



Panel Valuer for ♦ 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 IMMOVEABLE PROPERTIES

Ref : IOB

Date: 31.05.2017

Pursuant to the request from The Senior Manager, Indian Overseas Bank, Odapalli Branch, the property in S.F.No: 40/1H2, 40/2S2, Patta No: 730, Door No: 1/59, 1/111 at Kokkarayanpettai Main Road, Odapalli, Odapalli Agraharam Village & Panchayat, Kumarapalayam Taluk, Namakkal District, which is said to be owned by **01. Mr. M. ELANGO VAN**, S/o. Mr. Muniyappan, **02. Mr. E. KARTHIKEYAN**, S/o. Mr. Elangovan, was inspected on 30.05.2017 for the purpose of assessing the present market value.

The following documents were produced before me for scrutiny.

1. Refer Xerox Copy of Legal Opinion given by Advocate S.A. Shanmugam,

Date: 20.05.2017.

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. Fair Market Value of the property is | : | Rs. 34.23 Lakhs |
| 2. Open Market value of the property is | : | Rs. 37.10 Lakhs |
| 3. Forced / Distress Sale Value of the property is | : | Rs. 27.38 Lakhs |
| 4. Guideline Value of the Property | : | Rs. 16.40 Lakhs |

It is declared that,

1. I have inspected the property on 30.05.2017 in the presence of **Mr. M. Elangovan**.
2. I have no direct or indirect interest in the property valued.
3. Further the information and other details given above / in the annexure are true to the best of my knowledge and belief.
4. The Report contains 13 pages including location site plan, site plan, photo plan, TSLR sketch & Guideline value.
5. The present owner of the property and the extent of land are to be verified with the Latest Legal Opinion
6. The legal aspects of the property are not under the scope of this valuation.
7. This report is issued without prejudice

Station : Pallipalayam

Date : 31.05.2017

Signature of the Valuer

With seal

Er. A. VENKATACHALAM, M.E., M.I.E., F.I.V.,
CHARTERED ENGINEER, REGISTERED VALUER 04/05-06,
DISTRICT PANEL ENGINEER CLASS 1A
APPROVED VALUER FOR BANKS,
ARRUL ASSOCIATES
81/1D, CHAIRMAN BUILDING, SANKARI MAIN ROAD,
OTTAMETTHAI, PALLIPALAYAM - 638006.
CELL: 98427 57507, 98427 22200

ANNEXURE-I

DESCRIPTION OF THE PROPERTY

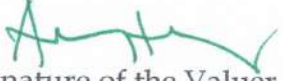
1. Purpose for which this valuation is made : Bank Security purpose
Indian Overseas Bank.
Odapalli Branch,
- Name of the Borrower : **01.Mr.M. ELANGAOVAN,**
S/o. Mr. Muniyappan,
02.Mr.E. KARTHIKEYAN,
S/o. Mr. Elangovan.
2. Name of the owner and his address : Door No: 1/59, Kokkarayanpettai
Main Road, Odapalli Agraharam
Village & Panchayat,
Kumarapalayam Taluk,
Namakkal District.
Cell No: 94425-67262
3. Location Of Site
(Sketch/Plan enclosed) : Location Sketch Enclosed
- S.F. No : 40/1H2, 40/2S2,
- Door No. : 1/59, 1/111,
- Patta No : 730,
- Town : Pallipalayam
- Area : Odapalli
- Village : Odapalli
- Panchayat : Odapalli
- Taluk : Kumarapalayam
- District : Namakkal
- Type of the property : Residential & Shop
- Property Located : With in Odapalli Panchayat Limit
4. Boundaries of the property : As per documents & Site

	As per Document	As per Site
North by	Kavitha Property	Kavitha Property
South by	Ganesan Property	Ganesan Property
East by	Doby Arumugam & Laxmana Gounder Property	Doby Arumugam & Laxmana Gounder Property
West by	North South Road	North South Road
	Extent of Land : 2,950.00 Sq.Ft	Extent of Land : 2,875.00 Sq.Ft



5. Postal Address of the property : S.F.No: 40/1H2, 40/2S2,
Door No: 1/59, 1/111, Patta No: 730,
Kokkarayanpettai Maim Road,
Odapalli Agraharam Village & Panchayat
Kumarapalayam Taluk,
Namakkal District.
6. Class of construction : II - Class
7. Proximity of civic amenities : Near by
8. E.B. Service connection details : Available
9. Property Tax paid details : Receipt No: 002537,
Year: 2017-2018, Rs. 55/- Per Year
10. Legal encumbrance if any : Refer Legal Opinion
(Searches and investigations made, if any.)
11. Characteristics of the locality : Commercial & Residential Area
12. Whether the property falls under
"Land ceiling Act" provisions : No Land Ceiling Act
13. Tenure of land: Freehold/Leasehold : Free hold
14. If leasehold, state unexpired period of lease : Not Applicable
15. Occupancy details, self occupation or rental : Self
16. If rented, whether standard rent has been : ---
fixed Rent Control Act and if so, full details
17. Whether the property can be taken : Bank Can Take Possession possession of
by the Bank in case of need, Easily
without any litigation
18. Any other details, which affects our : No
Charge on the property as security
19. Whether the property is mortgage as : As Per Knowledge Nil
security for any other advance with any
other Bank / Third party
20. Advantages : Near to Odapalli Bus Stop

Station : Pallipalayam
Date : 31.05.2017


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With seal

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ANNEXURE- II

PART - I

FORMAT FOR VALUATION OF

VACANT RESIDENTIAL PLOT / COMMERCIAL SITE / LAND

1. Name of the owner's : 01.Mr.M. ELANGAOVAN,
S/o. Mr. Muniyappan,
02.Mr.E. KARTHIKEYAN,
S/o. Mr. Elangovan.
2. Present Address : Door No: 1/59, Kokkarayanpettai
Main Road, Odapalli Agraharam
Village & Panchayat,
Kumarapalayam Taluk,
Namakkal District.
3. Location Of Site
(Sketch / Plan enclosed) : Location Sketch Enclosed
- S.F.No : 40/1H2, 40/2S2
- Door No. : 1/59, 1/111,
- Patta No : 730,
- Town : Pallipalayam
- Area : Odapalli
- Village : Odapalli
- Panchayat : Odapalli
- Taluk : Kumarapalayam
- District : Namakkal
- Type of the property : Residential & Shop
- Property Located : With in Odapalli Panchayat Limit
4. Site Dimensions : As per Document & Site

	As per Document	As per Site
North	100'0"	100'0"
South	100'0"	100'0"
East	29'6"	29'0"
West	29'6"	28'6"
	Extent of Land: 2,950.00 Sq.Ft	Extent of Land: 2,875.00 Sq.Ft



Note:-

As per Document on the Extent : 2,950.00 Sq.Ft

As per Site on the Extent : 2,875.00 Sq.Ft

So, the Site Extent [least Extent] is taken for in this Valuation Report.

5. Total extent of the site : 2,875.00 Sq.Ft

6. Rate : Prevailing local market rate : Rs. 700.00/Sq.Ft To Rs. 800.00/Sq.Ft

Rate adopted : Rs. 700.00/Sq.Ft

7. Value of the land : 2,875.00 Sq.Ft X Rs. 700.00/Sq.Ft

Rs. 20,12,500/-

Say Rs. 20.13 Lakhs

8. Guideline of the land : 2,875.00 Sq.Ft X Rs. 80.00/Sq.Ft

Rs. 2,30,000/-

Say Rs. 2.30 Lakhs

a. Fair Market Value : Rs. 20.13 Lakhs

b. Open Market value : Rs. 23.00 Lakhs

c. Forced / Distress Sale Value : Rs. 16.10 Lakhs

d. Guide line of the Land : Rs. 2.30 Lakhs

The SRO Value of the land (COPY ENCLOSED)

Station: Pallipalayam

Date : 31.05.2017

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PART - II. BUILDING: - Plinth Area Details:-

S. No.	Description	Roof	Area In Sq.Ft.	Y.O.C.	Depreciation
1.	GF RCC Roof Residential Building	RCC Roof	1446.00	1987	45%
2.	GF RCC Roof Balcony	RCC Roof	180.00	1987	45%
3.	GF RCC Roof shop Building	RCC Roof	264.38	1987	45%
4.	GF RCC Roof Balcony	RCC Roof	67.50	1987	45%
5.	M.Tiled Building	M. Tiled Roof	440.62	1987	90%
6.	M.Tiled Verandha	M. Tiled Roof	123.37	1987	90%

A. GENERAL INFORMATION

1.

Type of construction

:

Load Bearing structure
2.

Quality of construction

:

II-Class
3.

Appearance of building

:

Normal
4.

Maintenance of building

:

Normal
5.

No. of Floors

:

Ground Floor
6.

Water supply arrangements

:

Nil
7.

Drainage arrangements

:

Nil
8.

Whether the Building is constructed As per approved by the competent Authority

:

Approved Plan Not Available

9.

Tenant details, occupancy

:

Self
10.

Rent vied per month

:

B-Replacement, Depreciation and Net value

S. No	Description	Area in Sq.Ft	Rate/1 Sq.Ft	Replacement Value Rs.	Depreciation Value Rs.	Present Value Rs.
1.	GF RCC Roof Residential Building	1446.00	1300/-	18,79,800/-	8,45,910/-	10,33,890/-
2.	GF RCC Roof Balcony	180.00	600/-	1,08,000/-	48,600/-	59,400/-



3.	GF RCC Roof shop Building	264.38	1000/-	2,64,380/-	1,18,971/-	1,45,409/-
4.	GF RCC Roof Balcony	67.50	550/-	37,125/-	16,706/-	20,418/-
5.	M. Tiled Roof Building	440.62	350/-	1,54,217/-	1,38,795/-	15,421/-
6.	M. Tiled Roof Veranda	123.37	200/-	24,674/-	22,206/-	2,467/-

Total Rs. 12,77,005/-
Say Rs. 12,77,000/-

C. VALUATION OF GROUND FLOOR CONSTRUCTION:

1. Specification :

Foundation	:	RR Masonry
Superstructure	:	Brick Work
Roof	:	RCC Roof & M. Tiled Roof
Joinery	:	Country wood
Floor Finish	:	Cement & Granite & Tiles
Wall Finish	:	Cement Mortar Plastering
Electricals	:	Open & Conceded
Sanitary	:	Septic tank
Painting	:	Colour Wash
Plumbing	:	Open & Conceded
Weathering course	:	Cement

2. Year of construction : RCC Roof - 1987 (60 Years)
M. Tiled Roof - 1987 (45 Years)
3. Age of construction : RCC Roof - 30 Years
M. Tiled Roof - 30Years
4. Total life of building is Estimated: RCC Roof - 30 Years
M. Tiled Roof -15 Years
5. Depreciation percentage Assumed: RCC Roof - 1.5% Per Year
M. Tiled Roof - 3% Per Year



PART - III. EXTRA ITEMS

1. Portico (Stair hand rails)	:	Rs. ---
2. Ornamental front door	:	Rs. ---
3. Sit out/ veranda 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. ---
Total	:	Rs. ---
Net value	:	Rs. ---

PART- IV.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 or any other special flooring	:	Rs. ---
5. Interior decorations/wall panelling works	:	Rs. ---
6. Architectural elevation works	:	Rs. ---
7. Aluminium Doors/Windows	:	Rs. ---
8. Air Conditioners/Exhaust fans	:	Rs. ---
9. Pelmet	:	Rs. ---
10. Sun Control Films, etc	:	Rs. ---
Total	:	Rs. ---
Net value	:	Rs. ---

PART - V. MISCELLANEOUS VALUE AFTER DEPRECIATION

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



PART - VI. SERVICES

1.	Water supply arrangements Bore Well	:	Rs.	70,000.00
2.	Septic Tank	:	Rs.	30,000.00
3.	Small Gate, Steel gate	:	Rs.	8,000.00
4.	E.B. deposit	:	Rs.	15,000.00
5.	Sintex	:	Rs.	5,000.00
6.	Water Supply Panchayat Tap	:	Rs.	2,000.00
7.	Steel Lader	:	Rs.	3,000.00
Total			:	<u>Rs. 1,33,000.00</u>

PART - VII.


ABSTRACT VALUATION (Fair market value)

1.	Part- I	Land	:	Rs.	20,13,000.00
2.	Part- II	Building	:	Rs.	12,77,000.00
3.	Part- III	Extra Items	:	Rs.	---
4.	Part -IV	Amenities	:	Rs.	---
5.	Part -V	Miscellaneous	:	Rs.	---
6.	Part -VI	Services	:	Rs.	1,33,000.00
7.	Add: Potential value , if any		:	Rs.	---
Total			:	Rs.	<u>34,23,000.00</u>
					Say Rs. 34.23 Lakhs

1. Fair Market Value of the property is	:	Rs. 34.23 Lakhs
2. Open Market value of the property is	:	Rs. 37.10 Lakhs
3. Forced / Distress Sale Value of the property is	:	Rs. 27.38 Lakhs
4. Guideline Value of the Property	:	Rs. 16.40 Lakhs

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பதிவுத்துறை

REGISTRATION DEPARTMENT

Zone: SALEM SRO: PALLIPALAYAM Village: ODAPPALIAGRAHARAM

Revenue District Name: NAMAKKAL Taluk Name: THIRUCHENGODU

Survey Numberwise Guideline values

Enter the Survey Number

40

STREET NAME	GUIDELINE VALUE	GUIDELINE VALUE (IN METRIC)	CLASSIFICATION
40/2H2	80/Sq.Ft	865/Sq.Mt	Residential Class II Type - I

