

**Lt. 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 : arrulassociatesppm@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  
♦ LVB ♦ KVB ♦ CUB ♦ Bank of India ♦ Axis Bank ♦ UCO Bank  
♦ Repco Bank ♦ Pallavan Grama Bank ♦ TMB ♦ Dhanalaxmi Bank ♦ South Indian Bank

## VALUATION OF VACANT LAND

### REPORT ON VALUATION

Ref. 01

I. GENERAL

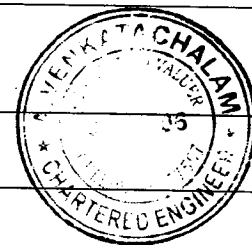
Date: 12.11.2020

1.	Branch to which valuation is done	:	CANARA BANK, Park Road Branch Erode.
2.	Name of the reported owner(s) and his/their address(es) with Phone No.(details of share of each owner in case of joint ownership) and address with phone number	:	"M/s. THANGAVEL FABRICS PRIVATE LIMITED" 01. Mr. A. THANGAVEL, S/o. Mr. Arumuga Gounder. 02. Mr. T. VIJAYARAGAVAN, 03. Mr. T. JAYACHANDRAN, S/o. Mr. A. Thangavel.  Door No: 1.199, 1.199/1, Poolakkattur, Sankagiri Main Road, Pallipalayam Village & Post, Kumarapalayam Taluk, Namakkal District. Cell No: 98652 65000
3.	Purpose of Valuation	:	Bank in Credit Purpose
4.	a. Date of Valuation	:	12.11.2020
	b. Date of Inspection	:	10.11.2020
5.	List of documents produced for perusal	:	
	i) Previous Report	:	My Pervious Valuation Report Date: 05.09.2018
	ii) Legal Opinion	:	Refer to Xerox copy of Legal Opinion Given by Advocate Mr. L. Dakshinamoorthy, Date: 28.03.2013
	iii) Sale Deed Document	:	---
6.	Location of the property	:	
	Patta No.	:	Patta No: 1343
	Name of Nagar/Layout	:	---
	S.F.No/T.S.No./R.S.No.	:	S.F.No: 270/18,
	Village / Block	:	Pallipalayam Agraharam Village & Panchayat,

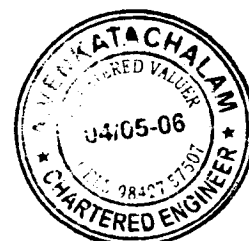
	Taluk / Ward		Kumarapalayam Taluk	
	Mandal/District/Municipality/ Corporation		Namakkal District.	
	Postal Address of the Property with Pin Code		S.F.No: 270/18, Patta No: 1343, Poolakkattur, Sankagiri Main Road, Pallipalayam Agraharam Village, Kumarapalayam Taluk, Namakkal District. Pin Code: 638 008	
7.	Boundaries of the property	:	As per Document & Actual	
	North of	:	Applicant Property (S.F.No: 269/2)	
	South of	:	"A" Schedule Nallayammal's Property (S.F.No: 270/18)	
	East of	:	S.F.No: 270/17	
	West of	:	Sankagiri Main Road	
	Extent of Land	:	2,178.00 Sq.ft (or) 5.00 Cents	
8.	Dimensions of the site	:	As per the Deed	As per the Actual
	North	:	---	---
	South	:	---	---
	East	:	---	---
	West	:	---	---
	Extent	:	2,178.00 Sq.ft	2,178.00 Sq.ft
9.	Extent of the site	:	2,178.00 Sq.ft (or) 5.00 Cent	
10.	Extent of the site considered for valuation (least of 8A & B)		2,178.00 Sq.ft (or) 5.00 Cent (Document & Site)	

#### CHARACTERISTICS OF THE SITE:

1.	Character of locality	:	Commercial Area
2.	Classification of locality	:	Middle Class
3.	Development of surrounding area	:	Commercial Area
4.	Possibility of frequent flooding	:	---
5.	Accessibility to the civic amenities like school, hospitals, offices, markets, etc.	:	Near by
6.	Level of land with topographical conditions	:	Level
7.	Shape of land	:	Rectangular
8.	Type of use to which it can be put	:	Vacant Land



9.	Any usage restriction?	:	----
10.	Tenure of Land	:	----
11.	Plot is in town planning approved lay out?	:	----
12.	Will there be any problem to get drawing approval at a later date	:	----
13.	Corner plot or intermittent plot	:	Intermittent Plot
14.	Ratio between the average depth and width	:	----
15.	Road facilities	:	Sankari Main ( Tar ) Road
16.	Type of road available at present	:	Sankagiri Main Road
17.	Width of road - Is it below 20' or more than 20'	:	Above then 50'0"
18.	Is it a land locked land?	:	----
19.	Water potentiality	:	Not Available
20.	Underground Sewerage Systems	:	Not Available
21.	Power supply is available in the site	:	Not Available
22.	Advantages of the site	:	1) Sangamithra Gas Agency Near 2) Madheshwaran Kovil Bus Stop 3) Sankagiri Main Road
23.	Disadvantages of the site	:	Sankari Main Road

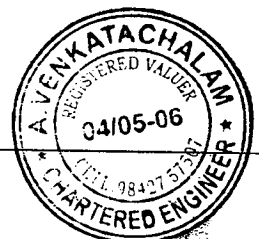


## II. VALUATION

A	Value by adopting GLR		
i)	Guideline rate as obtained from the Registrar's office (an evidence thereof to be enclosed)	:	Rs. 16,75,000/- Acre
ii)	Value of land by adopting GLR (0.05 Acre X Rs. 16,75,000/Acre)	:	Rs. 83,750/-
B.	Value by adopting PMR		
i)	Prevailing market rate	:	Rs. 6,80,000/Cent
ii)	(Along with details/reference of at least two latest deals/transactions with respect to adjacent properties in the areas)	:	Rs. ----
iii)	Unit rate adopted in this valuation after considering the characteristics of the subject plot		
	Value of land by adopting PMR (5.00 Cent X Rs. 6,80,000/Cent)	:	Rs. 34,00,000/-
			<b>Say Rs. 34.00 Lakhs</b>
C	Extra items		
i)	Compound wall / Fencing	:	Rs. ---
ii)	Deep bore with motor/open well	:	Rs. ---
iii)	Gate	:	Rs. ---
iv)	Power supply	:	Rs. ---

### A. Abstract Valuation

Part	Description	Value of adopting	
		GLR Rs.	PMR Rs.
1	Land	Rs. 83,750/-	Rs. 34,00,000/-
2	Extra items	---	---
Total		Rs. 83,750/-	Rs. 34,00,000/-
Say		Rs. 84,000/-	Rs. 34,00,000/-
Factors favouring for an additional value 1.			
2.			
Add		(+)	
Factors favouring for less value 1.			
2.			
Less		(-)	
Present Market Value		-	Rs. 34,00,000/-



### ANY OTHER DETAILS:

(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) Salability 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 fair market value of the above property in the prevailing condition with aforesaid specifications is Rs. 34,00,000/- (Rupees Thirty Four Lakhs only). The book value of the above property as of is Rs. 84,000/- (Rupees Eighty Four Thousands only) and the distress value Rs. 27,20,000/- (Rupees Twenty Seven Lakhs Twenty Thousands only).

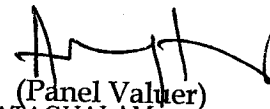
Signature  
(Name of the Branch Manager with Office Seal)

### III. CERTIFICATE

1. It is hereby certified that in my opinion
  - i) the present market value of the property described in the report above by adopting the prevailing market rate
  - ii) for land is Rs. 34,00,000/- (Rupees Thirty Four Lakhs only)
  - iii) The forced sale value of the property is estimated as 20% less than the present market value.
2. Number of title deed(s) involved in this property is ---. The relevant document for the subject property in the opinion of this valuer is the deed dated --- with Registration Number --- registered in the --- Registrar's Office ---
3. If this property is offered as security, the concerned financial institution is requested to verify the extent of land shown in this valuation report with respect to the latest legal opinion.
4. Value varies with the purpose and date of valuation. This report is not to be referred if the purpose is different other than mentioned in I(1).
5. The property was inspected on 10.11.2020. by in the presence of Mr. Thangavel
6. The legal aspects were not considered in this valuation.
7. This valuation work is undertaken by the valuer based upon the request from Applicant.
8. Any other details

Place : Pallipalayam

Date : 12.11.2020

  
(Panel Valuer)

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,  
PALLIPALAYAM - 638006.  
CELL. 98427 57507, 98427 22200

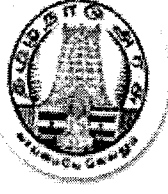
Note : This report contains Pages

Enclosures: 1. Key plan showing the location of the property

2. Sketch of the plot with boundaries

3. Layout drawing if available

(Note: The valuer may add any number of additional sheets for providing any vital data and relevant information)

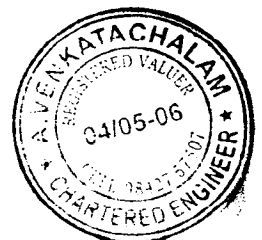


பதிவுத்துறை

REGISTRATION DEPARTMENT

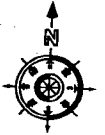
Zone: SALEM  
Guideline Village: PALLIPALAYAM AGARAHARAM  
Revenue District: NAMAKKAL  
Sub Registrar Office: PALLIPALAYAM  
Revenue Village: PALLIPALAYAM AGRAHARAM  
Revenue Taluka: KUMARAPALAYAM

Sr.No.	Survey/Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date
15	<u>270/18</u>	1675000/ Acre	4137500/ Hectare	Dry Abutting National Highways Type - I	09-Jun-2017



(NOT TO SCALE)

PWD Cannal



30'0" Road

## Building

30'0" Road

## Building

30'0" Road

30'0" Road

30'0" Road

## Building

Green Land  
Avenue

## Building

Indane Gas Agency

5 Cents

Valued  
Property

Panchayat Road

Alamaram  
Bus Stop

Mariamman Kovil Road

**Madeshwaran  
Kovil Bus Stop**

Mampalayam Road

## PWD Canal

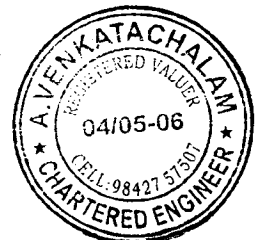
To Sankari Road

To Pallipalayam Road

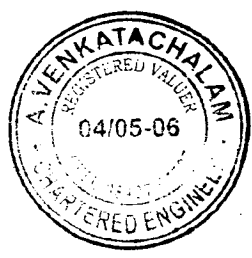
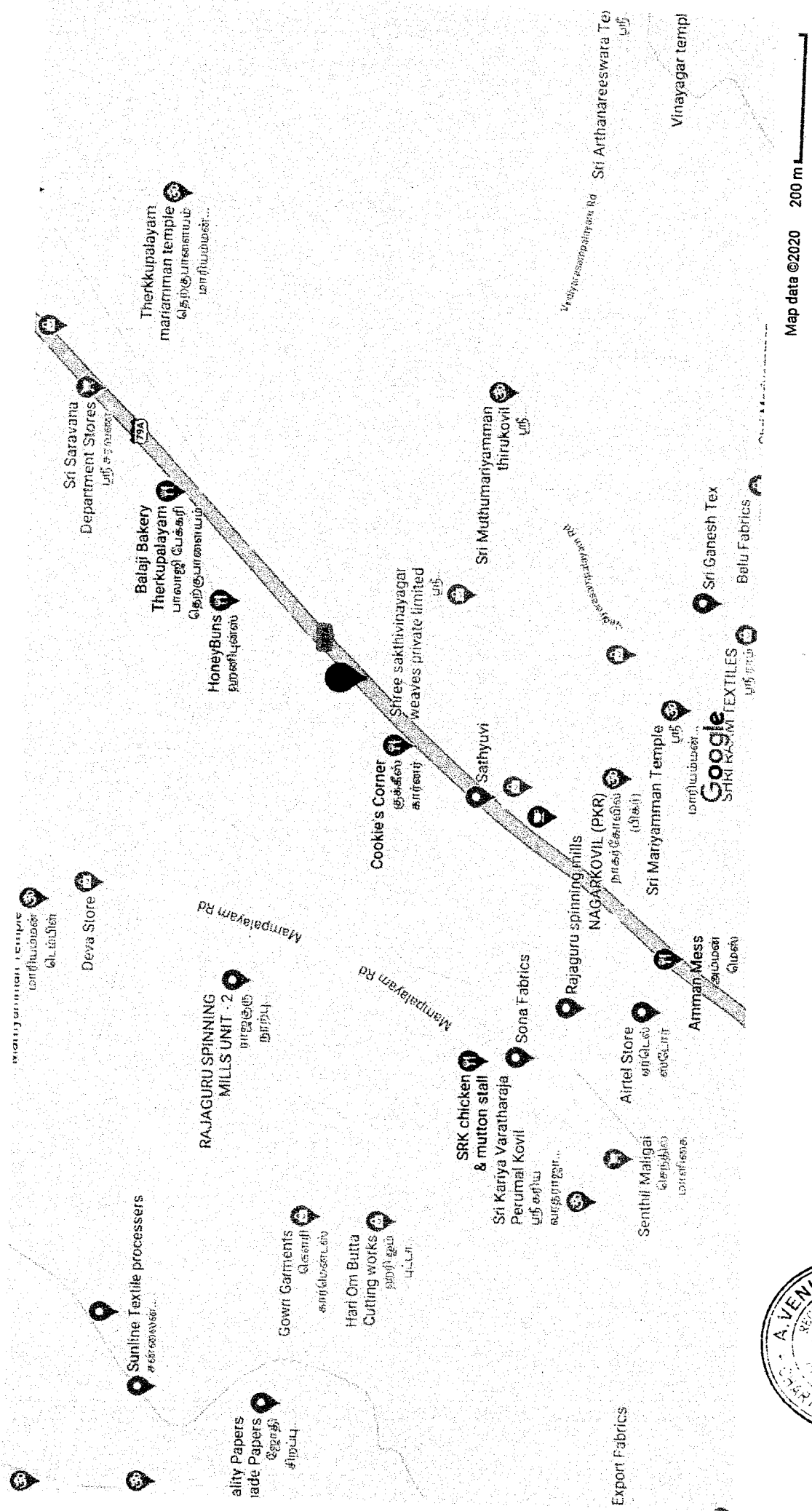
PROPERTY AT:-

R.S.F.No : 270/18,  
Patta No : 1343,  
Area : Poolakkattur, Sankagiri Main Road,  
Village : Pallipalayam Agraharam Village,  
Taluk : Kumarapalayam ,  
District : Namakkal .

1

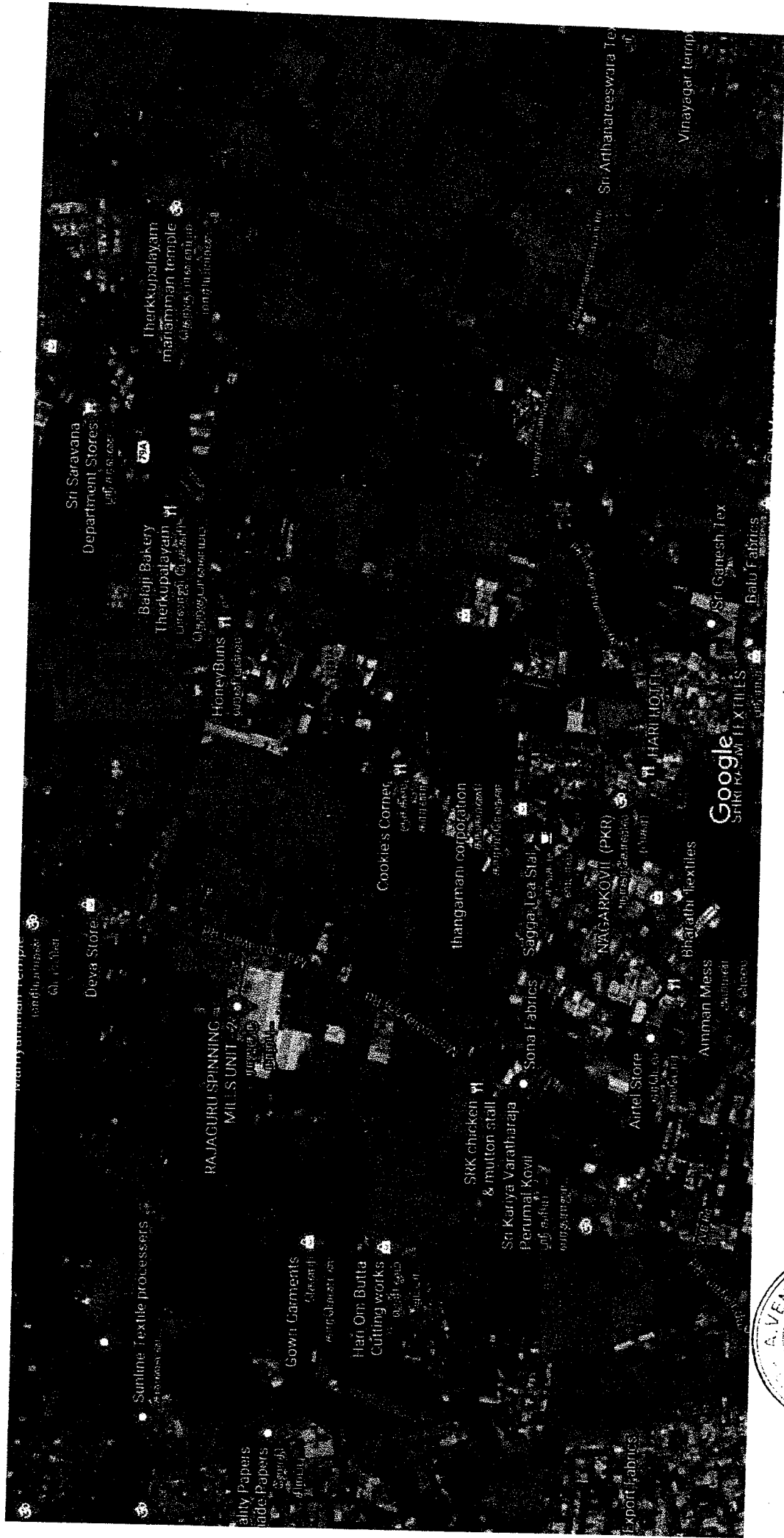


VALUED PROPERTY





Google Maps 11°22'51.3"N 77°45'25.3"E



Imagery ©2020 CNES / Airbus, Maxar Technologies, Map data ©2020 200 m





தமிழக அரசு

வருவாய்த் துறை

நில உரிமை விபரங்கள் : இ. எண் 10(1) பிரிவு

மாவட்டம் : நாமக்கல்

வருவாய் கிராமம் : பள்ளிபாளையம் அக்ரஹாரம்  
எண் : 1343

வட்டம் : குமாரபாளையம்

பட்டா

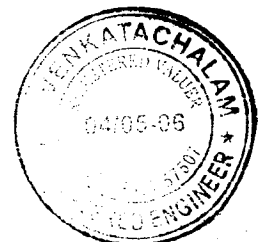
உரிமையாளர்கள் பெயர்

1.	பழனிகவுண்டர்	தந்தை	ராமசாமி	<input checked="" type="checkbox"/>
2.	ஆறுமுகம்	தந்தை	தங்கவேல்	<input checked="" type="checkbox"/>
3.	ஜெகநாதன்	தந்தை	வேலுமணி	<input checked="" type="checkbox"/>
4.	பழனிசாமி	தந்தை	ஜெகநாதன்	<input checked="" type="checkbox"/>

புல எண்	உட்பிரிவு	புன்செய்		நன்செய்		மற்றவை		குறிப்புரைகள்
		பரப்பு	தீர்வை	பரப்பு	தீர்வை	பரப்பு	தீர்வை	
		ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	
270	18	0 - 11.50	0.44	--	--	--	--	3801/04--- -- 12-11-2004
		0 - 11.50	0.44					

குறிப்பு2 :

<input checked="" type="checkbox"/> barCode	1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் <a href="https://eservices.tn.gov.in">https://eservices.tn.gov.in</a> என்ற இணைய தளத்தில் 09/07/007/01343/30701 என்ற குறிப்பு எண்ணை உள்ளிடு செய்து உறுதி செய்துகொள்ளவும்.
	2. இத் தகவல்கள் 13-10-2020 அன்று 01:46:29 PM நேரத்தில் அச்சடிக்கப்பட்டது.
	3. கைப்பேசி கேமராவின் 2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்



சென்னை 5.

Village

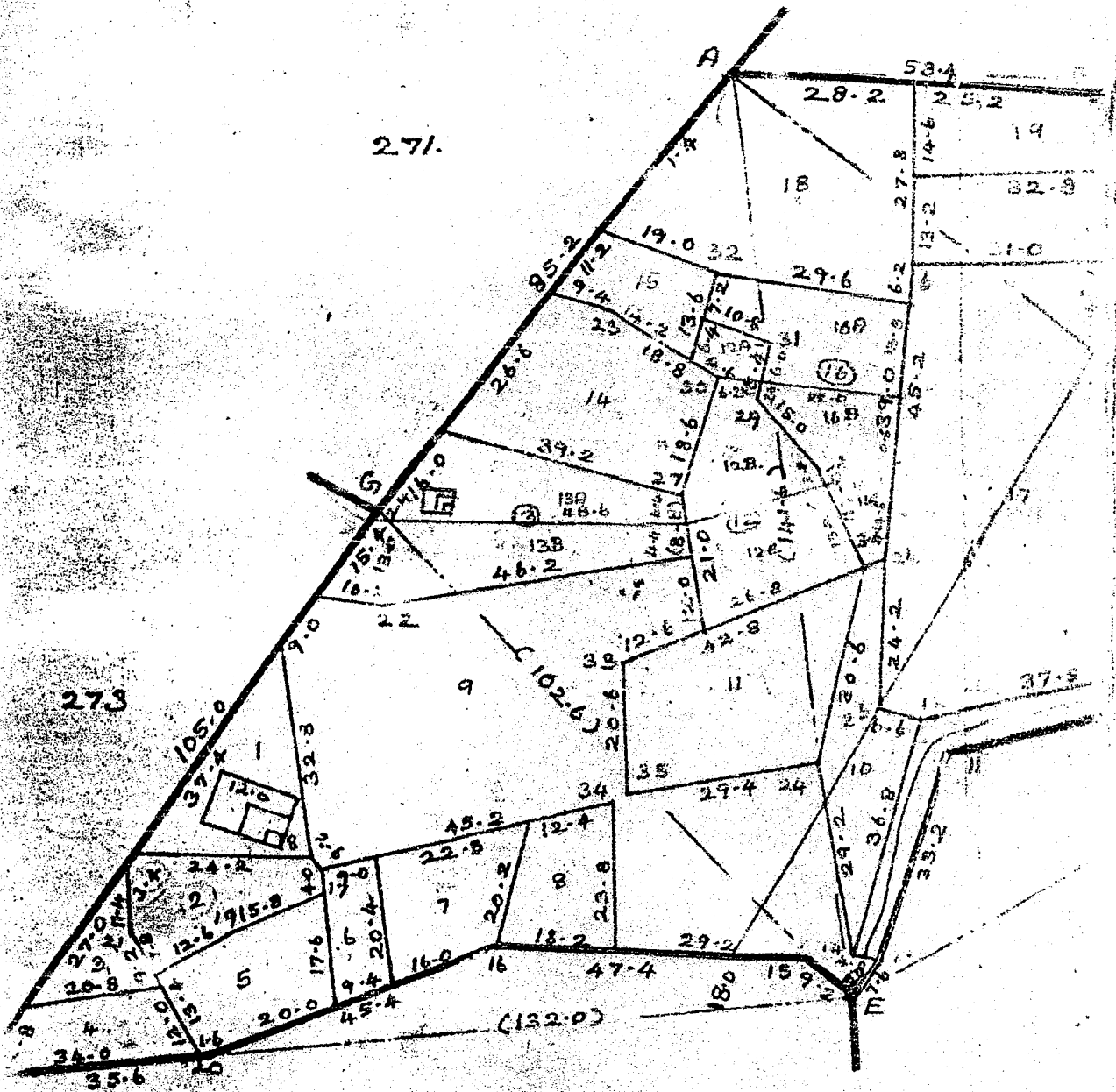
Name

Deemed to be

Field No. 270

Area 2.6

22



சென்னை 5. கலிய இரங்கு (சென்னை)

Drawn by

Scale 1:1000 Inch = One Chain

26.8.71

26.8.71

