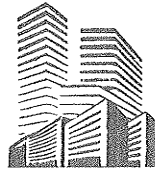


Ln. **Er. A. Venkatachalam** M.E., M.I.E., F.I.V  
Chartered Civil Engineer  
Regd. Valuer for Income Tax, Wealth Tax (04/05-06)  
District Panel Engineer Class - IA  
E-mail : arulmurugan.av@gmail.com



**ARRUL ASSOCIATES**  
81/1D, Chairman Building,  
Sankari Main Road, Ottametthai,  
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 ♦ Dhanlaxmi Bank ♦ South Indian Bank

## VALUATION REPORT ON IMMOVABLE PROPERTIES

Pursuant to the request from The Branch Head, Corporation Bank, Pallipalayam Branch, the Property in S.F.No: 179/2, Pymash No: 42, Site No: 5in 3<sup>rd</sup> Block, Door No's: 10A, 10A/1, 10A/2, Ward No: 04 at Palaniappan Nagar, Near Golden Company, Pallipalayam Amani Village & Municipality, Kumarapalayam Taluk, Namakkal District, which is owned by **Mr. K. RAMANATHAN**, S/o. Mr. Kolanthayappa Mudaliar, ("M/s. **SUJEETH EXPORT**") was inspected on 11.04.2017 for the purpose of assessing the present market value of the fixed assets in it.

The following documents were produced before me for Perusal.

1. Xerox Copy of Legal Opinion Given by Advocate N.Ramaswamy, Date: 24.03.2017

Based upon the actual observations and also the particulars provided to me detailed valuation report has been prepared and furnished in the following Annexures I & II.

After giving careful consideration to the various important factors like the specification, the Present condition, age, future life, replacement cost, depreciation, potential for marketability etc., as per the known principles of valuation. I am of the opinion that:

**Present Market Value of the Property** : Rs. 76,58,000.00

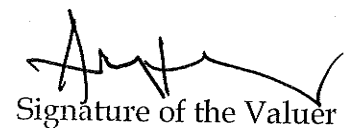
**Forced Sale Value of the Property** : Rs. 61,26,000.00

**Guide Line Value of the Property** : Rs. 56,63,000.00

It is declared that,

1. I have inspected the property on 11.04.2017 in the presence of the owner of the property **Mr. K.Ramanathan**.
2. I have no direct or indirect interest in the valued.
3. Further the information and other details given above/in the annexure are true to the best of my knowledge and belief.

Place: Pallipalayam  
Date: 12.04.2017

  
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

# PROPERTY VALUATION REPORT

PPM/Corp

Date: 12.04.2017

01. Name of the Owner : Mr. K.RAMANATHAN,  
S/o. Mr. Kolanthayappa Mudaliar.
02. Name of the title holder and Address : Door No's: 10A, 10A/1, 10A/2,  
Ward No: 04, Palaniappa Nagar,  
Near Golden Company,  
Pallipalayam Amani  
Village & Municipality,  
Kumarapalayam Taluk,  
Namakkal District.  
Cell No: 90250-27550
03. Purpose of Valuation : To know the present Market value of  
The property
04. List of Documents produced : Xerox Copy of Legal Opinion Given by  
Advocate N.Ramaswamy,  
Date: 24.03.2017.
05. Date of Inspection : 03.01.2017
06. Date of Valuation : 04.01.2017
07. Approximate distance from the : 1 km
08. Situation / Location / brief : S.F.No: 179/2, Pymash No: 42,  
Site No: 5in 3<sup>rd</sup> Block,  
Door No's: 10A, 10A/1, 10A/2,  
Ward No: 04, Palaniappa Nagar,  
Near Golden Company,  
Pallipalayam Amani  
Village & Municipality,  
Kumarapalayam Taluk,  
Namakkal District.
09. Boundaries of the property : (As Per Document & Site)
- North of : Site No: 4 Owned By Arthanari  
Mudaliar in 3<sup>rd</sup> Block
- South of : Site No: 6, Owned By Annamalai in  
3<sup>rd</sup> Block
- East of : 25'0" North South Road
- West of : Site No: 3, Owned By Pavayammal In  
3<sup>rd</sup> Block
- Extent of land : 2.850.00 Sq.Ft



North : 100'0"  
South : 100'0"  
East : 27'0"  
West : 30'0"  
Extent of Land : 2,850.00 Sq.Ft

10. Property Tax Details : Receipt No: 0018690, 0018699, 0018653  
Year - 2016-2017, Rs. 1248/- Per Year

11. Assuming the entire property is let out, the probable monthly Rent and advance Building Rent : --

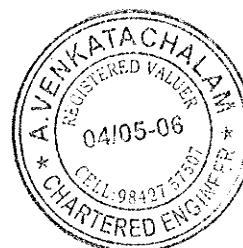
12. Whether the Building Plan has been approved? : Yes

If Yes, Approval No : K.Dis No: 150/2004 (A2),  
Date of approval, Date: 27.02.2004

approving authority, and whether the Building has been Constructed as per the approved plan : The Executive Officer  
Selection Grade Town Panchayat,  
Approval Plinth Area. 1,227.00 Sq.Ft

ii. If No, the reason for non- approval : --

13. General Remarks : Nil



## II. VALUATION DETAILS:

### A. LAND

The Total Area [Extent] of the Site / Land	: 2,850.00 Sq.Ft
Description of the Site / Land	
a. Character of Locality	: Mixed Area
b. Classification	: Middle Class
c. Development of surrounding Areas	: Mixed Area
d. Is the locality subjected to frequent flooding	: No
e. Feasibility to the Civic amenities Like School, Hospital, Offices, Markets etc	: Near By
f. Shape of the Land	: Rectangular
g. Type of use, which it can be put	: Residential Purpose
h. Any other restriction of usage	: No
i. Nature of right, whether Lease hold / free hold	: Free Hold
j. Road Facility	: Tar Road
k. Is it a Corner Plot	: No
l. Water Supply / Potentiality	: Bore Well, Sump
m. Underground sewerage system	: Available in Septic Tank
n. Any other sentimental / social issue which may affect the value	: No
02. General Remarks	: ----
Prevailing Unit market Rate	: Rs. 1,200.00/Sq.Ft To Rs. 1,250/Sq.Ft
Unit Rate adopted in this Valuation	: Rs. 1,200.00/Sq.Ft
Guide line Rate	: Rs. 500.00/Sq.Ft
Valuation of the Site / Land	
Present Market rate of the Land	: 2,850.00 Sq.Ft X Rs. 1,200.00/Sq.Ft Rs. 34,20,000/- Say Rs. 34.20 Lakhs
Present Guide line rate of the Land	: 2,850.00 Sq.Ft X Rs. 500.00/Sq.Ft Rs. 14,25,000/- Say Rs. 14.25 Lakhs
Present Market Value of the Land	: Rs. 34.20 Lakhs
Forced Sale Value of the Land	: Rs. 27.36 Lakhs
Guide Line Value of the Land	: Rs. 14.25 Lakhs



## BUILDING

01. Type of Constructions	: Load Bearing Structure
02. Quality of Construction	: II Class
03. Appearance of the Building	: Normal
04. Maintenance of the Building	: Normal
05. Description of the Building	:
a. Foundation	: R.R. Masonry
b. Superstructure	: Brickwork in C.M
c. Roof	: RCC Roof & A.C Sheet & Galvalume Sheet
d. Doors & Windows	: Country Wood
e. Sanitary Fittings	: Normal Quality Material Used
f. Flooring	: Marble, Tiles , Cement Flooring
g. Electricity Supply	: Available
h. Total Plinth Area	: Given in Valuation Details
Total life of the Building Estimated General Remarks	: RCC Building = 60 Years & A.C Sheet Roof building 45 Years Galvalume Sheet Roof = 45 Years
Age of the Building	: RCC Building = 14, 7, Years AC Sheet Roof = 7 Years Galvalume Sheet Roof = 7 Years
Residual age of the Buildings	: RCC Building = 46, 53 Years AC Sheet Roof = 38 Years Galvalume Sheet Roof = 38 Years
Replacement Rate of Construction With the existing conditions And specification	: Given in Valuation details
05. Compound walls	
Height & Length	: 10'6" Height
Type of Construction	: 9" thick Brick Work in Cement Mortar



## DETAILS OF BUILDING

Considering the materials used for Construction, Amenities available, Road Approach, Water and Electricity the following rates were adopted.

### VALUATION DETAILS:

S. No	Description	Area in Sq.Ft	Rate/1 Sq.Ft	Replace ment Value Rs.	Year of Constr uction Rs.	Depre- ciation Value Rs.	Present Value Rs.
1.	GF RCC Roof Residential Building	435.12	900/-	3,91,608/-	2003 (21%)	82,237/-	3,09,370/-
2.	GF RCC Building & Staircase	960.00	1300/-	12,48,000/-	2003 (21%)	2,62,080/-	9,85,920/-
3.	GF RCC Balcony	292.50	750/-	2,19,375/-	2003 (21%)	46,068/-	1,73,306/-
4.	FF RCC Roof Residential Building	1395.12	1200/-	16,74,144/-	2007 (10.5%)	1,75,785/-	14,98,358/-
5.	FF RCC Balcony	292.50	800/-	2,34,000/-	2010 (10.5%)	24,570/-	2,09,430/-
6.	SF RCC Roof Room	371.05	1300/-	4,82,365/-	2010 (10.5%)	50,648/-	4,31,716/-
7.	SF RCC Roof Balcony	48.00	850/-	40,800/-	2010 (10.5%)	4,284/-	36,516/-
8.	SF AC Sheet Head Room	120.00	400/-	48,000/-	2010 (15.75%)	7,560/-	40,440/-
9.	GF Galvalume Sheet Godown	793.87	520/-	4,12,750/-	2010 (15.75%)	65,008/-	3,47,741/-

Total Rs. 40,32,797/-  
Say Rs. 40,33,000/-

### EXTRA ITEMS

1. Outer Pavement Tiles Work	:	Rs. ----
2. Inner Garden Work	:	Rs. ----
3. Intrial Work for All Rooms & Modular Kitchen	:	Rs. ----
Total	:	Rs. ----
Net value	:	Rs. ----



## 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/ Granite Flooring or any other special flooring	:	Rs.	----
5.	Interior decorations/wall panelling works	:	Rs.	----
6.	Architectural elevation works	:	Rs.	----
7.	Aluminum Doors/Windows	:	Rs.	----
8.	Air Conditioners/Exhaust fans	:	Rs.	----
	Total	:	Rs.	----
	Less : Depreciation	:	Rs.	----
	Net value	:	Rs.	----

## MISCELLANEOUS VALUE AFTER DEPRECIATION

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

## SERVICES

1.	Water Supple Arrangement Bore Well	:	Rs.	60,000.00
2.	Drainage Arrangement in Septic Tank	:	Rs.	25,000.00
3.	E.B Deposit- 3 Nos	:	Rs.	15,000.00
4.	Sintex Tank	:	Rs.	5,000.00
5.	Compound Wall one Side & Steal Gate	:	Rs.	80,000.00
6.	Pavement	:	Rs.	20,000.00
	Total	:	Rs.	---
	Net value	:	Rs.	2,05,000.00



## TOTAL VALUATION

1.	Land	:	Rs.	34,20,000.00
2.	Building	:	Rs.	40,33,000.00
3.	Extra Items	:	Rs.	----
4.	Amenities	:	Rs.	----
5.	Miscellaneous	:	Rs.	----
6.	Services	:	Rs.	2,05,000.00
7.	Add: Potential value , if any	:	Rs.	----
				-----
Total Value of the Land & Building				: Rs. 76,58,000.00
				-----

(Rupees Seventy Six Lakhs and Fifty Eight Thousand Only)

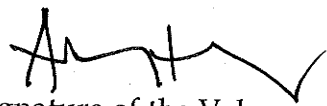
Present Market Value of the Property : Rs. 76,58,000.00

Forced Sale Value of the Property : Rs. 61,26,000.00

Guide Line Value of the Property : Rs. 56,63,000.00

Place: Pallipalayam

Date: 12.04.2017

  
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,  
ARFOL ASSOCIATES  
81/1D, CHAIRMAN BUILDING, SANKARI MAIN ROAD,  
OTTAMETTHAL, PALLIPALAYAM - 638006.  
CELL: 98427 57507, 98427 22260



## MARKETABILITY

\* The Present marketability of the land is NORMAL.

\* The Present worth of the Building is Normal but the marketability is Normal.

## NOTE

1. The Site is located on the Palaniappa Nagar, Near Golden Company, Pallipalayam Amani Village & Municipality, Kumarapalayam Taluk, Namakkal District.
2. At the time of inspection Mr. Ramanathan, accompanied with me to identify and inspect the property.
3. I Perused the following Documents:
  1. Xerox Copy of Legal Opinion Given by Advocate N.Ramaswamy, Date: 24.03.2017
4. The above document is only produced, for my perusal at the time of inspection, out of which, I derived the above value.
5. At the time of inspection present Market Rate of the Applicant's site Rs.1,200.00/Sq.Ft To Rs.1,250.00/Sq.Ft
6. This Valuation Report is prepared for "Corporation Bank" Pallipalayam Branch.
7. This Valuation Report contains 14 pages including 1 Nos. of Line sketch and 1 sheet of photo.

## III. DECLARATION

1. The facts furnished above are true and correct to the best of my knowledge and belief.
2. I have no direct or indirect interest in the property Valued.
3. I have inspected the Site / property personally on 11.04.2017

Place: Pallipalayam

Date: 12.04.2017

Signature of the 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,  
ARNUL ASSOCIATES  
81/1D, CHAIRMAN BUILDING, SANKARI MAIN ROAD,  
OTTAMETTHAI, PALLIPALAYAM - 638006.  
CELL: 98427 57507, 98427 22200



பதிவுத்துறை

REGISTRATION DEPARTMENT

Zone: SALEM SRO: PALLIPALAYAM Village: PALLIPALAYAM AMANI

Revenue District Name: NAMAKKAL Taluk Name: THIRUCHENGODU

STREET NAME	GUIDELINE VALUE	GUIDELINE VALUE (IN METRIC)	CLASSIFICATION
Palaniyappa Nagar (P )	500/Sq.Ft	5385/Sq.Mt	Residential Class I Type - I

