

**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 : 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. 02

Date: 12.11.2020

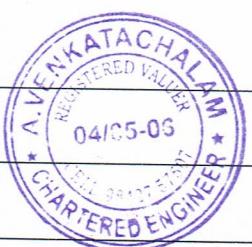
#### 1. GENERAL

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: 974
Name of Nagar/Layout	:	---
S.F.No/T.S.No./R.S.No.	:	S.F.No: 117/1 & 4,
Village / Block	:	Pallipalayam Agraharam Village & Panchayat,

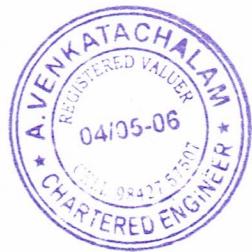
	Taluk / Ward	Kumarapalayam Taluk	
	Mandal/District/Municipality/ Corporation	Namakkal District.	
	Postal Address of the Property with Pin Code	S.F.No: 117/1 & 4, Patta No: 974, Mampalayam Road, Near Perumal Malai, Pallipalayam Agraharam Village, Kumarapalayam Taluk, Namakkal District. Pin Code: 638 008	
7.	Boundaries of the property	<b>As per Document &amp; Actual</b>	
	North	"B" Schedule, Ramasamy Gounder's Property	
	South	S.F.No: 116 & PWD Canal	
	East	North South Mampalayam Road	
	West	Ramasamy Gounder Property	
	<b>Extent of Land</b>	<b>1.44 1/2 Acres (or) 144.50 Cents</b>	
8.	Dimensions of the site	As per the Deed	As per the Actual
	North	---	---
	South	---	---
	East	---	---
	West	---	---
	Extent	<b>1.44 1/2 Acres</b>	<b>1.44 1/2 Acres</b>
9.	Extent of the site	<b>1.44 1/2 Acres (or) 144.50 Cents</b>	
10.	Extent of the site considered for valuation (least of 8A & B)	<b>1.44 1/2 Acres (or) 144.50 Cents</b> (Document & Site)	

#### CHARACTERISTICS OF THE SITE:

1.	Character of locality	:	Mixed Area
2.	Classification of locality	:	Middle Class
3.	Development of surrounding area	:	Mixed 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	:	Tar Road
16.	Type of road available at present	:	Mampalayam Road
17.	Width of road - Is it below 20' or more than 20'	:	Above then 22'0"
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) Perumal Malai & Rajaguru Spinning Mills 2) Madheshwaran Kovil Bus Stop 3) Mampalayam Main Road
23.	Disadvantages of the site	:	----



## II. VALUATION

A	Value by adopting GLR		
i)	Guideline rate as obtained from the Registrar's office (an evidence thereof to be enclosed)	:	Rs. 5,36,000/- Acre
ii)	Value of land by adopting GLR ( 1.14 1/2 Acres X Rs. 5,36,000 / Acre)	:	Rs. 7,74,520/-
B.	Value by adopting PMR		
i)	Prevailing market rate	:	Rs. 87,00,000 / Acre
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 ( 1.44 1/2 Acres X Rs. 87,00,000 / Acre)	:	Rs. 1,25,71,500/- <b>Say Rs. 125.72 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. 7,74,520/-	Rs. 1,25,71,500/-
2	Extra items	----	----
	Total	Rs. 7,74,520/-	Rs. 1,25,71,500/-
	Say	Rs. 7,75,000/-	Rs. 1,25,72,000/-

Factors favouring for an additional value 1.

2.

Add (+)

Factors favouring for less value 1.

2.

Less (-)

Present Market Value -

Rs. 1,25,72,000/-



## 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 valuers 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. 1,25,72,000/- (Rupees One Crore Twenty Five Lakhs Seventy Two Thousands only). The book value of the above property as of is 7,75,000/- (Rupees Seven Lakh Seventy Five Thousands only). and the distress value Rs. 1,00,58,000/- (Rupees One Crore Fifty Eight 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. 1,25,72,000/- (Rupees One Crore Twenty Five Lakhs Seventy Two Thousands 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,  
THATHI 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:

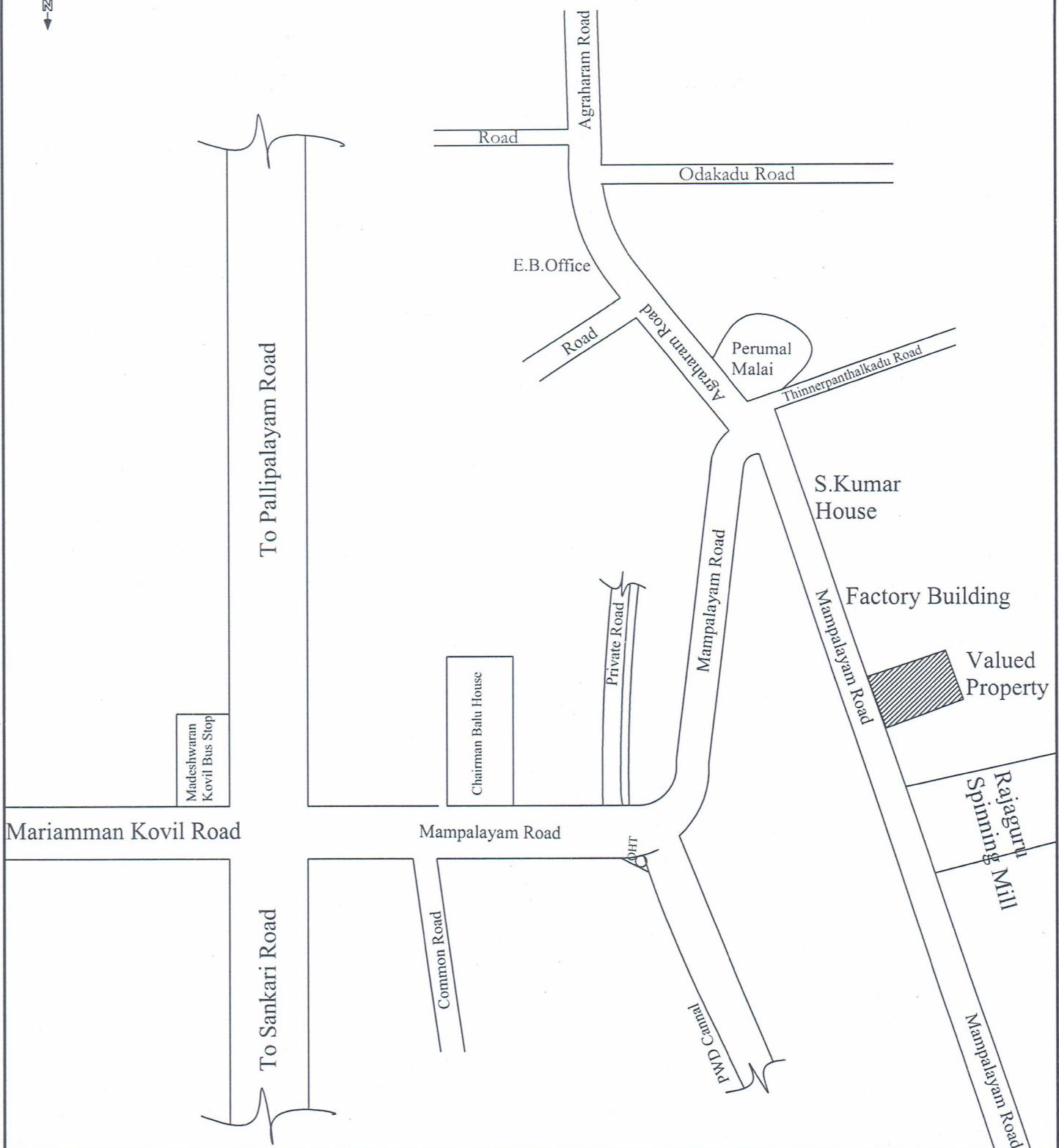
KUMARAPALAYAM

Sr.No.	Survey/Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date
1	<u>117/1</u>	536000/ Acre	1324000/ Hectare	Dry Special Type - I	09-Jun-2017
2	<u>117/4</u>	536000/ Acre	1324000/ Hectare	Dry Special Type - I	09-Jun-2017



# LOCATION MAP

(NOT TO SCALE)



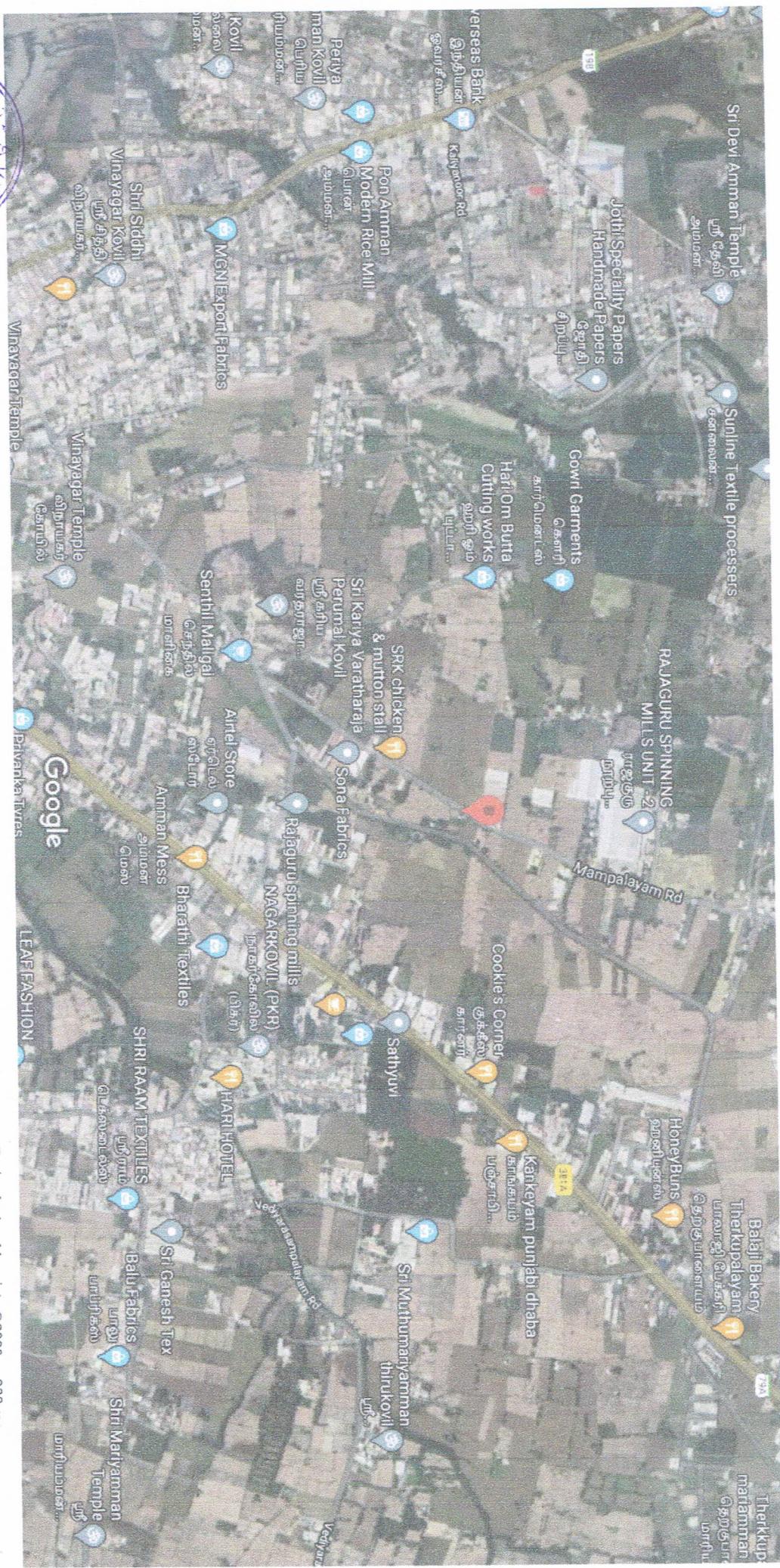
## PROPERTY AT:-

Name of Company	: "M/s. THANGAVEL FABRICS PRIVATE LIMITED"	2
Name of Applicant	: 01. Mr. A. THANGAVEL, S/o. Mr. Arumuga Gounder. 02. Mr. T. VIJAYARAGAVAN, 03. Mr. T. JAYACHANDRAN, S/o. Mr. A. Thangavel.	
R.S.F.No	: 117/1 & 4,	
Patta No	: 974,	
Area	: Mampalayam Road, Near Perumal Malai,	
Village	: Pallipalayam Agraharam Village,	
Taluk	: Kumarapalayam ,	
District	: Namakkal .	



VALUED PROPERTY

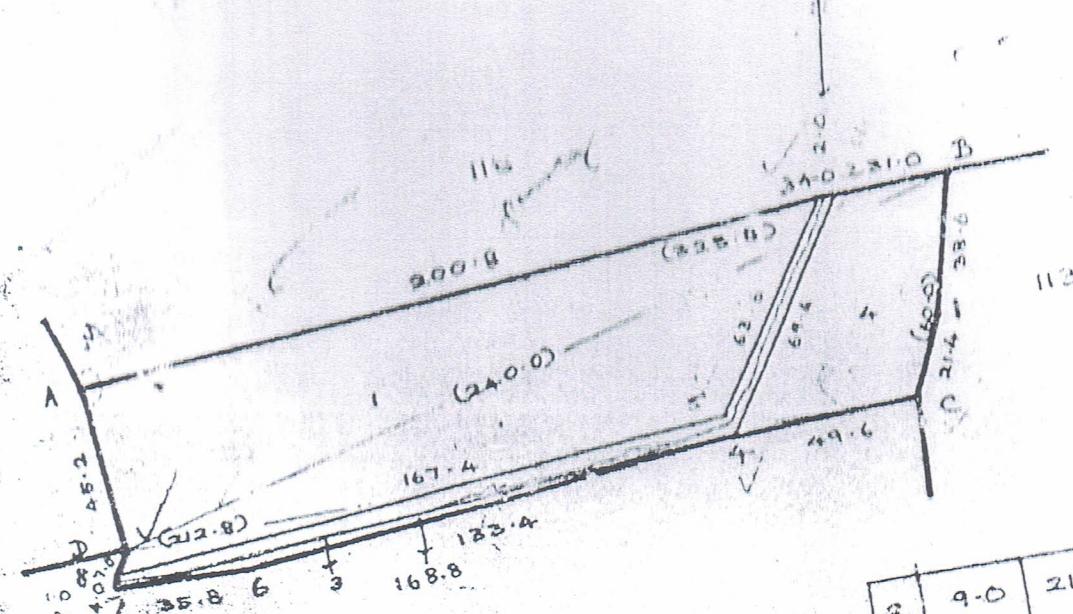
A circular stamp with the name "A VENKATACHALAM" at the top and bottom. The center contains the date "04/05-06". The outer ring contains the words "REGISTERED VALUER" and "CHARTERED ENGINEER".



Tianchang

Name \_\_\_\_\_  
Area 1-31-0

Field No. 111



			Product
8 7	9-0 8-4	218.6 217.2  D (212.8)	
6	11.4	182.8 50.0 50.0  49.6	3.2 2.0
4	1.2	C  D 240.0 231.6 32.6  B	
C	50.0	A 325.8 34.8 31.0  B 60.0 21.4	44.4 1.6 2.0 2.2

Scale 1 mm : 2000 Inch = One Chain



R.S.F.No  
Patta No  
Area  
Village  
Taluk  
District

02. Mr. T. VIJAYARAGAVAN,  
03. Mr. T. JAYACHANDRAN, S/o. Mr. A. Thangavel.  
: 117/1 & 4,  
: 974,  
: Mampalayam Road, Near Perumal Malai,  
: Pallipalayam Agraharam Village,  
: Kumarapalayam ,  
: Namakkal .

