

RV-3697/2018/TMB/Pallipalayam
ER. S. DEVANANDAN, M.E., M.Sc., (REV), F.I.V., F.I.E.,
ER. V.R. PALANIAPPAN, D.C.E., B.E., L.I.V.,
 54/2 (748), SKC Road, Amara Complex,
 First Floor, Erode - 638 001. Phone : 0424 - 4021993
 Cell : 94422 87993, 73737 26866
 E-mail : msassociateserode@gmail.com

VALUATION OF PROPERTY (LAND AND BUILDING)

Ref. No. RV-3697

13.10.2018

I. GENERAL

1. Branch to which valuation is done : Tamilnad Mercantile Bank Ltd, Pallipalayam Branch.
2. Purpose of valuation : To assess the present market value.
3. Date of inspection to the property : 04.10.2018
4. Date of valuation given : 13.10.2018
5. Person accompanying at the time of visit to site : Thiru S. Senthilvel, The Branch Manager, TMB, Pallipalayam Branch & Thiru A. Vasu.

II. DESCRIPTION OF THE PROPERTY

Owner of the property and residential address : **TMT V. MALATHI**
W/O THIRU A. VASU
 Door No. 75, Survey No. 282/5, Natthakadu,
 Andikadu Road, Pallipalayam Amani Village,
 Alampalayam Town Panchayat,
 Thiruchengode Taluk,
 Namakkal District - 638 008.
 Name of the borrower : **M/S GOWRI TEXTILE CO**
 Pallipalayam
 Cell No. 98427 50333 - Thiru A. Vasu.

Since how long owning the property? : ---

Whether Joint/Co-ownership, details : Single Ownership

In case of joint ownership, furnish the stake details of each owner, whether it is undivided? : Not applicable

Whether assessed under Wealth Tax? : No

If so whether Wealth Tax is paid?

What is the

- a. Year of construction : 1980
- b. Purchase price : ---
- c. Year of construction of the super structure : 1980
- d. Year of completion : 1980
- e. Cost of construction : Rs. 36,43,088.00

S. Senthilvel

2. Brief description of the property valued :

The property is a Power loom building situated at Door No.75, Survey No.282/5, Nathakadu, Andikadu Road, Pallipalayam Amani Village, Alampalayam Town Panchayat, Thiruchengode Taluk, Namakkal District - 638 008.

The property has 38 years old load bearing structure Power loom building and having the facilities for Electricity arrangements & water supply arrangements and had no Drainage arrangements. The way of approaching is 15' wide Concrete Road & 25' wide Andikadu (BT) Road abutting as South & West side boundary. The property is surrounded by Mixed area and near to Vedyarasampalayam Mariamman Temple, 750M away from Sannkagiri Main Road & Vedyarasampalayam Bus stop, etc., The property having fair market & value and it is also an unapproved land.

Type of the property

Agricultural/ Industrial / Residential /Commercial : Power loom building

Door No. : 75

Survey No. : 282/5

Area : Nathakadu

Road : Andikadu Road

Nearest Main Road : Sannkagiri Main Road

Village : Pallipalayam Amani

Town Panchayat : Alampalayam

Taluk : Thiruchengode

District : Namakkal

Pin code : 638 008

3. i. Whether the property is a residential property, If : No
so please state

a. Whether the building is old or recently constructed : ---

b. Whether it is an independent house or flat : ---

c. In case, it is a flat, the location of the flat (floor) : ---

d. Whether title documents were produced for verification : ---

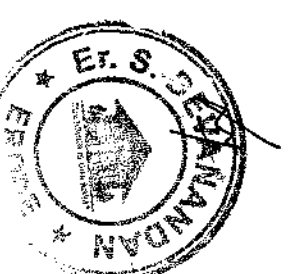
ii. Whether the property is a commercial property, : No
If so please state

a. Whether it is own office or commercial one : ---

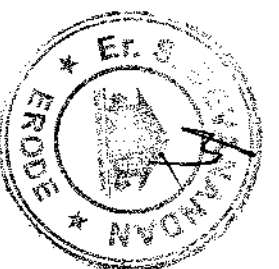
b. Whether building is constructed as per approved plan : ---

c. If any variation is noticed please specify : ---

d. Whether plan approval is issued by competitive authority : ---



4. Boundaries of the property :
As per Old report = 12042.00 Sq.Ft.
 North : Thiru Kandappan & Thiru Palanisamy property
 South : 15' East West Common Road
 East : Thiru Elayappa Chettiyar land
 West : Land in Survey No.281
As per site = 12042.00 Sq.Ft.
 North : The building property (Owner's name not known)
 South : 15' wide Concrete Road
 East : The building property (Owner's name not known)
 West : 25' wide Andikadu (BT) Road
5. Distance from Branch : 2KM from TMB, Pallipalayam Branch.
6. Documents referred for perusal of ownership : The Xerox copy of old valuation report prepared by Er. A. Venkatachalam dt.03.09.2015.
7. Property tax receipt referred : Not produced
 a. Period : ----
 b. Assessment Number : ----
 c. Tax amount : ----
 d. Receipt in the name of : ----
8. Electricity service connection : Available
 a. Consumer number : ----
 b. Period : ----
 c. In the name of : ----
9. Property is presently occupied by :
 a. Owner : Yes
 b. Tenant : No
 c. Both : No
 d. Vacant : No
10. If occupied by tenant :
 a. Gross monthly rent : ---
 b. Rent advance : ---
11. Whether the property was valued early? If so : Yes
 a. Date of earlier valuation : 03.09.2015.
 b. Name and address of the earlier valuer : Er. A. Venkatachalam, Arrul Associates,
 81/1D, Chairman Building,
 Sankari Main Road, Ottamethai,
 Pallipalayam - 638 006.



- c. Whether valued by approved valuer
- i. Whether rates adopted are commensurate with rates adopted by the Registrar's Office? In case of wide variations please specify reasons. : No
- ii. Whether the rates are based on prevailing rates in the area. : Yes
- d. Purpose of earlier valuation : To assess the present market value
- e. Basis of valuation : Land and building method
- f. Copy of the earlier valuation (to be enclosed) : No
12. Whether the cost of land is in commensurate with the guideline value? : No
- Whether the cost of construction is in line with the prevailing rate in the area? : No
13. Whether the building is insured? If so, : No
- a. The sum assured : ---
- b. Risk covered : ---
- c. Date of expiry of the insurance cover : ---
- III. LAND**
1. Extent of the site - As per old report & site : 12042.00 Sq.Ft.
2. Site Dimension : As per old report & site
- North : 233'0"
- South : 233'0"
- East : 54'0"
- West : 54'0"
- Extent of the land** : 12042.00 Sq.Ft.
- c. Out of total land extent of land left for road formation : No
- d. Is the land whole or part is notified for acquisition by govt / state body? If so furnish the details : Not applicable
3. If the property is an agriculture land state, : No
- a. Whether dry or wet land : ---
- b. Irrigation facility of rain fed : ---
- c. Type of crop grown at the time of visit : ---
- d. Annual yield / previous years out put : ---
4. Usage of land : ---
- a. As per Sub-Registrar Office : Residential Special Type - I
- b. Actual usage : Power loom building
- c. As per revenue records : ---
5. Type of land (Wet /Dry/Residential/ Industrial/ : Mixed type



Commercial/Quarry/ Mine/ Others)

6. Level and shape of land : Ground Level & Rectangular
7. Guide line value : Rs.402.00/Sq.Ft. (SRO Sheet enclosed)
8. Remarks about accessibility and Road Approach to the site : Abutting 15' wide Concrete Road & 25' wide Andikadu (BT) Road
- b. Water availability : Yes
9. a. Whether falls under land ceiling Act? : No
- b. Whether land or part thereof notified for acquirement? : No
- c. Free hold / lease hold (If lease hold details about lease period) : Free hold
10. a. Landmark to the location (Sketch of the property with location map from the land mark should be enclosed) : Latitude sheet enclosed
- b. Nearest bus stop : 750M away from Vedyarasampalayam Bus stop
- c. Nearest Railway station : Cauvery RS
- d. Recent developments near to the site : Developing area
11. a. Other infrastructure : No
- b. Possibility of frequent flooding : No
- c. Proximity of civic amenities : Near by
- d. Whether the land or part thereof notified for acquirement : No
- e. Whether free access is there or land locked : No
12. Prevailing market value : Rs.900.00/Sq.Ft.
13. Value adopted : Rs.900.00/Sq.Ft.
- : 12042.00 Sq.Ft. x Rs.900.00/Sq.Ft.
- : **Rs.1,08,37,800.00**
14. Forced sale value / Distressed sale value of land : Rs.720.00/Sq.Ft.
- (Rs.900.00/Sq.Ft. x 80%) : 12042.00 Sq.Ft. x Rs.720.00/Sq.Ft.
- : Rs.86,70,240.00 Say **Rs.86,70,000.00**
15. OTHER PARTICULARS
- a. Whether it is a Panchami land : No
- b. Whether it is a forest land : No
- c. Whether the property was granted to any community like Tribal's : No
- d. Whether it is a Govt. land : No
- e. Property is SARFAESI complaint : Yes
- f. Is plot in town planning approved layout? : No



IV. BUILDING**1. Type of construction**

a. Load bearing / Framed structure	: Load bearing structure
b. Roofing	: AC Sheet
c. Basement and height	: 2'0" & Roof height 10'
d. Foundation	: RR Masonry in cement mortar
e. Super Structure	: Brick Work in cement mortar
f. Flooring	: Cement concrete flooring
g. Plastering	: Cement mortar plastering
h. Painting	: White wash

2. Specifications regarding

a. Joineries	: Country wood doors & Windows
b. Electrification details	: Open line
c. Drinking water	: Nil
d. Bore well water	: Yes
e. Sanitary arrangements	: Nil
f. Quality / maintenance of the building	: Normal

3. Number of floors

: Ground floor only

4. Extent of building

a. As per approved plan	: No plan produced
b. As per actual measurement	: AC Sheet Power loom = 7102.00 Sq.Ft. AC Sheet Open Canteen = 993.75 Sq.Ft.

c. Details of variation noticed, if any and effect of the same on the valuation to be specifically mentioned
: -----

5. Year of construction for each floor and age of the building

: 1980 and 38 years old

b. Residual life of the building : 12 years.

c. Class of construction (Superior /I class/II Class) : II Class

6. Rate adopted

: Details in building value calculation sheet

7. Less : Depreciation % and Value

: Details in building value calculation sheet

8. Present market value

: Rs.36,43,088.00

Present written down value

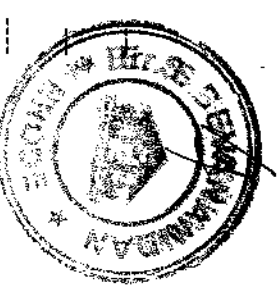
: Rs.11,51,215.00

9. Forced sale value / Distressed sale value of building (Rs.11,51,215.00 x 80%)

: Rs.9,20,972.00

V. AMENITIES & EXTRA ITEMS

1. Ornamental front / Pooja door : Rs.
2. Open staircase : Rs.
3. Wardrobes, Showcases, wooden cupboards, locker room : Rs.



4.	Interior decorations & Modular Kitchen	: Rs.	---
5.	Architectural elevation works	: Rs.	---
6.	False ceiling works	: Rs.	---
7.	Separate Toilet room	: Rs.	---
8.	Separate lumber room	: Rs.	---
9.	Portico	: Rs.	---
10.	Compound wall	: Rs.	---
11.	Electrical fittings	: Rs.	---
12.	Tiles in walls	: Rs.	---

Total

: Rs.

Depreciation

: Rs.

Net value

: Rs.

Nil

VI. SERVICES

1.	Water supply arrangements	: Rs.	---
2.	Drainage arrangements	: Rs.	---
3.	Electricity deposit, Water deposit, drainage deposit, etc.,	: Rs.	---

4. Other if any (Specify)

Bore well	: Rs.	1,00,000.00
Sump	: Rs.	---
Overhead tank	: Rs.	---
Pump	: Rs.	---
Embedded motor	: Rs.	---
Generator set	: Rs.	---

Total

: Rs.

1,00,000.00

Depreciation 68.40%

: Rs.

68,400.00

Net value

: Rs.

31,600.00

VII. ABSTRACT MARKET VALUE

:

With the

With the actual

	approved plan building value	construction building value
Land	: Rs. 1,08,37,800.00	1,08,37,800.00
Building	: Rs. ---	11,51,215.00
Amenities	: Rs. ---	---
Services	: Rs. ---	31,600.00
Total	: Rs. 1,08,37,800.00	1,20,20,615.00

Say

: Rs.

1,08,00,000.00

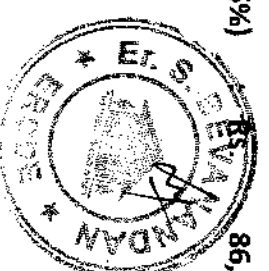
1,20,00,000.00

Forced sale value / distressed sale value (Say)(85%)

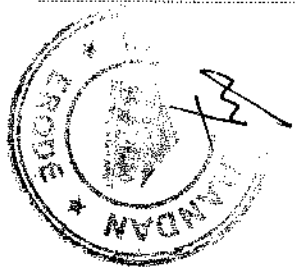
: Rs.

86,70,000.00

96,00,000.00



Building value calculation sheet													
Sl No	Description	Roof	Plinth area in Sq.Ft.	Cost of construction			Year of construction completed	Age	Life assessed in years	Salvage %	Depreciation %	Depreciation rate	Value in Rs.
				Rate Rs.	Unit	Amount							
	<u>As per actual construction</u>												
1	Power loom	AC Sheet	7102.00	450	Sq.Ft	3195900.00	1980	38	50	10	68.40	2185996.00	1009904.00
2	Open Canteen	AC Sheet	993.75	450	Sq.Ft	447188.00	1980	38	50	10	68.40	305877.00	141311.00
	Total		8095.75			3643088.00						2491873.00	1151215.00





தமிழக அரசு
REGISTRATION DEPARTMENT

Zone: Salem

Guideline Village: PALLIPALAYAM AMANI

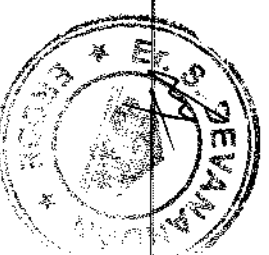
Revenue District: NAMAKKAL

Sub Registrar Office: Pallipalayam

Revenue Village: PALLIPALAYAM

Revenue Taluka: KUMARAPALAYAM

Sr. No.	Street Name	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification
21	<u>AMMAN NAGER (P)</u>	402/ Square Feet	4330/ Square Metre	Residential Special Type - I
22	<u>AMMAN NAGER (P)</u>	402/ Square Feet	4330/ Square Metre	Residential Special Type - I
23	<u>ANDIKADU (P)</u>	402/ Square Feet	4330/ Square Metre	Residential Special Type - I
24	<u>ANDIKADU (P)</u>	402/ Square Feet	4330/ Square Metre	Residential Special Type - I
25	<u>ANKAPPA MUTHALIYAR STREET (P)</u>	268/ Square Feet	2890/ Square Metre	Residential Class II Type - I
26	<u>ANKAPPA MUTHALIYAR STREET (P)</u>	268/ Square Feet	2890/ Square Metre	Residential Class II Type - I
27	<u>ANNAI SATHIYA NAGER (A)</u>	201/ Square Feet	2165/ Square Metre	Residential Class III Type - I
28	<u>ANNAI SATHIYA NAGER (A)</u>	201/ Square Feet	2165/ Square Metre	Residential Class III Type - I
29	<u>ARISANA STREET 1 (A) MADHA PURAM(P)</u>	335/ Square Feet	3610/ Square Metre	Residential Class I Type - I
30	<u>ARISANA STREET 1 (A) MADHA PURAM(P)</u>	335/ Square Feet	3610/ Square Metre	Residential Class I Type - I



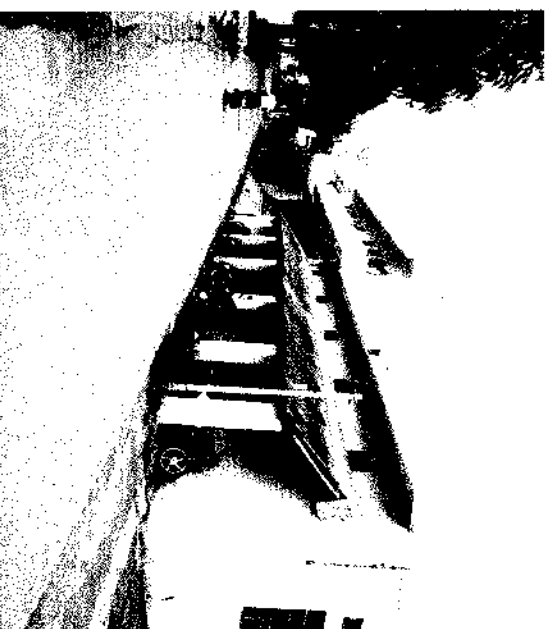
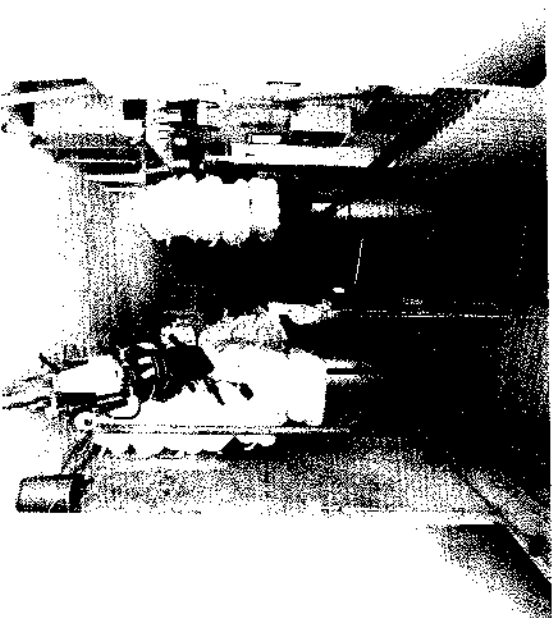
10/13/2018

11°22'18.9"N 77°45'23.8"E - Google Maps

Google Maps 11°22'18.9"N 77°45'23.8"E



A high-contrast, black and white photograph of a ship's hull, showing a series of dark, rectangular markings or windows along its side. The image is heavily stylized, with a grainy, almost abstract quality.



Location of the property : Door No.75, Survey No.282/5, Nathakadu, Andikadu Road, Pallipalayam Amani Village, Alampalayam Town Panchayat, Thiruchengode Taluk, Namakkal District - 638 008.

5. *Scorpius*

0-856-001

ANNEXURE - I

DECLARATION FROM VALUERS

I **Er. S. Devanandan** Son of **Mr. G. Sundara Raju** do hereby solemnly affirm state that

- I am Citizen of India
- I have not been removed / dismissed from service / by any other Banks / Institutions / Govt. Departments from their empanelment of panel Valuers.
- I have not been convicted of any offence and sentenced to a term of imprisonment.
- I have not been found guilty of misconduct in professional capacity.
- I am not an un-discharged insolvent.
- I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957.
- My PAN Card No./Service Tax No. as applicable is ACYPPD5810F.

I have read and understood the "Hand Book on Policy, Standard and Procedures for Real estate valuation by Banks/HFIs in India 2010" and fulfill all the conditions of Criteria for Empanelment as listed therein.

I undertake keep you informed of any events or happenings which would make me ineligible for empanelment as a Valuer and also I undertake to certify as per the format below in all the valuation reports.

"I have not concealed or suppressed any material information facts and records and I have made a Complete and full disclosure.

I hereby declare that the information furnished in my valuation report dated **13.10.2018** is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property. I have no direct or indirect interest in the property valued. I have personally inspected the property on **04.10.2018**.

Signature



(Er.S. Devanandan)

Place : Erode

Date : 13.10.2018

Stamp of the Valuer:
Er. S. Devanandan
Valuer
Erode - 635 002