

VALUATION REPORT
(IN RESPECT OF LAND/ SITE AND BUILDING)

(To be filled in by the Approved Valuer)

I.	GENERAL		
1.	Branch to Which is Valuation done : UNION BANKOF INDIA, PALLIPALAYAM BRANCH.		
Purpose for which the Valuation is made			
2	a).	Date of Inspection	: 04.02.2021
	b).	Date on which the valuation is made	: 05.02.2021
3.	List of Documents Produced for Perusal		
	i). Document	:	---
	ii). Legal Opinion	:	---
	iii). Previous Report	:	Refer to my previous valuation report Date: 18.02.2020
4.	Name of Company(s) and his/ their address(es) with phone no. (details of share of each owner in case of joint ownership) : "M/s. CHOLA SPINNING MILLS PRIVATE LIMITED". Door No: 5/976-2, Andikadu Road, Vediyarasampalayam, Pallipalayam Post, Kumarapalayam Taluk, Namakkal District. Cell No: 94432 43458		
5.	Brief description of the property (including leasehold/ freehold etc.) : Industrial		
6.	Location of Property		
	a).	Plot No/ Survey No	: S.F.No: 424/2A, 424/2B, 424/2C, 424/2D, 424/3, 424/4, 424/5, 424/6, 424/7, 424/8A, 424/8B, 424/8C, 424/8D, 424/9A, 424/9B
	b).	Door No	: Door No: 5/976 - 2,

c).	T.S.No/ Village	:	Elanthakuttai Village,
d).	Ward/ Taluk	:	Kumarapalayam Taluk
e).	Mandal/ District	:	Namakkal District
7.	Postal Address of the Property	:	"M/s. CHOLA SPINNING MILLS PRIVATE LIMITED". S.F.No: 424/2A, 424/2B, 424/2C, 424/2D, 424/3, 424/4, 424/5, 424/6, 424/7, 424/8A, 424/8B, 424/8C, 424/8D, 424/9A, 424/9B Patta No: 45 & 1278, Door No: 5/976 - 2, Lakshmipalayam Road, Lakshmipalayam, Elanthakuttai Village & Panchayat, Kumarapalayam Taluk, Namakkal District.
8.	City/Town	:	Kumarapalayam Town
	Residential Area	:	---
	Commercial Area	:	---
	Industrial Area	:	Yes
	Agricultural Area	:	---
9.	Classification of the Area	:	
i)	High/ Middle/Poor	:	Middle
ii)	Urban/ Semi Urban/ Rural	:	Rural
10.	Coming Under Corporation limit/Village Panchayat/Municipality	:	Panchayat Limit
11.	Whether covered under any State/ Central Govt Enactments (e.g Urban land Ceiling Act) or Notified under agency area/Scheduled area/Cantonment area	:	----
12.	In case it is an agricultural land, any conversion to house site plots is contemplated	:	----
13.	Boundaries of the Property	:	Document (Document No: 7275/2018)
	North	:	S.F.No: 436, Sengodan, Venkatachalam other Property
	South	:	S.F.No: 423 & 405
	East	:	S.F.No: 425
	West	:	S.F.No: 424/1 South North Road & Sengoda Venkatachalam other Property
	Extent of Land	:	7.24 Acre
	Boundaries of the Property	:	Document (Document No: 7276/2018)
	North	:	S.F.No: 436,
	South	:	Sengoda & Venkatachalam other Property
	East	:	Sengoda & Venkatachalam other Property
	West	:	S.F.No: 424/1 South North Road
	Extent of Land	:	1.75 Acre
	Boundaries of the Property	:	Actual
	North	:	P.K.P.N. Land

3.	Possibility of Frequent Flooding/ Submerging	:	Nil
4.	Feasibility to the civic amenities like school, hospital, Bus Stop, Market Etc.	:	Near to Veppadai 2 Km
5.	Level of land with topographical conditions	:	Level
6.	Shape of land	:	Irregular
7.	Type of use to which it can be put	:	Industrial Purpose
8.	Any Usage restriction	:	Nil
9.	Is plot in town planning approved layout	:	Nil
10.	Corner plot or intermittent plot	:	Intermittent Plot
11.	Road Facilities	:	Available
12.	Type of road available at present	:	TarRoad
13.	Width of road available at present	:	20'0" Width Road
14.	Is it a land locked land	:	No
15.	Water Potentiality	:	Available in Bore Well
16.	Under Ground Sewerage System	:	Available in Septic Tank
17.	Is power supply available at the site	:	Available
18.	Advantages of the site	:	Opposite Valliappa Vidyalaya School Sankagiri to Pallipalayam Road
19.	Whether the Building Plan has been approved	:	Approval Plan Available Approval No: Mu.Mu.No: 10/2019 - 2020 Approval Date: 24.07.2019 GF Main Building - I - 1,19,095.53 Sq.ft GF Main Building - II - 63,481.82 Sq.ft GF RCC Plant - I Area - 13,955.00 Sq.ft FF RCC Plant - I Area - 5,786.61 Sq.ft GF RCC Plant - II Area - 16,328.19 Sq.ft FF RCC Plant - II Area - 7,338.32 Sq.ft GF Gal Sheet Godown - 14,937.68 Sq.ft GF Covered Passage - 5,966.64 Sq.ft Cellar Floor Plinth Area - 2,569.58 Sq.ft GF Power House Area - 2,569.58 Sq.ft GF Generated Shed - 6,310.70 Sq.ft GF Covered Passage - 4,891.06 Sq.ft GF Security Room - 88.01 Sq.ft Approved by Special Officer Elanthakuttai Village & Panchayat. DTCP Approval No: ம.வ./ம(செ) எண்: 694/2019, Date: 12.06.2019 Approved by Town Planning Assistant Commissioner Salem Zone.
20.	Property Tax Details	:	Tax Receipt Available BHA No: 14325, Year: 2019 - 2020, Rs. 53,350/- Per Year PA No: 422, Year: 2019 - 2020, Rs. 5,200/- Per Year

21.	E.B Service Details	:	E.B Service Available
Part - A (Valuation of land)			
1.	Size of Plot	:	8.99 Acres
	North & South	:	---
	East & West	:	---
2.	Consider extent of the plot	:	8.99 Acres
3.	Prevailing market rate (along with details/reference of at least two latest deals/translations with respect to adjacent properties in the areas)	:	Rs. 50,00,000.00/Sq.ft
4.	Guideline rate obtained from the registers office (an evidence there of to be enclosed)	:	Rs. 60/- Sq.ft (S.F.No: 242/2A, 2D, 8B) Rs. 3,35,000/Acre (S.F.No: 242/2B, 2C, 3, 4, 5, 6, 7, 8A, 8C, 8D, 9A, 9B)
	76,229.00 Sq.ft x Rs. 60.00/Sq.ft	:	Rs. 45,73,740/-
	7.24 Acres x Rs. 3,35,000/Acre	:	Rs. 24,25,400/- Rs. 69,99,140.00 Say Rs. 69.99 Lakhs
5.	Assessed/ Adopted rate of valuation	:	Assessed - Rs. 55,00,000.00/Acre Adopted - Rs. 50,00,000.00/Acre
6.	Estimated value of land 8.99 Acres x Rs. 50,00,000.00/Acre	:	Rs. 4,49,50,000.00 Say Rs. 449.50Lakhs

Part - B (Valuation of Building)

1.	Technical details of the building	:	
a).	Type of Building (Residential/Commercial/Industrial)	:	Industrial
b).	Type of Construction (Load Bearing/RCC/Steel Framed)	:	Framed & Load Bearing Structure
c).	Year of Construction	:	RCC Roof - 2020 (1 Yr) Gal Sheet -2019 & 2020 (2 & 1 Yr)
d).	Number of Floors and height of each floor including basement. If any	:	Cellar, Ground& FirstFloor
e).	Plinth Area floor - wise	:	As per Plan:- GF Gal Sheet Main Building - I - 1,19,095.53 Sq.ft GF Gal Sheet Main Building - II - 63,481.82 Sq.ft GF RCC Plant - I - 13,955.00 Sq.ft FF RCC Plant - I - 5,786.61 Sq.ft GF RCC Roof Plant - II - 16,328.19 Sq.ft FF RCC Plant - II - 7,338.32 Sq.ft GF Gal Sheet Godown - 14,937.68 Sq.ft

		<p>GF Gal Sheet Covered Passage - 5,966.64 Sq.ft Cellar Floor Plinth Area - 2,569.58 Sq.ft GF RCC Power House - 2,569.58 Sq.ft GF Gal Sheet Generated Shed - 6,310.70 Sq.ft GF Gal Sheet Covered Passage - 4,891.06 Sq.ft GF RCC Roof Security Room - 88.01 Sq.ft</p> <p>As per Actual:-</p> <p>GF Gal Sheet Building - 529.12 Sq.ft GF Gal Sheet Compressor - 2,808.00 Sq.ft GF Gal Sheet Blow Room - 15,010.00 Sq.ft FF Dumber Room, R.O. Room, Stair Head, Air Waste Tank Room, Waste Air Duct, Toilet - 3,266.96 Sq.ft GF RCC Roof Power House - 2,896.01 Sq.ft GF Gal Sheet Verandha - 435.75 Sq.ft GF Gal Sheet Garding, Drawing, Packing, Spinning, Auto Coner, Garding - 1,04,576.00 Sq.ft GF RCC Plant Room VXL, Store, Office, Toilet, Testing Room - 17,898.60 Sq.ft GF RCC Roof Balcony - 2,360.25 Sq.ft GF RCC Roof Trunch for Drawing, Packing, Spinning, Auto Coner, Garding - 1,02,900.00 Sq.ft Under Ground Power House Room - 2,808.00 Sq.ft GF Gal Sheet Room - 1,686.00 Sq.ft GF RCC Roof Security Room - 90.25 Sq.ft GF Gal Sheet Godown - 10,983.80 Sq.ft GF Gal Sheet Toilet - 240.00 Sq.ft GF Gal Sheet Canteen & Bike Parking - 3,409.00 Sq.ft</p>
f).	Condition of the Building	:
	i). Exterior -Excellent, Good Normal, Poor	:
	ii). Exterior -Excellent, Good Normal, Poor	:

Specifications of Construction (Floor - wise) in respect of

S.No	Description	Ground Floor
1.	Foundation	R.R. Masonry
2.	Basement	R.R Masonry
3.	Superstructure	Brick Work
4.	Joinery/ Doors & Windows (Please Finish Details) about size of frames, shutters, glazing, fitting etc. and specify the species of timbers	Roll Shatter & Steel

5.	RCC Works	RCC Roof & Gal Sheet
6.	Plastering	Cement
7.	Flooring, Skirting, Dadoing	Cement, Tiles
8.	Special finish as marble, granite, wooden panelling, grills, etc	Tiles
9.	Roofing including weather proof course	Cement
10.	Drainage	Septic Tank

S.No	Description	
1.	Compound Wall	Available
	Height	11'0"
	Type of Construction	Brick Work
2.	Electrical Installation	Available
	Type of Wiring	Open & Concealed
	Class of Fittings (Superior/ Ordinary/ poor)	Ordinary
	Number of light points	8,000 (Nos)
	Fan points	200 Nos
	Spare plug points	5,000 (Nos)
	Any other item	
3.	Plumbing Installation	
	a). No. of water closets and their type	15 Nos
	b). No. of wash basins	15 Nos
	c). No. of Urinals	15 Nos
	d). No. of bath tubs	----
	e). Water meter, taps, etc.	20 Nos
	f). Any other fixtures	----

Details of Valuation (As per Plan)

S. N o	Particu lars of item	Plinth Area	Roo Height	Age of Buil ding	Estimat edRepla cement rate of Constru ction Rs.	Replacement cost Rs.	Deprecatio n Rs.	Net value after Deprecation Rs.	
1.	Ground Floor	1,19,095.53 63,481.82 13,955.00 16,328.19 14,937.68 5,966.64 2,569.58 2,569.58	16'0"	2020	600.00 600.00 1,100.00 600.00 1,100.00 600.00 1,100.00 1,050.00	7,14,57,318.00 3,80,89,092.00 1,53,50,500.00 97,96,914.00 1,64,31,448.00 35,79,984.00 28,26,538.00 26,98,059.00	32,15,579.00 17,14,009.00 4,60,515.00 4,40,861.00 4,92,943.00 1,61,099.00 84,796.00 80,941.00		6,82,41,738.00 3,63,75,082.00 1,48,89,985.00 93,56,052.00 1,59,38,504.00 34,18,884.00 27,41,741.00 26,17,117.00

Details of Valuation (As per Actual)

Part C (Extra Items)

1.	Portico	:	
2.	Open Staircase - 2Nos, Ramp - 1Nos	:	
3.	Sit out/ Verandah with steel grills	:	
4.	Overhead water tank	:	
5.	Extra Steel/Collapsible gates	:	
	Total		

Part D (Amenities)

1.	Wardrobes	:	
2.	Glazed Tiles	:	
3.	Extra sinks and bath tub	:	
4.	Marble/Ceramic tiles flooring	:	
5.	Interior Decorations	:	
6.	Architectural elevation works	:	
7.	Panelling works	:	
8.	Aluminium Works	:	
9.	Aluminium hand rails	:	
10.	False ceiling	:	
	Total		

Part E (Miscellaneous)

1.	Separate toilet room	:	
2.	Separate lumber room	:	
3.	Separate water tank/ sump	:	
4.	Trees, Gardening	:	
	Total		

Part E (Services)

1.	Bore Well Arrangements	:	Rs. 2,00,000.00
2.	Drainage Arrangements	:	Rs. 1,00,000.00
3.	Compound Wall	:	Rs. 10,00,000.00
4.	Water Supply Arrangements	:	Rs. 2,00,000.00
5.	Sump&OHT Tank	:	Rs. 2,50,000.00
10.	E.B. Deposit	:	Rs. 2,50,000.00
	Total	:	Rs. 20,00,000.00

Total abstract of the entire property

	Description	:	As per Plan	As per Actual
Part - A	Land	:	Rs. 4,49,50,000.00	Rs. 4,49,50,000.00
Part - B	Building	:	Rs.17,34,59,000.00	Rs.17,88,99,000.00
Part - C	Extra Items	:	Rs. ----	Rs. ----
Part - D	Amenities.	:	Rs. ----	Rs. ----
Part - E	Miscellaneous	:	Rs. ----	Rs. ----
Part - F	Services	:	Rs. 20,00,000.00	Rs. 20,00,000.00
	Total	:	Rs. 22,04,09,000.00	Rs. 22,58,49,000.00
	Say	:	Rs. 22,04,09,000.00	Rs. 22,58,49,000.00

(Valuation: Here the approved valuer should discuss in detail his approach to valuation of property and indicate how the value has been arrived at, supported by necessary calculations. Also, such aspects as i) Saleability ii) Likely rental values in future in iii) Any likely income it may generate, may be discussed).

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. 22,58,49,000.00** (Rupees Twenty Two Crores Fifty Eight Lakhs and Forty Nine Thousands Only). The book value of the above property as of **Rs. 18,78,98,000.00** is (Rupees Eighteen Crores Seventy Eight Lakhs Ninety Eight Thousands only) and the distress value **Rs. 18,06,79,000.00** (Rupees Eighteen Crores Six Lakh Seventy Nine Thousands only)

Place: Pallipalayam

Date :05.02.2021

Signature
(Name and Official seal of the
Approved Valuer)



The Undersigned has inspected the property detailed in the valuation report date -----
on -----. We are satisfied that the fair or reasonable marketable value of the property is
Rs. -----/- (Rupees ----- Only)

Signature
(Name of the Branch Manager with Official Seal)

Date:
Encl:



பதிவுத்துறை
REGISTRATION DEPARTMENT

Zone:

SALEM

Guideline Village:

ELANTHAKUTTAI

Revenue District:

NAMAKKAL

Sub Registrar Office:

KUMARAPALAYAM

Revenue Village:

ELANTHAKUTTAI

Revenue Taluka:

KUMARAPALAYAM

Sr.No.	Survey/Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date
1	<u>424/1</u>	84/ Square Feet	905/ Square Metre	Residential Class I Type - III	09-Jun-2017
2	<u>424/2A</u>	60/ Square Feet	650/ Square Metre	Residential Class II Type - I	09-Jun-2017
3	<u>424/2B</u>	335000/ Acre	827500/ Hectare	Dry Well Irrigaiton Type - I	09-Jun-2017
4	<u>424/2C</u>	335000/ Acre	827500/ Hectare	Dry Well Irrigaiton Type - I	09-Jun-2017
5	<u>424/2D</u>	60/ Square Feet	650/ Square Metre	Residential Class II Type - I	09-Jun-2017
6	<u>424/3</u>	335000/ Acre	827500/ Hectare	Dry Well Irrigaiton Type - I	09-Jun-2017

Sr.No.	Survey/Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date
7	<u>424/4</u>	335000/ Acre	827500/ Hectare	Dry Well Irrigaiton Type - I	09-Jun-2017
8	<u>424/5</u>	335000/ Acre	827500/ Hectare	Dry Well Irrigaiton Type - I	09-Jun-2017
9	<u>424/6</u>	335000/ Acre	827500/ Hectare	Dry Well Irrigaiton Type - I	09-Jun-2017
10	<u>424/7</u>	335000/ Acre	827500/ Hectare	Dry Well Irrigaiton Type - I	09-Jun-2017
11	<u>424/8A</u>	335000/ Acre	827500/ Hectare	Dry Well Irrigaiton Type - I	09-Jun-2017
12	<u>424/8B</u>	60/ Square Feet	650/ Square Metre	Residential Class II Type - I	09-Jun-2017
13	<u>424/8C</u>	335000/ Acre	827500/ Hectare	Dry Well Irrigaiton Type - I	09-Jun-2017
14	<u>424/8D</u>	335000/ Acre	827500/ Hectare	Dry Well Irrigaiton Type - I	09-Jun-2017
15	<u>424/9A</u>	335000/ Acre	827500/ Hectare	Dry Well Irrigaiton Type - I	09-Jun-2017
16	<u>424/9B</u>	335000/ Acre	827500/ Hectare	Dry Well Irrigaiton Type - I	09-Jun-2017