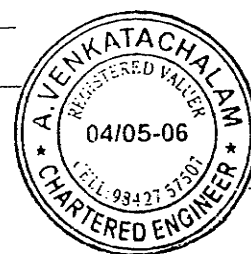
S. No	Description	Area in Sq.Ft	Rate/1 Sq.Ft	Replacement Value Rs.	Year of Construction Rs.	Depreciation Value Rs.	Present Value Rs.
1.	AC Sheet Residential Building	944.00	250/-	2,36,000/-	2004 (31.50%)	74,340/-	1,61,660/-
2.	AC Sheet Roof Room	200.00	450/-	90,000/-	2004 (31.50%)	28,350/-	61,650/-

Total Rs. 2,23,310/-
Say Rs. 2,23,000/-

EXTRA ITEMS

1. Portico (Stair hand rails)	:	Rs.	---
2. Ornamental front door	:	Rs.	---
3. Sit out/verandah with steel grills	:	Rs.	---
4. Open staircase	:	Rs.	---
5. Balcony construction-	:	Rs.	---
6. Over head water tank	:	Rs.	---
7. Extra steel grills/collapsible gates	:	Rs.	---
8. Side doors etc..	:	Rs.	---
Total	:	Rs.	---
Less : Depreciation	:	Rs.	---
Net value	:	Rs.	---

AMENITIES



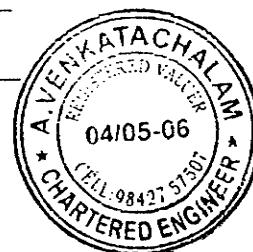
1.	Ward robes/Showcases/False ceiling	:	Rs.	---
2.	Ceramic tiles in Toilet & Kitchen	:	Rs.	---
3.	Extra Sinks/bath tub/geyser/wash basin	:	Rs.	---
4.	Marble flooring/Ceramic tiles flooring/ Granite Flooring or any other special flooring:		Rs.	---
5.	Interior decorations/wall panelling works	:	Rs.	---
6.	Architectural elevation works	:	Rs.	---
7.	Aluminum Doors/Windows	:	Rs.	---
8.	Air Conditioners/Exhaust fans	:	Rs.	---
9.	Compound Wall	:	Rs.	---
10.	Sun Control Films, etc	:	Rs.	---
	Total	:	Rs.	---
	Less : Depreciation	:	Rs.	---
	Net value	:	Rs.	---

MISCELLANEOUS VALUE AFTER DEPRECIATION

1.	Separate toilet room	:	Rs.	---
2.	Separate lumber room	:	Rs.	---
3.	Separate water sump	:	Rs.	---
4.	Trees/Gardening, Land scrapping works	:	Rs.	---
	Total		Rs.	---

SERVICES

1.	Water supply arrangements	:	Rs.	50,000.00
2.	Drainage arrangements	:	Rs.	---
3.	Compound wall	:	Rs.	60,000.00
4.	E.B. deposit & fittings etc,	:	Rs.	---
5.	Pavements	:	Rs.	---
6.	Steel gate	:	Rs.	---
	Total	:	Rs.	1,10,000.00



TOTAL VALUATION


1.	Land	:	Rs.	1,32,60,000.00
2.	Building	:	Rs.	2,23,000.00
3.	Extra Items	:	Rs.	----
4.	Amenities	:	Rs.	----
5.	Miscellaneous	:	Rs.	----
6.	Services	:	Rs.	1,10,000.00
7.	Add: Potential value , if any	:	Rs.	----
Total Value of the Land & Building				Rs. 1,35,93,000.00

(Rupees One Crore, Thirty Five Lakhs and Ninety Three Thousand only)

- Present Market Value of the Property : Rs. 1,35,93,000.00
- Forced Sale Value of the Property : Rs. 1,01,95,000.00
- Guide Line Value of the Property : Rs. 60,07,000.00

Place: Pallipalayam

Date: 07.08.2018


Signature of the Valuer

Er. A.VENKATACHALAM, M.E.M.I.E., F.I.V.,
CHARTERED ENGINEER, REGISTERED VALUER.04/05-06,
DISTRICT CLASS I & II, CLASS IA
ADDITIONAL MEMBER, BANKS,
8/10, CHENNAI MAIN ROAD,
CHENNAI - 600 017.
CELL: 98427 81071, 98427 82200

MARKETABILITY

* The Present marketability of the land is NORMAL.

* The Present worth of the Building is Normal but the marketability is Normal.

NOTE

1. The site is located on Kandhanakadu, Sembarikadu Road, VEDIYARASAMPALAYAM Main Road. Pallipalayam Agraharam Village, Kumarapalayam Taluk, Namakkal District.
2. At the time of inspection Mr. S. Thangaraj, accompanied with me to identify and inspect the property.
3. I Perused the following Documents:
 1. Refer Xerox Copy of My Previous Valuation Report, Date: 27.09.2014
4. The above document is only produced, for my perusal at the time of inspection, out of which, I derived the above value.
5. At the time of inspection present Market Rate of the Applicant's site is Rs. 2,60,000/Cent to Rs. 2,70,000/Cent
6. This Valuation Report is prepared for "Corporation Bank" Pallipalayam Branch.
7. This Valuation Report contains 14 pages including 1 Nos. of Line sketch and 1 sheet photo.

III. DECLARATION

1. The facts furnished above are true and correct to the best of my knowledge and belief.
2. I have no direct or indirect interest in the property Valued.
3. I have inspected the Site / property personally on 06.08.2018.

Place: Pallipalayam

Date: 07.08.2018

Signature of the Valuer

ET. A. VENKATACHALAM, M.E., M.I.E., F.I.V.,
 CHARTERED IN THE M.E. VALUER 04/05-06,
 DISTRICT M.E. VALUER CLASS IIA
 APPOINTED BY THE BANKS,
 81/1D, CHANDRASEKHAR STREET, MAIN ROAD,
 OTTAMCHERI, PALLIPALAYAM - 638006.
 CELL-98427 57507, 98427 22200

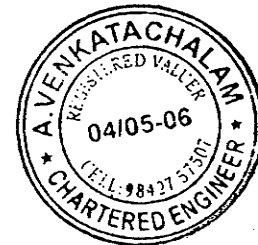


பதிவுத்துறை

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
1	244/3	167/ Square Feet	1810/ Square Metre	Residential Class I Type - II



(NOT TO SCALE)



Mothi Spinners
K.P.Balakrishnan
Balgallow

Vinayakar
Kovil

Owner Property

Mud Road

Loom Factory

Sembarikadu Road

E.B. Transpormer

Common Road

Thangaraj Property

Kongu
Kaliyanamandupam

Vaikalmadu Road

Mariamman
Kovil

Andikadu Road

Panchayat
Office

Elementary School

Andikadu Road

E.B. Transformer

30'0" Mud Road

Mariamman Kovil Road

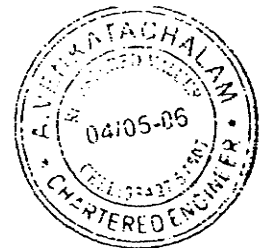
Madeshwaran
Kovil Bus Stop

To Sankari Road

To Pallipalayam Road

PROPERTY AT:-

Name Borrower : Thiru.S.Thangaraj, S/o.Thiru.Sengoda Gounder,
S.F.No : 244/3,
Arca : Kandhana Kadu, Sembarikadu Road,
Village : VEDIYARASAMPALAYAM,
Taluk : Pallipalayam Agraharam Village,
District : Pallipalayam Agraharam Panchayat,
Taluk : Komarapalayam,
District : Namakkal.



VALUED PROPERTY

VK Gerd Furniture
Manufacturer

79A

Pallipalayam - Sankari Rd

ration

Shri Lakshmi Nagar
weaved private limited

TO CARE

corporation

Seggs Textile

Sh. Giti Sizing
Mills Unit 2

Go. gle

50 m

Map - Report a map error

V.P. Tex Private Limited

NAGARKOV LIPKRI

Sant Seharan
Sinning Mills

ish Office

Shi Maryamona Textile
Unit 1, 2, 3, 4

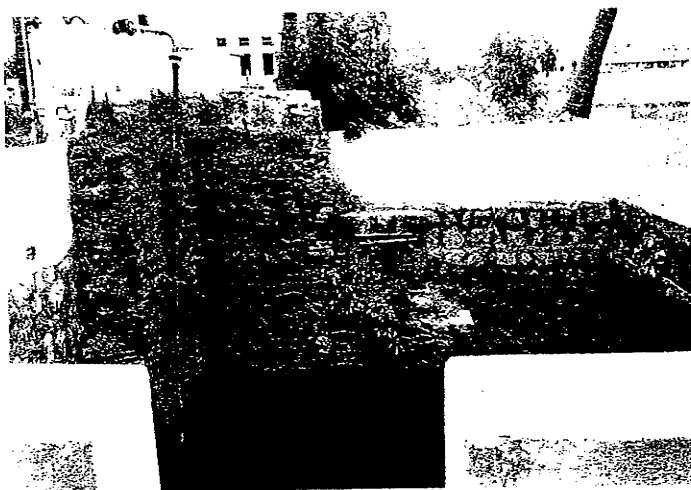
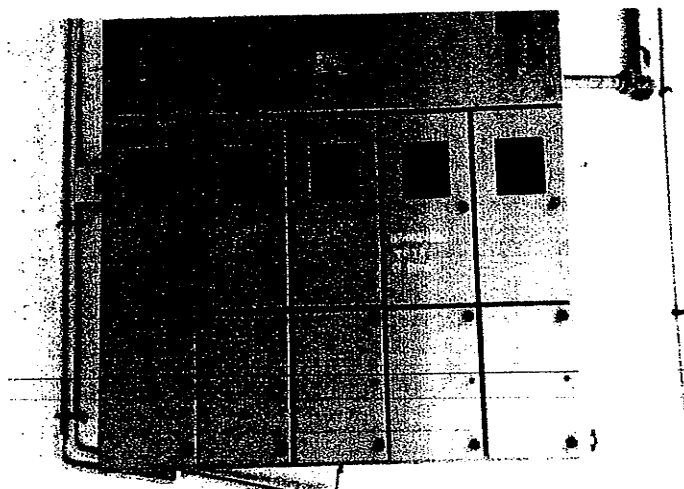
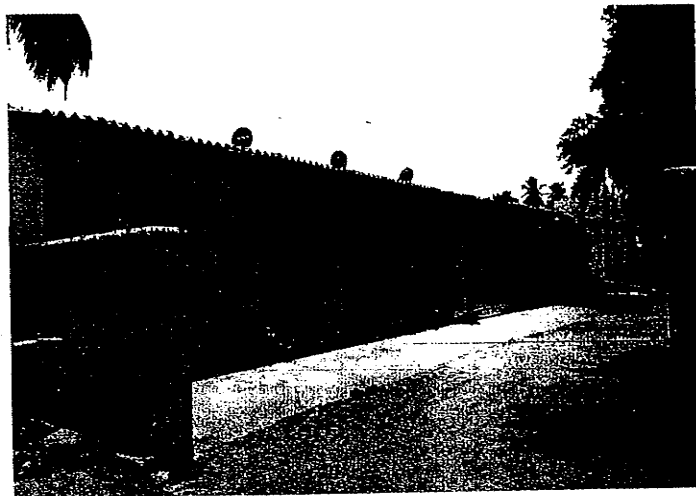
Shi Caran Textile

SHIVELA TEXTILES

SHIRRAAM TEXTILES

SHIRRAAM TEXTILES





Name of Owner : Mr. S. THANGARAJ, S/o. Mr. Sengoda Gounder,
 S.F.No : 244/3,
 Area : Kandhankadu, Sembaraikadu Road, VEDIYARASAMPALAYAM,
 Village : Pallipalayam Agraharam Village & Panchayat,
 Taluk : Kumarapalayam Taluk,
 District : Namakkal District.

