

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, 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

ANNEXURE-I

VALUATION REPORT

Name & Address of Branch : STATE BANK OF INDIA, PALLIPALAYAM BRANCH

Name of Customer(s)/ Borrowal Unit : "M/S. SHANTHI PROCESSING UNIT (P) LTD"

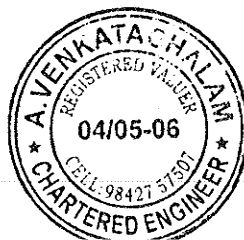
(for which valuation report is sought)

Shanthi Toppire Mills

Date: 28.05.2018

1	Customer Details			
	Name of Applicant	Mr. C. MANI, S/o. Mr. Chinnusamy. Mrs. M. VIJAYALAKSHMI, W/o. Mr. C. Mani		C. No:
	Application No			
2	Property Details			
	Address	S.F.No: 211/14, Old Door No: 3-76/2, New Door No's: 101, 101/1, Ward No: 03, Sellappa Gounder Street, Ottamettai Pallipalayam Agraharam Village & Panchayat, Komarapalayam Taluk, Namakkal District. Cell : 99425-44634, 86956-55566		
	Pin code	638 008		
	Near by Landmark	Ottamettai Bus Stop		
3.	Approvals Details:			
	Layout Plan	No	Approval Plan Not Available	
	Construction Permission	Yes		
	Building Plan	Yes	----	
	Legal Documents	No	List of Documents	1.Refer to Xerox copy of Previous Valuation Report Given by Er. S. Devanandan, Date: 15.07.2016

4.	Physical Details			
Boundary Details & Description		<u>As per Document</u> <u>Document No: 481/2005</u>		<u>As per Document</u> <u>Document No: 2497/2006</u>
	North	East West Road		East West Road
	South	Lakshmanan Property & Common Well		Kandasamy Vagaiyara Property
	East	Mani Property		Kulanthaivel Property
	West	Lakshmanan & Chinnasamy Property		Vasanthi Property
		As Per Actual (Item No: I & II)		
		20'0" East West Tar Road		
		Common Well & Kandasamy Vagaiyara Property		
		Kulanthaivel Property		
		Vasanthi Property		
		Extent of Land: 3,360.00 Sq.Ft		
	Dimensions	As per Document Document No: 481/2005	As per Document Document No: 2497/2006 (Item No: I)	As per Document Document No: 2497/2006 (Item No: II)
	North	48'0"	24'0"	10'0"
	South	48'0"	24'0"	10'0"
	East	40'0"	40'0"	19'0"
	West	40'0"	40'0"	19'0"
		Extent: 1,920.00 Sq.Ft	Extent: 960.00Sq.Ft	Extent : 190.00 Sq.Ft
		As per Document Document No: 2497/2006 (Item No: III)		As per Actual Document No: 481/2005 & 2497/2006
		8'0"		84'0"
		8'0"		84'0"
		21'0"		40'0"
		21'0"		40'0"
		Extent: 168.00 Sq.Ft		Extent: 3,360.00Sq.Ft
		Total Document Extent: 1,920.00+960.00+190.00+168.00= 3,238.00Sq.Ft		



Matching of Boundaries: <div>Yes</div>		Plot demarcated: <div>Yes</div>		Approved Land use : GF & FF RCC Roof Residential Building & SF AC Sheet Shed		Type of Property : <div>Residential</div>	
No. of rooms		Given Valuation Report					
Total No. of floors		Ground, First & Second Floor					
Floor No. of property		Ground, First & Second Floor					
Approx. age of the property		GF , FF RCC Roof (2008) - 10 Years GF & FF M. Tiled Roof (2016) - 2 Years SF AC Sheet Roof (2008) - 10 Years					
Residual Age of the property		GF , FF RCC Roof - 50 Years GF & FF M. Tiled Roof - 28 Years SF AC Sheet Roof - 35 Years					
Type of structure- RCC framed/Stone/BB masonry		Load Bearing Structure					
5 Occupancy Details							
Status of Occupancy : Tenant/ Self		No. of years of occupancy : GF , FF RCC Roof (2008) - 10 Years GF & FF M. Tiled Roof (2016) - 2 Years SF AC Sheet Roof (2008) - 10 Years				Relationship of tenant to owner : NA	
6 Stage of Construction							
Stage of Construction		Building all Work Completed				% age of construction, Completed - 100%	
7 Area Details of the Property							
Site area	Saleable area	Sanctioned Area	Carpet area	Actual Area		Remark	
3,238.00 Sq.Ft	NA	---	1,082.41 Sq.Ft	GF RCC Roof Residential Building - 1,273.43 Sq.Ft		Completed	
		---	---	GF RCC Roof Portico - 528.00 Sq.Ft		Completed	
		---	---	GF RCC Roof Staircase - 100.00 Sq.Ft		Completed	
		---	---	GF RCC Roof Toilet - 50.48 Sq.Ft		Completed	
		---	---	GF RCC Roof Balcony - 144.50 Sq.Ft		Completed	
		---	---	GF M. Tiled Roof Car Parking - 902.25 Sq.Ft		Completed	
		---	1,082.41 Sq.Ft	FF RCC Roof Residential Building - 1,273.43 Sq.Ft		Completed	
		---	---	FF RCC Roof Staircase - 100.00 Sq.Ft		Completed	



			---	---	FF RCC Roof Toilet - 26.56 Sq.Ft	Completed
				---	FF M. Tiled Roof Balcony - 461.50 Sq.Ft	Completed
				433.50 Sq.Ft	SF AC Sheet Shed - 510.00 Sq.Ft	Completed

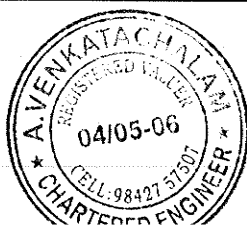
8 Violations if any observed

Nature and extent of violations	Horizontal Deviation :	<u>Deviated Area -</u> GF RCC Roof Residential Building - 1,273.43 Sq.Ft GF RCC Roof Portico - 528.00 Sq.Ft GF RCC Roof Staircase - 100.00 Sq.Ft GF RCC Roof Toilet - 50.48 Sq.Ft GF RCC Roof Balcony - 144.50 Sq.Ft GF M. Tiled Roof Car Parking - 902.75 Sq.Ft FF RCC Roof Residential Building - 1,273.43 Sq.Ft FF RCC Roof Staircase - 100.00 Sq.Ft FF RCC Roof Toilet - 26.56 Sq.Ft FF M. Tiled Roof Balcony - 461.50 Sq.Ft SF AC Sheet Roof Shed - 510.00 Sq.Ft <u>Deviation -</u> Building Fully Deviation
	Vertical Deviations :	----
Any Encroachment in Property	No	

9 Cost Valuation Part

COST OF CONSTRUCTION - ON COMPLETION

S. No.	Floor Wise	As per Plan	Rate/1 Sq.Ft	Value After Depreciation	As per Actual	Value After Depreciation
1.	GF RCC Roof Residential Building	---	1400/-	---	1,273.43	15,15,381/-
2.	GF RCC Roof Portico	---	1000/-	---	528.00	4,48,800/-
3.	GF RCC Roof Staircase	---	950/-	---	100.00	80,750/-
4.	GF RCC Roof Toilet	---	820/-	---	50.48	35,184/-
5.	GF RCC Roof Balcony	---	820/-	---	144.50	1,00,716/-
6.	GF M. Tiled Roof Car Parking	---	280/-	---	902.75	2,37,603/-



7.	FF RCC Roof Residential Building	---	1250/-	---	1273.43	13,53,019/-
8.	FF RCC Roof Staircase	---	820/-	---	100.00	69,700/-
9.	FF RCC Roof Toilet	---	820/-	---	26.56	18,512/-
10.	FF M. Tiled Roof Balcony	---	280/-	---	461.50	1,21,466/-
11.	SF AC Sheet Roof Shed	---	300/-	---	510.00	1,18,575/-
12.	Building Value Rs.			---	---	40,99,706/-
	Say Rs.			---		41,00,000/-

Note:-

As per Document extent is 3,238.00 Sq.Ft

As per Site extent is 3,360.00 Sq.Ft

So, the Document Extent (Least Extent) Taken for this Valuation Report.

- Mention the value as per Government Approved Rates also
- In case of variation of 20% or more in the valuation proposed by the Valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given.
- This Property Surrounding Area was Commercial & Industrial Building Very Developing Area, So the Property Market Value High, But Guide line Value Low.

Summary of Valuation a. Land

Land Value = 3,238.00 Sq.Ft X Rs. 2,400.00/ Sq.Ft
Rs. 77,71,200/- Say Rs. 77.71 Lakhs

Guideline Value = 3,238.00 Sq.Ft X Rs. 335.00/ Sq.Ft
Rs. 10,84,730/- Say Rs. 10.85 Lakhs

SERVICES:-

- | | |
|-------------------------------|-------------------|
| 1. E.B. Deposit & Fittings ✓ | - Rs. 20,000.00 |
| 2. Drainage & Septic Tank ✓ | - Rs. 35,000.00 |
| 3. Under Ground Sump ✓ | - Rs. 35,000.00 |
| 4. Pavement ✓ | - Rs. 60,000.00 |
| 5. Water Supply Arrangement ✓ | - Rs. 1,60,000.00 |



6. Compound Wall with Steel Gate - Rs. 2,50,000.00

7. Interior Work - Rs. 2,00,000.00

Total Rs. 7,60,000.00

Total (Land+ Amenities Value) = Rs. 81,81,000.00/= (Plan)

(Rupees - Eighty One Lakhs and Eighty One Thousand Only)

Total (Land + Building + Amenities Value) = Rs. 1,26,31,000.00/= (Actual)

(Rupees - One Crore Twenty Six Lakhs and Thirty One Thousand Only)

Total Value Of The Property (As per Plan)

i. Fair Market Value = Rs. 81,81,000.00 Say Rs. 81.81 Lakhs

ii. Realizable Value = Rs. 81,81,000.00 X 95%
Rs. 77,71,950.00 Say Rs. 77.72 Lakhs

iii. Forced/Distress Sale Value = Rs. 77,72,000.00 X 90%
Rs. 69,94,800.00 Say Rs. 69.95 Lakhs

iv. Guide line Vale = Rs. 14,95,000.00 Say Rs. 14.95 Lakhs

Total Value Of The Property (As per Actual)

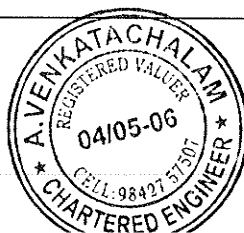
i. Fair Market Value = Rs. 1,26,31,000.00 Say Rs. 126.31 Lakhs

ii. Realizable Value = Rs. 1,26,31,000.00 X 95%
Rs. 1,19,99,450.00 Say Rs. 119.99 Lakhs

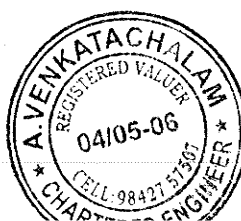
iii. Forced/Distress Sale Value = Rs. 1,19,99,000.00 X 90%
Rs. 1,07,99,100.00 Say Rs. 107.99 Lakhs


iv. Guide line Vale = Rs. 59,45,000.00 Say Rs. 59.45 Lakhs

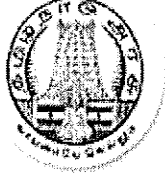
Interiors	--
Less Depreciation Value @	
GF & FF RCC Roof 1.5% x 10 Years	15.00%
GF AC Sheet Roof 2.25% x 10 Years	22.50%
GF & FF RCC Roof 3.00% x 2Years	6.00%
Total Market Value of the property upon completion	Rs. 81,81,000.00 (As per Plan) Rs. 1,26,31,000.00 (As per Actual)
FSI (Floor Space Index) -	
Plan -----	



	Actual GF RCC Roof Residential Building - 0.39 GF RCC Roof Portico - 0.16 GF RCC Roof Staircase - 0.03 GF RCC Roof Toilet - 0.01 GF RCC Roof Balcony - 0.04 GF M. Tiled Roof Car Parking - 0.28 FF RCC Roof Residential Building - 0.39 FF RCC Roof Staircase - 0.03 FF RCC Roof Toilet - 0.008 FF M. Tiled Roof Balcony - 0.14 SF AC Sheet Roof Shed - 0.16	
10	Assumptions / Remarks Note : Distance From SBI Pallipalayam Branch : 1 Km	
11	Assumptions/ Remarks	i. Qualification in TIR/Mitigation suggested, if any- Nil ii. Property is SARFAESI compliant : Yes iii. Whether property belongs to social infrastructure like hospital, school, old age home etc., No iv. Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged.- Refer Legal Opinion v. Details of last two transactions in the locality/area to be provided, if available. vi. Any other aspect which has relevance on the value or marketability of the property.
12	Declaration	i. The property was inspected by the undersigned on <u>26.05.2018</u> ii. The undersigned does not have any direct/indirect interest in the above property iii. The information furnished herein is true and correct to the best of our knowledge. iv. I have submitted Valuation report directly to the Bank.



13	Name address & Signature of Valuer with Wealth Tax Registration No	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 DANKS, ARNOL ASSOCIATES 81/1D, CHAIRMAN BUILDING, SANKARI MAIN ROAD, OTTAMETTHAI, PALLIPALAYAM - 638006. CELL: 98427 57507, 98427 22200	28.05.2018
			Date of Valuation
14	<u>Enclosure</u> Documents --- Legal Opinion --- Approval Plan --- Photograph Enclosed Google Sketch Enclosed Guide Line Enclosed		

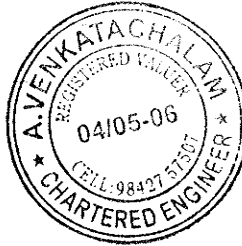


பதிவுத்துறை

REGISTRATION DEPARTMENT

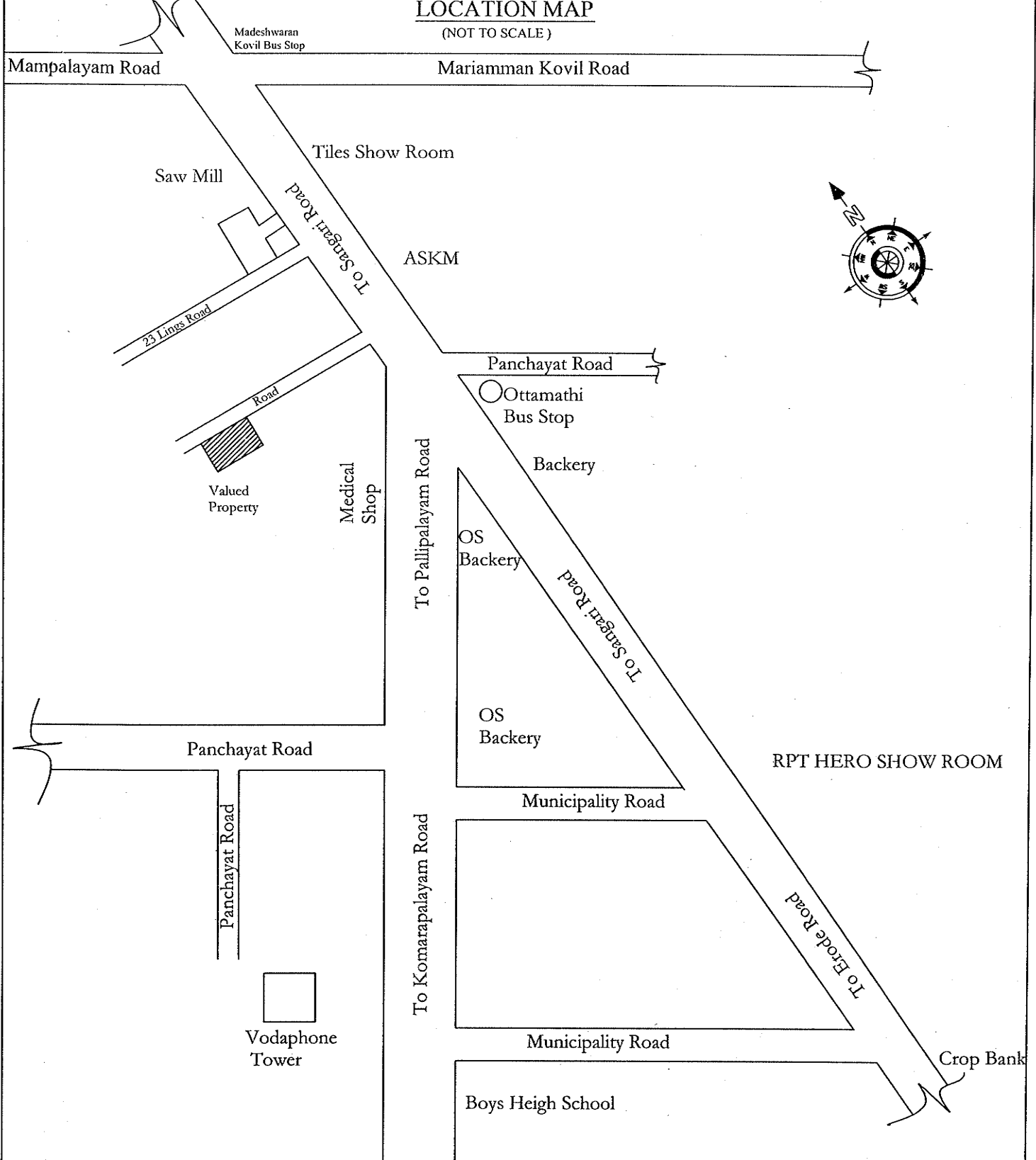
Zone: SALEM
Guideline Village: PALLIPALAYAM
AGARAHARAM
Revenue District: NAMAKKAL
Sub Registrar Office: PALLIPALAYAM
Revenue Village: PALLIPALAYAM
AGRAHARAM
Revenue Taluka: KUMARAPALAYAM

Sr.No.	Survey/Subdivision No.	Guideline Value (□) (British Value)	Guideline Value (□) (Metric Value)	Land Classification
6	<u>211/14A</u>	335/ Square Feet	3615/ Square Metre	Commercial Class I Type - II



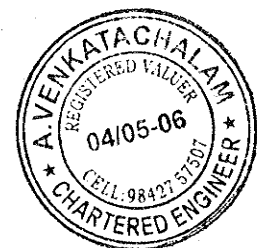
LOCATION MAP

(NOT TO SCALE)



PROPERTY AT:-

Name of Company : "M/S. SHANTHI PROCESSING UNIT (P) LTD.,"
 Name of Owner : Mr. C. MANI, S/o. Mr. Chinnusamy,
 Mrs. M. VIJAYALAKSHMI, W/o. Mr. C. Mani
 S.F.No : 211/14,
 Old Door No : 3-76/2,
 New Door No : 101, 101/1,
 Ward No : 03,
 Area : Sellappa Gounder Street, Ottamettai
 Village : Pallipalayam Agraharam Village & Panchayat
 Taluk : Kumarapalayam Taluk,
 District : Namakkal District.



VALUED PROPERTY

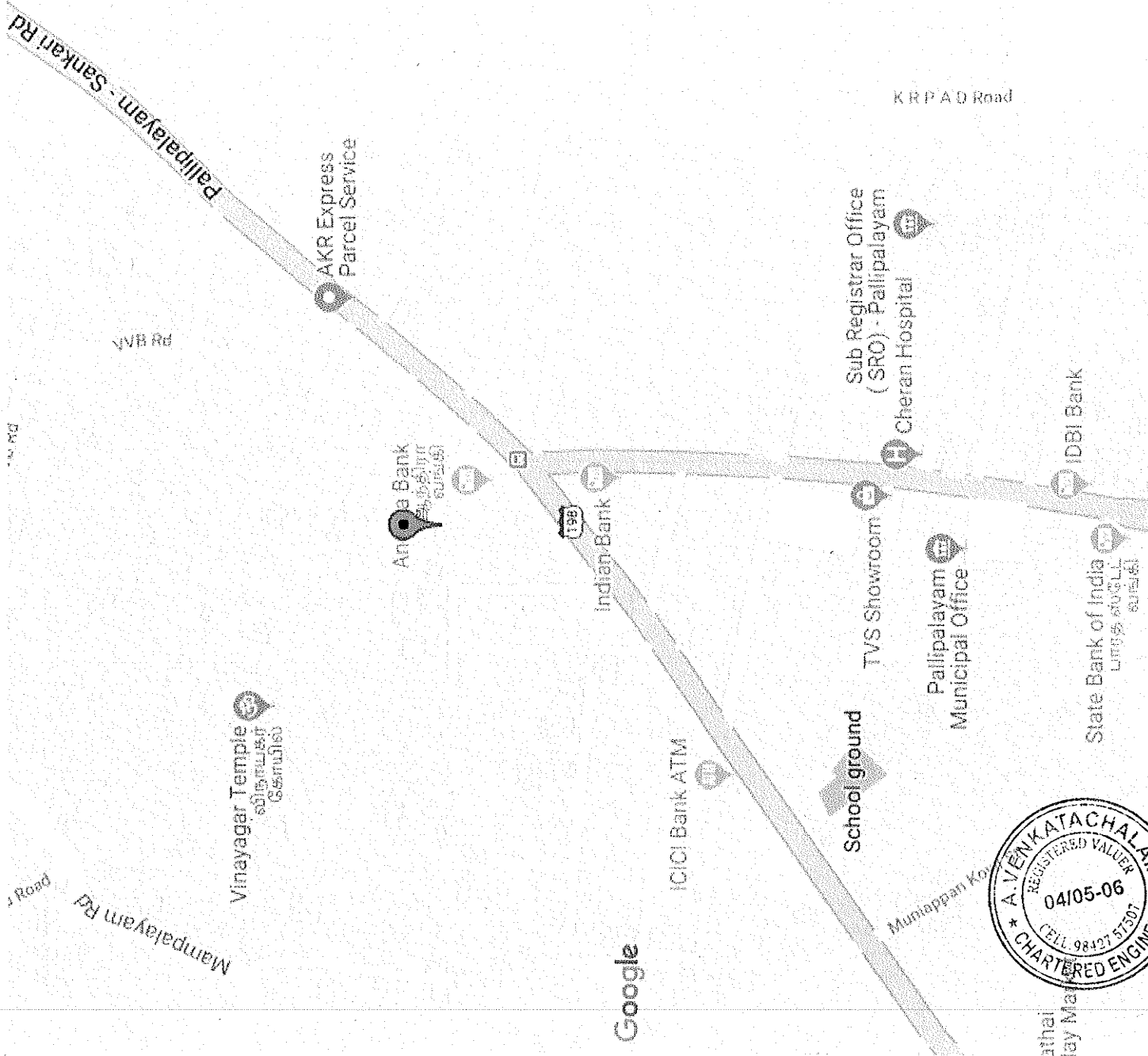
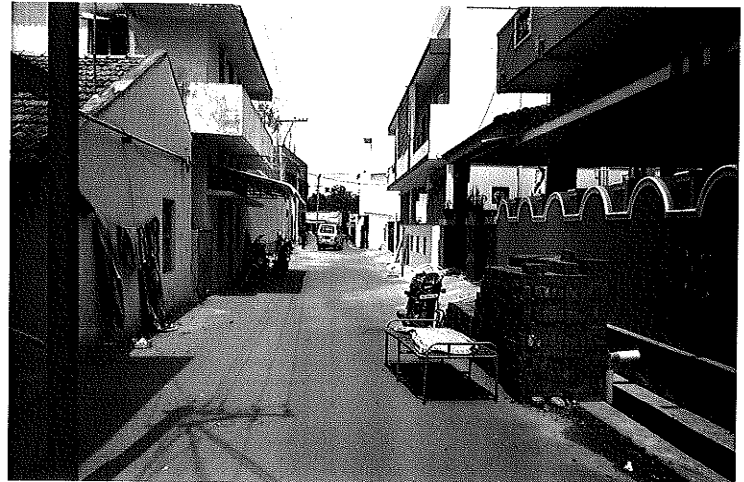
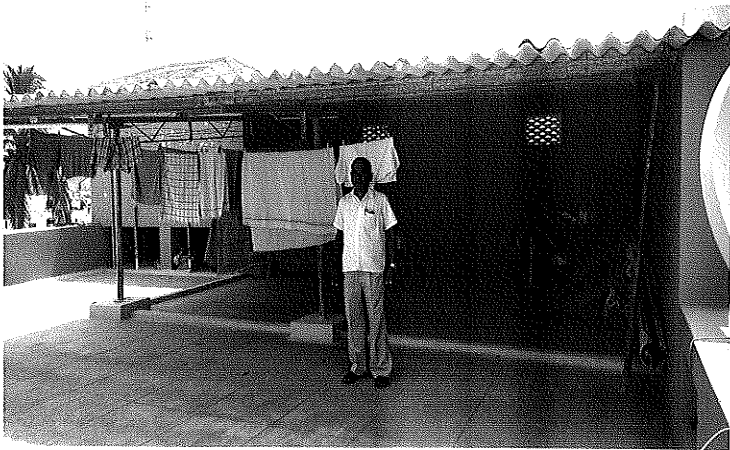
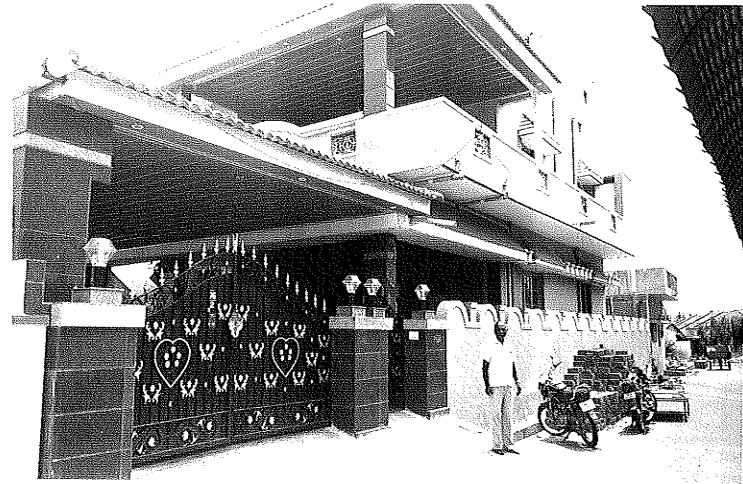
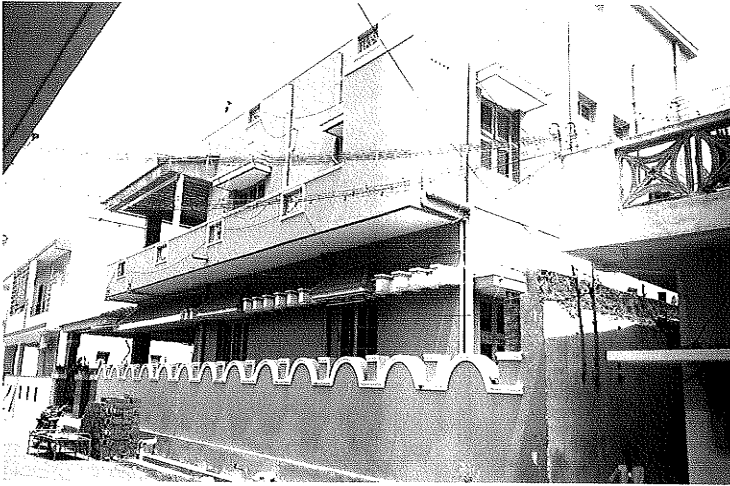


Photo Graphic View Of The Property



Name of Company
Name of Owner

: "M/S. SHANTHI PROCESSING UNIT (P) LTD.,"
: Mr. C. MANI, S/o. Mr. Chinnusamy,
Mrs. M. VIJAYALAKSHMI, W/o. Mr. C. Mani

S.F.No

: 211/14,

Old Door No

: 3-76/2,

New Door No

: 101, 101/1,

Ward No

: 03,

Area

: Sellappa Gounder Street, Ottamettai

Village

: Pallipalayam Agraharam Village & Panchayat

Taluk

: Kumarapalayam Taluk,

District

: Namakkal District.

