

**Er. S. MOHAN¹, B.E., MIE., FIV.,
CHARTERED ENGINEER & REGISTERED VALUER**

24/A, Theppakulam Street, Near Cheran Mess, Sivarajanji Hotel Opp Road, Brough Road, Erode - 638 001.
Mobile : 94421 - 87525, 97918 - 92888, Ph. : 0424 - 2227525 Email : mohansma1962@gmail.com

Registered Valuer : IBBI/RV/2018/10256 Chartered Engineer : M-133102-1 Approved Valuer : F-18994

Registered Valuer for INCOME TAX & WEALTH TAX (Regn. No. 03/2011-12) Govt. of India

Panel Valuer for : State Bank of India (SBI), Punjab National Bank, IOB, Indian Bank, Corporation Bank, Bank of India,
Syndicate Bank, OBC, Bank of Maharashtra, Axis Bank, Indusind Bank, Federal Bank, City Union Bank, Yes Bank,
Karnataka Bank, Karur Vysya Bank Ltd., South Indian Bank, Dhanlaxmi Bank, Tamilnad Mercantile Bank,
Repco Bank, Can Fin Homes, Repco Home Finance Ltd., LIC Housing Finance Ltd., & Other Banks

Ref: 14/01/2020

File No.SMA S4/03/JANUARY/20

CORPORATION BANK

VALUATION REPORT

Name & Address of the

Property Owner's

: 1.Mr.K.Parasuraman,
S/o.Mr.Kandasamy,
2.Mr.P.Sivaprakash,
3.Mr.K.P.Suresh,
Sons of Mr.K.Parasuraman,
Door No:3/626, Manjapalikadu, Sankagiri Main
Road, Ottamethai, Komarapalayam Taluk &
Namakkal District-638 008.

Mob No : 93444 27878

Property address : Door No:3/626, S.F No:230/4, Manjapalikadu,
Sankagiri Main Road, Ottamethai, Pallipalayam
Agraharam Village, Komarapalayam Taluk &
Namkkal District-638 008.

Market value of the property : Rs. 6,66,55,000/- (Rupees Six Crores Sixty Six
Lakhs and Fifty Five Thousand Only)
as on:14/01/2020



**Er. S. MOHAN², B.E., MIE., FIV.,
CHARTERED ENGINEER & REGISTERED VALUER**

4/A, Theppakulam Street, Near Cheran Mess, Sivarajani Hotel Opp Road, Brough Road, Erode - 638 001.

Mobile : 94421 - 87525, 97918 - 92888, Ph. : 0424 - 2227525 Email : mohansma1962@gmail.com

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Repco Bank, Can Fin Homes, Repco Home Finance Ltd., LIC Housing Finance Ltd., & Other Banks

To

The Chief Manager,
Corporation Bank,
Pallipalayam Branch,
Pallipalayam.

Dear Sir,

Sub: Valuation of the Land, Ground & First Floor R.C.C Roof Residential Building located @ Door No:3/626, S.F No:230/4, Manjapalikadu, Sankagiri Main Road, Ottamethai, Pallipalayam Agraharam Village, Komarapalayam Taluk & Namkkal District-638 008.

I have valued the Property on 14/01/2020

I hereby certify that the value of property referred above is in my opinion.

- 1) Market value of the property : Rs. 6,66,55,000/- (Rupees Six Crores Sixty Six Lakhs and Fifty Five Thousand Only)
- 2) Forced sale value of the property : Rs. 4,66,59,000/- (Rupees Four Crores Sixty Six Lakhs and Fifty Nine Thousand only)
- 3) Guideline value of the property : Rs. 1,89,26,000/- (Rupees One Crore Eighty Nine Lakhs and Twenty Six Thousand only)

The value certified is as on the date of inspection.

Declaration

- 1 I hereby declare.
- a) The information furnished is true and correct to the best of my knowledge and belief.
- b) I have no direct and indirect interest in the property valued.
- c) I have not found guilty of misconduct in my professional capacity.

Place : Erode

Date : 14/01/2020


Er. S. MOHAN, B.E.,MIE.,FIV.,
Chartered Engineer & Panel Valuer
24/A, Theppakulam Street
Near Cheran Mess,
Sivarajani Hotel Opp. Road
Brough Road, Erode - 638 001.



VALUATION REPORTD) GENERAL:-

1	Purpose for which the valuation is made	To assess the present market value of the property
2	a) Date of inspection	13/01/2020
2	b) Date on which the valuation is made	14/01/2020
3	List of documents produced for perusal	Original copy of my previous valuation report, Dated: 28/09/2013.
4	Name & Address of the Property Owner	<p>1.Mr.K.Parasuraman, S/o.Mr.Kandasamy, 2.Mr.P.Sivaprakash, 3.Mr.K.P.Suresh,</p> <p>Sons of Mr.K.Parasuraman, Door No:3/626, Manjapalikadu, Sankagiri Main Road, Ottamethai, Komarapalayam Taluk & Namakkal District-638 008.</p>
5	Brief description of the property	<p>This property is a Land, Ground & First Floor R.C.C Roof of Residential Building located in Manjapalikadu, Sankagiri Main Road, Ottamethai, Pallipalayam Agraharam Village, Komarapalayam Taluk & Namkkal District.</p> <p>This Property is situated at walkable distance to Ottamethai bus stop & at about ½ Km distance from Corporation Bank, Pallipalayam Branch, Pallipalayam.</p>
II. DESCRIPTION OF THE PROPERTY		
1	Postal address of the property	<p>Door No:3/626, S.F No:230/4, Manjapalikadu, Sankagiri Main Road, Ottamethai, Pallipalayam Agraharam Village, Komarapalayam Taluk & Namakkal District-638 008.</p>
2	Location of the property	<p>Nil</p>
	a) Plot No.	S.F No:230/4
	b) Survey No.	Door No:3/626
	c) Door No / Flat No	Pallipalayam Agraharam Village
	d) T.S.No./Village/Floor No.	Komarapalayam Taluk
	e) Ward / Taluks	Namakkal District
	f) District/ Municipality/Corporation/ Town Panchayat/ Village Panchayat at furnished in the annexure – location sketch of the property (to be annexed)	Receipt No:117905, Amount Rs.275/- In the name of Mr. K.Parasuraman,
3	Property Tax Received Ref. No. Assessment No.	Tax Amount / Receipt in the name of In the name of
4	Electricity service connection No. In the name of	S.C.No:04-163-002-28 In the name of Mr. K.Parasuraman,
5	Classification of the area	Middle class
	High/Middle/Poor	Urban/Semi Urban/Rural
	Semi Urban	



	Residential area/Commercial area Industrial area	Mixed area															
6	Property is presently occupied by	Owner Occupied															
7	Central Govt. Enactments (e.g.Urban Land Ceiling Act) or notified under agency Area/ schedule area / cantonment area or is the subject matter of acquisition Proceedings by State/Central Govt.	No															
8	In case it is an agricultural land, any Conversion to house site plots is Contemplated	No															
9	Boundaries of the property	<table border="1"> <thead> <tr> <th></th> <th>As per previous valuation report</th> <th>As per Actual</th> </tr> </thead> <tbody> <tr> <td>North</td> <td>Property in S.F.No:230/3</td> <td>S.F.No:230/3</td> </tr> <tr> <td>South</td> <td>Vijayalakshmi's property</td> <td>property</td> </tr> <tr> <td>East</td> <td>Sankagiri Main Road</td> <td>Pallipalayam to Sankagiri Main Road</td> </tr> <tr> <td>West</td> <td>S.No:229</td> <td>S.No:229 property</td> </tr> </tbody> </table>		As per previous valuation report	As per Actual	North	Property in S.F.No:230/3	S.F.No:230/3	South	Vijayalakshmi's property	property	East	Sankagiri Main Road	Pallipalayam to Sankagiri Main Road	West	S.No:229	S.No:229 property
	As per previous valuation report	As per Actual															
North	Property in S.F.No:230/3	S.F.No:230/3															
South	Vijayalakshmi's property	property															
East	Sankagiri Main Road	Pallipalayam to Sankagiri Main Road															
West	S.No:229	S.No:229 property															
	Dimensions of the property	<table border="1"> <thead> <tr> <th></th> <th>As per previous valuation report</th> <th>As per Actual</th> </tr> </thead> <tbody> <tr> <td>North</td> <td>231'0"</td> <td>231'0"</td> </tr> <tr> <td>South</td> <td>200'0"</td> <td>200'0"</td> </tr> <tr> <td>East</td> <td>140'0"</td> <td>140'0"</td> </tr> <tr> <td>West</td> <td>140'0"</td> <td>140'0"</td> </tr> </tbody> </table>		As per previous valuation report	As per Actual	North	231'0"	231'0"	South	200'0"	200'0"	East	140'0"	140'0"	West	140'0"	140'0"
	As per previous valuation report	As per Actual															
North	231'0"	231'0"															
South	200'0"	200'0"															
East	140'0"	140'0"															
West	140'0"	140'0"															
	Extent of the site	30,170.00 Sq.ft															
10	Year of acquisition / purchase	--															
	Value of purchase price	--															
11	Land mark to the property(Route map and Colour Photograph to be Enclosed)	Yes															
12	GPS Location	Latitude : 11 22.428N Longitude : 77 45.033E															

CHARACTERISTICS OF THE SITE

1	Classification of locality	Residential Class I Type - I
2	Development of surrounding areas	Mixed Surroundings
3	Possibility of frequent flooding	No
4	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.,	Yes, available nearby
5	Level of land with topographical Conditions	Level
6	Shape of land	Quadrilateral shape
7	Type of use to which it can be put	Residential Building
8	Any usage restriction	No



9	Tenure of Land	Free hold
10	Is plot in Town Planning approved Layout?	No
	If yes approval no	No
11	Will there be any problem to get drawing approval at a latter date	No
12	Corner plot or intermittent plot?	Intermittent Land
13	Road Facilities	Yes, available
14	Type of road available at present	Bitumen Road
15	Width of road – is it below 20 ft or more than 20 ft	Above 40 ft wide road
16	Is it a Land –locked Land?	No
17	Water Potentially?	Yes, available
18	Underground sewerage system	Septic Tank is available
19	Power supply is available in the site	Yes, available
20	Advantage of the site	This Property is situated at walkable distance to Ottamathi bus stop & at about $\frac{1}{2}$ Km distance from Corporation Bank, Pallipalayam Branch, Pallipalayam.

**PART - A
(VALUATION OF LAND)**

1.	Size of Land	30,170.00 Sq.ft
2.	i) Prevailing market rate	Rs.1700/ Per Sq.ft to Rs.2000/Per Sq.ft (As per local enquiry)
	ii) Unit rate adopted in this valuation after considering the characteristics of the subject plot	Rs.1850/ Per Sq.ft
3.	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed	Rs. 268/- Per Sq.ft (As per internet)
4	Assessed / adopted rate of valuation i. Market value of the land	30,170.00 Sq.ft @ Rs.1850/Per Sq.ft = Rs. 5,58,14,500/- Say = Rs. 5,58,15,000/-
	ii. Guideline value of the land	30,170.00 Sq.ft @ Rs. 268/Per Sq.ft = Rs. 80,85,560/- Say = Rs. 80,86,000/-
5.	Estimated value of the land i.) Market value of the land	Rs. 5,58,15,000/-
	ii.) Guideline value of the land	Rs. 80,86,000/-

PART-B (VALUATION OF BUILDING)

1. TECHNICAL DETAILS OF THE BUILDING

1	Type of Building (Residential /Commercial/Industrial)	Residential building
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2	Type of construction (Load bearing / RCC / Steel Framed)	Framed Structure
3	Year of construction	2010 & 2018
4	Number of floors & height of each : Floor including basement, if any	10'0"
5	Plinth area house/flat (floor-wise)	<p>Ground Floor -2010 R.C.C Roof Residential Building - 1974.00 Sq.ft R.C.C Roof High Roof - 781.00 Sq.ft R.C.C Portico & Sitout - 609.68 Sq.ft R.C.C Service Room - 816.00 Sq.ft</p> <p>Ground Floor -2018 G.I. Sheet Roof Portico - 1584.00 Sq.ft</p> <p>First floor R.C.C roof Residential Building - 2110.56 Sq.ft R.C.C Balcony - 138.75 Sq.ft</p>
6	Condition of the building a) Exterior- Excellent, Good, Normal, Poor b) Interior-Excellent, Good Normal, Poor	<p>a) Exterior : Good b) Interior : Good</p>
7	Life/age of building	9 years (R.C.C Roof) 1 Year (G.I. Sheet Roof)
8	Future life of building	51 years (R.C.C Roof) 41 Years (G.I. Sheet Roof)
9	Details of plan approval from the Appropriate authority	Approval No:35, Dated:29/09/2008, Pallipalayam Agraharam Village.
SPECIFICATIONS OF THE CONSTRUCTION (FLOOR-WISE)		
1	Description Foundation	Ground floor Framed Structure
2	Basement	R.C.C Column-Footing & R.R. Masonry in Cement mortar
3	Super structure	R.C.C Column & Brick Work in cement mortar
4	Joinery/ Doors & Window (please furnish details about size of frames, shutters, Glazing, fitting etc. and specify the species of timber)	Teak Wood Doors & Windows Teak wood Doors & Windows
5	Roof	R.C.C Roof Slab R.C.C Roof Slab
6	Plastering	Plastering in C.M
7	Painting	White wash
8	Electrification	Concealed type wiring
9	Flooring, skirting, dadoing	Marble & Vitrified tiles Flooring



10	Roofing including weather proof course	--	BJLC
11	Drainage	Available	Available

BUILDING

1	Type of construction	Framed Structure
2	Quality of construction	I Class
3	Appearance of Building	Good
4	Maintenance of Building	Good
5	Plinth area	As per IS 3661 – 1975

VALUATION OF BUILDING

Sl. no.	Particular of item	Plinth area	Age of bldg	Estimated Replacement rate of construction	Replacement Cost Rs P	% of Depreciation Rs P	Net value After depreciation Rs P
1	<u>Ground Floor R.C.C roof Residential Building</u>	1974.00 Sq.ft	9 years	Rs.1700/- Sq.ft	1974.00 x 1700/- = 33,55,800/-	33,55,800 x 14% = 4,69,812/-	= 28,85,988/-
2	R.C.C roof High Roof	781.00 Sq.ft	9 years	Rs.2000/- Sq.ft	781.00 x 2000/- = 15,62,000/-	15,62,000 x 14% = 2,18,680/-	= 13,43,320/-
3	R.C.C Portico & Sitout	609.68 Sq.ft	9 years	Rs.1100/- Sq.ft	609.68 x 1100/- = 6,70,648/-	6,70,648 x 14% = 93,890/-	= 5,76,757/-
4	R.C.C Service Room	816.00 Sq.ft	9 years	Rs.1300/- Sq.ft	816.00 Sq.ft x 1300/- = 10,60,800/-	10,60,800x 14% = 1,48,512/-	= 9,12,288/-
6	<u>Ground Floor G.I. Sheet Roof Portico</u>	1584.00 Sq.ft	1 Year	Rs.300/- Sq.ft	1584.00 Sq.ft x 300/- = 4,75,200/-	4,75,200x 2% = 9,504/-	= 4,65,696/-
6	<u>First Floor R.C.C roof Residential Building</u>	2110.56 Sq.ft	9 years	/Rs.1650/- Sq.ft	2110.56 x 1650/- = 34,82,424/-	34,82,424 x 14% = 4,87,539/-	= 29,94,884/-
7	R.C.C Balcony	138.75 Sq.ft	9 years	Rs.1100/- Sq.ft	138.75 x 1100/- = 1,52,625/-	1,52,625x 14% = 21,367/-	= 1,31,257/-
8	Front Elevation			L.S			= 1,50,000/-
9	Staircase, Cupboard & Wardrobe works			L.S			= 6,00,000/-
					Total Rs.	1,00,60,191/-	
					Say Rs.	1,00,60,000/-	



PART - C (MISCELLANEOUS)

1	Sump	Rs. 50,000/-
2	Septic Tank	Rs. 50,000/-
3	Compound wall with Safety Grils & Steel Gate	Rs. 3,50,000/-
4	Elevation work	--
5	Marble flooring/Ceramic tiles flooring or any other special flooring	--
6	Ceramic tiles in toilet & kitchen	--
7	Ward robes/showcases false ceiling works	--
8	Portico (with hand rails)	--
9	Ornamental front door	--
10	Sitout / Verandah with steel grills	--
6	Pavement Tiles	Rs. 1,00,000/-
	TOTAL	Rs. 5,50,000/-

PART - D (SERVICES)

1	Water Tap connection	Rs. 20,000/-
2	Drainage arrangements	---
3	E.B. deposits	Rs. 50,000/-
4	Bore well electric with motor	Rs. 1,00,000/-
5	OHT	Rs. 60,000/-
	TOTAL	Rs. 2,30,000/-

VALUE OF THE ENTIRE PROPERTY

(In Rupees)

			Guide line value of the Land & Bldg	Market value of the Land & Bldg
1	PART - A	LAND	Rs. 80,86,000/-	Rs. 5,58,15,000/-
2	PART - B	BUILDING	Rs. 1,00,60,000/-	Rs. 1,00,60,000/-
3	PART - C	MISCELLANEOUS	Rs. 5,50,000/-	Rs. 5,50,000/-
4	PART - D	SERVICES	Rs. 2,30,000/-	Rs. 2,30,000/-
		TOTAL	Rs. 1,89,26,000/-	Rs. 6,66,55,000/-

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. 6,66,55,000/- (Rupees Six Crores Sixty Six Lakhs and Fifty Five Thousand Only)

The Forced sale value of the property is estimated as 30% less than the present market rate Rs. 4,66,59,000/- (Rupees Four Crores Sixty Six Lakhs and Fifty Nine Thousand only)

Guideline value of the property Rs. 1,89,26,000/- (Rupees One Crore Eighty Nine Lakhs and Twenty Six Thousand only)

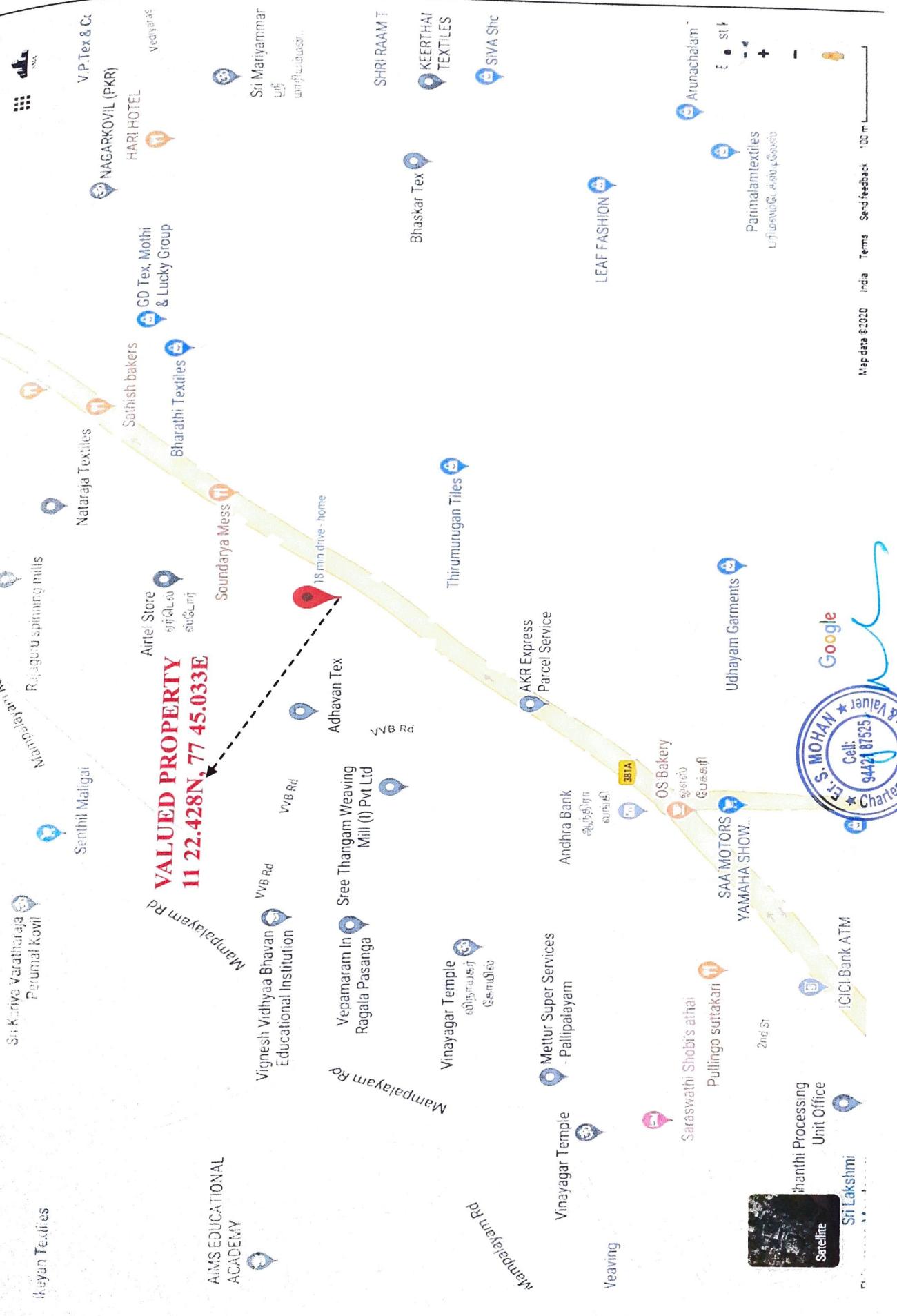


Enclosure:

1. The legal aspects were not considered in this Valuation report.
2. Value varies with the purposes and date.
3. This report contains 9 pages.
4. The concerned Bank (or) Financial Institution is requested to verify the name of the owner, address of the property & extent of the land shown in the valuation report with Originals & with respect to the Latest VAO Ownership certificate & legal opinion.
5. The property was inspected on 13.01.2020 in the presence of Mr.K.P.Suresh
6. This valuation work is undertaken by the valuer based upon the request from The Chief Manager, Corporation Bank, Pallipalayam Branch, Pallipalayam.
7. Enclosed for :- 1) Location Sketch, 2) Guide line value(Internet) & 3) Photo.

S. Mohan
 Er. S. MOHAN, B.E.,MIE.,FIV.,
 Chartered Engineer & Panel Valuer
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 Sivaranjani Hotel Opp. Road
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GUIDELINE VALUE

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

No.	Survey/Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification
	<u>230/1</u>	268/ Square Feet	2890/ Square Metre	Residential Class I Type - I
	<u>230/2</u>	268/ Square Feet	2890/ Square Metre	Residential Class I Type - I
	<u>230/3</u>	268/ Square Feet	2890/ Square Metre	Residential Class I Type - I
	<u>230/4</u>	268/ Square Feet	2890/ Square Metre	Residential Class I Type - I



VIEW OF THE PROPERTY

