

J.C. Er. K. Devaraj, B.E., M.I.E., F.I.V.

Chartered Engineer & Approved Valuer

CONSULTANT ➡ CONTRACTOR ➡ VALUER

❖ Regd. Valuer for Income Tax      ❖ District Panel Engineer- Class-I

PANEL VALUER FOR :

❖ Bank of Maharashtra  
❖ Indian Bank  
❖ REPCO Home Finance  
❖ Tamilnadu Industrial Co-op Bank

❖ Canara Bank  
❖ Karur Vysya Bank  
❖ South Indian Bank  
❖ Vijaya Bank

❖ Caintin Homes  
❖ Lakshmi Vilas Bank  
❖ State Bank of India  
❖ L.I.C. of India

❖ Dhani laxmi Bank  
❖ REPCO Bank  
❖ Tamilnad Mercantile Bank

## VALUATION OF PROPERTY (LAND AND BUILDING)

### Report on Valuation

TMB KPM

Date: 12.09.2016.

#### I. GENERAL

1.	Branch to which valuation is done	:	Tamilnad Mercantile Bank, Kumarapalayam Branch
2.	Purpose of valuation	:	To Assess the present market value of the property for bank security
3.	Date of Inspection to the property	:	09.09.2016
4.	Date of Valuation given	:	12.09.2016
5.	Person Accompanying at the time of visit to site	:	Mr.R.MUNIRAJA, S/o. (Late) Ramasamy. Owner.

#### II. Description of the property

1.	Owner of the property and residential address	:	Mr.R.MUNIRAJA, S/o.(Late) Ramasamy , Door No: 3/1015, Kovilkattuvalasu, Kallankattuvalasu, Kumarapalayam Amani Village, Kumarapalayam Taluk, Namakkal District. Cell No: 93644-11000
	Since how long owning the property?	:	2013- 3 Years
	Whether Joint / co ownership , details	:	No
	In case of joint ownership, furnish the stake details of each owner .	:	--
	Whether it is undivided ?	:	--
	Whether assessed under wealth tax ? If so whether WT is paid?	:	Not Known
	What is the	:	Vacant Land, Building Under Construction
	a) Year of construction	:	--
	b) Purchase price	:	--
	c) Year of construction of the super structure	:	--
	d) Year of completion	:	--

2.	<p>Brief Description of the property valued</p> <p>Type of the property: Agriculture/ industrial Residential / commercial Plot Nos. S.F.No / T.S.No./R.S.No. Village / Block / Town / City</p> <p>Taluk / Ward District / Panchayat</p> <p>Corporation / Pin Code</p>	: <p>Residential</p> <p>-</p> <p>Land S.F.No: 463/3, Aalankattuvalasu, Kallankattuvalasu, Kumarapalayam Amani Village, Kumarapalayam Taluk, Ward No: 03, Namakkal District, Thattankuttai Village Panchayat, 638-183</p>
	<p>Whether the property is a residential property If so, please state</p> <p>a) Whether the building is old or recently constructed</p> <p>b) Whether it is an independent house or flat</p> <p>c) In case , it is a flat , the location of the flat ( floor)</p> <p>d) If the property is a commercial property state</p> <p>Whether it is own office or commercial one</p> <p>e.) Whether building is constructed as per approved plan If any variation is noticed please specify</p> <p>f. Whether plan approval is issued by competitive authority</p>	<p>Vacant Land, Building Under Construction</p> <p>-</p> <p>-</p> <p>-</p> <p>-</p> <p>-</p> <p>-</p> <p>-</p> <p>The President Thattankuttai Village Panchayat</p>
4	<p>Boundaries of the property</p> <p>North of = East West Road</p> <p>South of = Palaniammal Property</p> <p>East of = K.M Perumal Land</p> <p>West of = Vellappa Gounder Property</p> <p>If any variation is noticed please specify the details.</p>	: <p>Extent of Land = 16,440.00 Sq.ft 0.37 ¼ Cent</p>
5	Distance from Branch	2 Km
6	Documents referred for perusal of ownership (Copy of Registered Sale deed, Encumbrance Certificate etc)	Previous Valuation Report Given By Er.Venkatachalam, date: 09.09.2013

7	Property Tax Receipt referred a. Period b. Assessment number c. Tax Amount d. Receipt in the name of	:	Not Applicable
8	Electricity Service Connection a. Consumer Number b. Period c. In the name of	:	Service No: 158-008-2804 TF VI- CL-2598
9	Property is presently occupied by a. Owner b. Tenant c. Both d. Vacant	:	Owner / Vacant
10	If occupied by tenant a. Gross monthly rent b. Rent Advance	:	--
11	Whether the property was valued early? If so a) Date of earlier valuation b) Name and address of the earlier valuer c) Purpose of earlier valuation d) Basis of valuation e) Copy of the earlier valuation ( to be enclosed)	:	Dt.09.09.2013 Er.Venkatachalam, 81/1D, Chairman Building, Ottamettai, Sankari Main Road, Pallipalayam. To Assess the present market value of the property for bank security The Branch Manager's request Yes, Available in the bank.
12	Whether the cost of land is in commensurate with the guide line value ? Whether the cost of construction is in line with the prevailing rate in the area?	:	Yes --
13	Whether the building is insured ? if so a) The sum assured b) Risk covered c) Date of expiry of the insurance cover	:	

**III. Land**

1.	Extent of the Land (in sq.ft / cents) a. As per title deed b. Total	:  16,440.00 Sq.ft (OR) 37 ¾ Cent
2	Site Dimension a. As per Document  b. As per Actual  c. Out of total land extent of land left for road formation  d. Is the land, whole or part is notified for acquisition by govt/ state body ? if so furnish the details	As per Document & As per Actual measurement  16,440.00 Sq.ft (OR) 37 ¾ Cent
3	If the property is an agriculture land , state a) Whether dry or wet land b) Irrigation facility or rain fed c) Type of crop grown at the time of visit	As per Adangal/Chitta /Revenue Records Dry Special Type - I -- --
4.	Usage of Land a. As per Sub-Registrar Office b. Actual usage c. As per Revenue Records	: Dry Special Type - I " "
5	Type of land Wet / Dry / Residential / Industrial / Commercial / Quarry / Mine / Others (specify)	: Vacant Land
6	Level and shape of land	: Level, Rectangular.
7	Guide Line Value (Copy of downloaded report from Reg.net should be enclosed)	: 0.37 ¾ Acre x Rs.22,50,000/Acre Rs.8,49,375/- Say Rs. 8.49 Lakhs
8	a. Remarks about Accessibility and Road Approach to the site  b. Water availability	: Situated in Aalankattuvalasu, Kallankattuvalasu, Anangoor Bus Stop, Kumarapalayam Amani Village, Thattankutai Village Panchayat, Kumarapalayam Taluk, Namakkal District, ---
9	a. Whether falls under land ceiling act? b. Whether land or part thereof	No. No.

	notified for acquirement? c. Free hold / lease hold (if lease hold details about lease period)	Free Hold.
10	a. Land Mark to the location (Sketch of the property with location map from the land mark should be enclosed)  b. Nearest Bus Stop c. Nearest Railway Station d. Recent developments near to the site	: Situated in Aalankattuvalas, Kallankattuvalas, Kumarapalayam Amani Village, Thattankuttai Village Panchayat, Kumarapalayam Taluk, Namakkal District,  1Km Anangoor Bus Stop, Erode 18 Km Residential
11	a. Other Infrastructure: b. Possibility of frequent flooding c. Proximity to civic amenities d. Whether the land or part thereof notified for acquirement e. Whether free access is there or land locked	No.
12	Prevailing Market Value	: Rs.500/- Sq.Ft to Rs. 550/- Sq.ft
13	Value adopted	: 16,440.00 Sq.Ft x Rs. 500/- Sq.Ft Rs.82,20,000/- Say Rs. 82.20 Lakhs
14	Forced Sale Value / Distressed sale value of land	: 16,440.00 Sq.Ft x Rs. 400/- Sq.Ft Rs.65,76,000/- Say Rs. 65.76 Lakhs

#### VII. Abstract Market Value

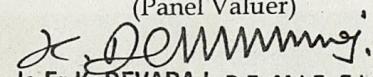
1.	Land	:	Rs. 82,20,000.00
2	Building	:	-
3.	Amenities	:	--
4.	Services	:	--
5.	Total	:	Rs. 82,20,000.00
6.	Forced Sale Value / Distressed sale Value	:	Rs. 65,76,000.00 ✓

VIII. Certificate

- (1) I have inspected the property on 09.09.2016 in the presence of owner of the property.
- 2) The valuation work was / has been undertaken based upon the request from The Branch Manager, TMB, Kumarapalayam Branch.
- 3) It is hereby certified that in my opinion, the present market value of the property discussed in the report (above) by adopting prevailing market rate for the property is Rs.82,20,000/- (Rupees Eighty Two Lakhs And Twenty Thousand Only).
- (4) The relevant document for the subject property in the opinion of the Valuer is the Previous Valuation Report Given By Er.Venkatachalam, date: 09.09.2013
- (5) 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. General Point No.2.
- (6) I have no direct or indirect interest in the property valued.
- (7) Information and other details given above are true to the best of my knowledge and belief.

Place : Namakkal.

Date : 12.09.2016.

(Panel Valuer)  
  
 Jc.Er.K. DEVARAJ, B.E.,M.I.E.,F.I.V.,  
 Chartered Engineer,  
 Regd.Valuer for Income-Tax-11/08-09,  
 Panel Valuer-BOM, CB, IB, SBI, VB, LVB, KVB,  
 TMB, Repco Bank, Repco HF, Talco Bank,  
 208-B, Ram Plaza, Paramathi Road,  
 S.P. Pudur, NAMAKKAL -637 001.



பதிவுத்துறை  
REGISTRATION DEPARTMENT

Zone: SALEM SRO KUMARAPALAYAM Village: KUMARAPAL  
AYAM AMANI

Revenue District Name: NAMAKKAL Taluk Name: THIRUCHENGODU

Survey Numberwise Guideline values

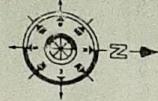
Enter the Survey Number

463

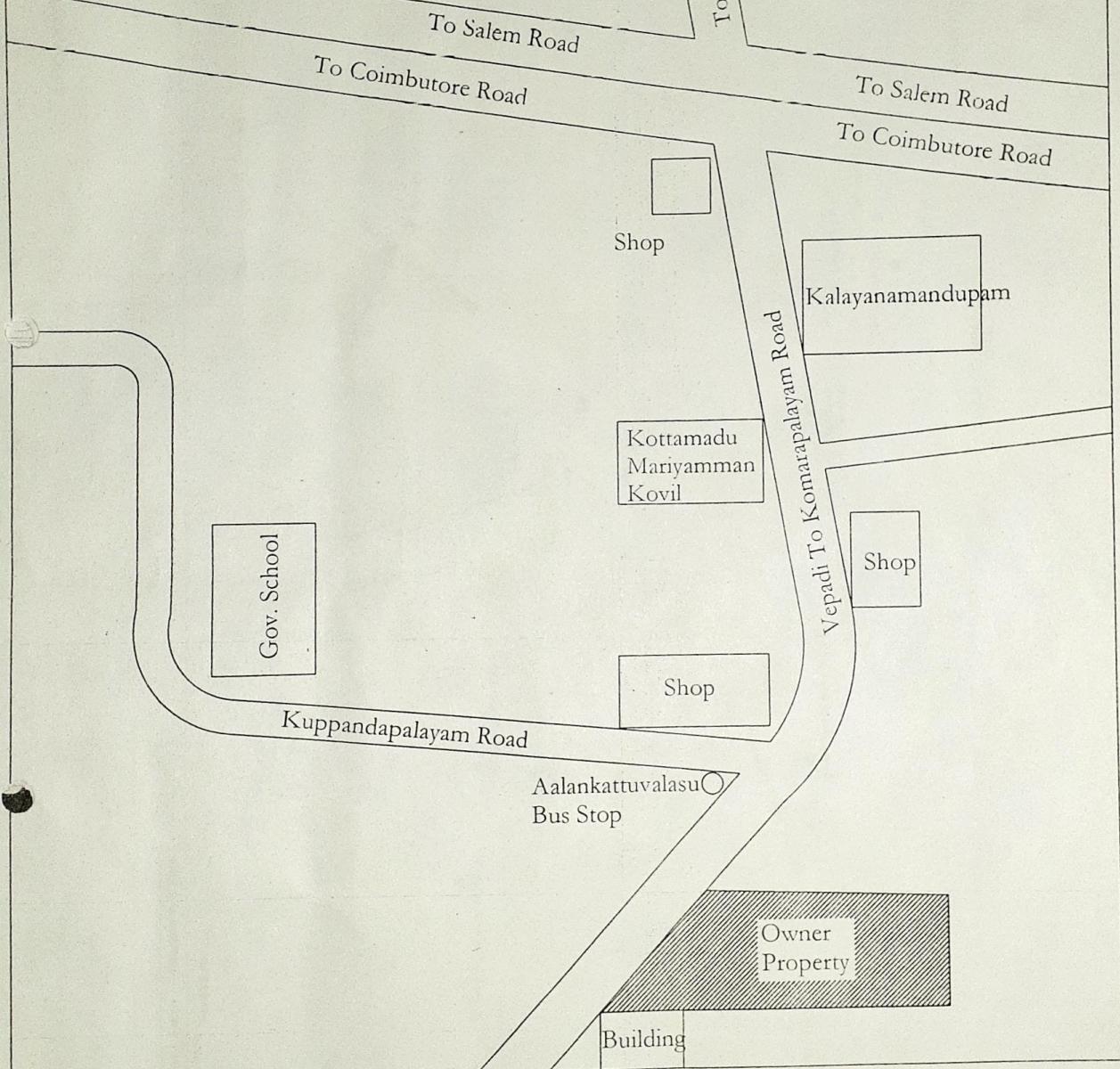
Submit

SURVEY NO	GUIDELINE VALUE	GUIDELINE VALUE (IN METRIC)	CLASSIFICATION
463/3	2250000/Acre	5557500/Hect	Dry Special Type - I





LOCATION MAP  
(NOT TO SCALE.)



PROPERTY AT:-

Name of the Owner : Mr.MUNIRAJA, S/o.(Late) Ramasamy,  
S.F.No : 463/3  
Ward No : 03,  
Area : Aalamkattuvalasu, Kallankattuvalasu,  
Village : Kumarapalayam Agraharam Village  
Panchayat : Thattankuttai Village Panchayat  
Taluk : Kumarapalayam,  
District : Namakkal.