

Ln. Er. **K.Devaraj**, B.E., M.I.E., F.I.V.

Chartered Engineer & Approved Valuer

CONSULTANT » CONTRACTOR » VALUER

❖ Regd. Valuer for Income Tax ❖ District Panel Engineer- Class-I

PANEL VALUER FOR :

- | | | | |
|--------------------------|-------------------------------------|----------------------------|-----------------------------------|
| ❖ Bank of Maharashtra | ❖ Canara Bank | ❖ Canfin Homes | ❖ Dhanlaxmi Bank |
| ❖ Edelweiss Home Finance | ❖ Indian Bank | ❖ Karur Vysya Bank | ❖ Karnataka Bank |
| ❖ Lakshmi Vilas Bank | ❖ Mahindra & Mahindra Comm. Finance | ❖ Repco Bank | ❖ REPCO Home Finance |
| ❖ State Bank of India | ❖ South Indian Bank | ❖ Tamilnad Mercantile Bank | ❖ Tamilnadu Industrial Co-op Bank |
| ❖ Vijaya Bank | ❖ L.I.C. of India | | |

3/1, Selambannan Street,
S.P. Pudur, Namakkal - 637 001.
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E-mail : devasvk@gmail.com

VALUATION OF PROPERTY (LAND & BUILDING)

Report on Valuation

Date: 23.02.2019

I. GENERAL

1.	Branch to which valuation is done	:	TAMILNAD MERCANTILE BANK, KUMARAPALAYAM BRANCH.
2.	Purpose of valuation	:	To Assess the present market value of the property for bank security
3.	Date of Inspection to the property	:	22.02.2019
4.	Date of Valuation given	:	23.02.2019
5.	Person Accompanying at the time of visit to site	:	Branch Manager

II. Description of the property

1.	Owner of the property and residential address	:	Mr. G. MADESH, S/o. Mr. Ganeshan. Door No: 106 - C, Gandhipuram Street, C.N. Palayam Post, Kumarapalayam Town, Kumarapalayam Agraharam Village & Municipality, Kumarapalayam Taluk, Namakkal District. Cell No: 98424 60903
	Name of the Company	:	-----
	Since how long owning the property?	:	2007
	Whether Joint / co ownership, details	:	Single Owner
	In case of joint ownership, furnish	:	-----

	<p>the stake details of each owner. Whether it is undivided? Whether assessed under wealth tax ? If so whether WT is paid? What is the</p> <p>a) Year of construction</p> <p>b) Purchase price</p> <p>c) Year of construction of the super structure</p> <p>d) Year of completion</p> <p>e) Cost of construction</p>	<p>: Not Known</p> <p>: 1999 & 2018</p> <p>: -----</p> <p>: 1999 & 2018</p> <p>: 1999 & (2019 - 50% Work Completed)</p> <p>: Rs. 32,91,000.00</p>
c	<p>Brief Description of the property valued</p> <p>Type of the property</p> <p>S.F.No / Plot No's.</p> <p>Block No/ Patta No</p> <p>Door No/ Ward No</p> <p>Area / Village</p> <p>Taluk / District</p> <p>Limit</p>	<p>: GF RCC & AC Sheet Power Loom & GF FF, SF, RCC Residential Building & FF Galvalume Sheet Labour Home</p> <p>: Residential & Industrial</p> <p>: Pymash No: 19, T.S.No: 173, 174 & 175,</p> <p>: Plot No: 12, Block No: 36,</p> <p>: Door No: 106- C, 106C1 & 106D1,</p> <p>: Ward No: 08, S.F. Ward No: B,</p> <p>: Gandhipuram Street, C.N. Palayam (Post)</p> <p>: Kumarapalayam Town,</p> <p>: Kumarapalayam Taluk, Namakkal District.</p> <p>: Kumarapalayam Agraharam Village & Municipality.</p>
3.	<p>Whether the property is a residential property If so , please state</p> <p>a) Whether the building is old or recently constructed</p> <p>b) Whether it is an independent house or flat</p> <p>c) In case , it is a flat , the location of the flat (floor)</p>	<p>: Residential & Industrial</p> <p>: 1999 - 20 Years Building & 2018 - New Building (Building 50% Work Completed)</p> <p>: Independent Building</p> <p>: ----</p>

	<p>d) If the property is a commercial property state : ----</p> <p>Whether it is own office or commercial one : ----</p> <p>e) Whether building is constructed as per approved plan : Approval Plan Available, Approval No: B.A.No: 2014031 Date: 08.12.2014 Approved RCC Roof GF Plinth Area – 639.69 Sq.ft Approved Staircase & Balcony – 111.25 Sq.ft Approved RCC Roof FF Plinth Area – 140.87 Sq.ft</p> <p>If any variation is noticed please specify : ----</p> <p>f. Whether plan approval is issued by competitive authority : Approved by Commissioner Kumarapalayam Municipal Limit.</p>
4.	<p>Boundaries of the property : <u>As per Previous Report & Actual</u></p> <p>North : K.P. Vellusamy & R. Muthusamy Plot No: 11</p> <p>South : 20'0" feet width East West Road</p> <p>East : 24'0" feet width north south Road</p> <p>West : K.P. Vellusamy & R. Muthusamy Plot No: 13</p> <p>Extent of land : 3,460.00 Sq.ft</p> <p>Dimensions of the property : <u>As per Document & Site</u></p> <p>North : 85'6"</p> <p>South : 87'6"</p> <p>East : 40'0"</p> <p>West : 40'0"</p> <p>Extent of Land : 3,460.00 Sq.ft</p> <p>If any variation is noticed please specify the details. : Document and Site Extent – 3,460.00 Sq.ft</p>
5.	<p>Distance from Branch : 1.00 Km</p>
6.	<p>Documents referred for perusal of ownership (Copy of Registered Sale deed, Encumbrance Certificate etc) : 1. Refer, Xerox Copy of Previous Valuation Report Given by Er. A. Venkatachalam, Date: 22.05.2014</p>
7.	<p>Property Tax Receipt referred : Tax Receipt Available</p>

	a. Period b. Assessment number c. Tax Amount d. Receipt in the name of	: 2018 - 2019 : 050/008/00321, 050/008/00436 : Rs. 2,974/-, Rs. 708/- : Mr. G. Madhesh
8.	Electricity Service Connection a. Consumer Number b. Period c. In the name of	: E.B. Connection Available : 04-156-002-312, 04-156-002-438, 04-156-002-866, 04-156-002-933 : 2019 : Mr. G. Madhesh
9.	Property is presently occupied by a. Owner b. Tenant c. Both d. Vacant	: Building Fully Owner Occupied : --- : --- : ---
10.	If occupied by tenant a. Gross monthly rent b. Rent Advance	: --- : --- : ---
11.	Whether the property was valued early? If so a) Date of earlier valuation b) Name and address of the earlier valuer Purpose of earlier valuation c) Basis of valuation d) Copy of the earlier valuation (to be enclosed)	: 22.05.2014 : Er. A. Venkatachalam, 81/1D, Chairman Building, Sankagiri Main Road, Pallipalayam, Erode - 638 006 : To Assess the present market value of the property for bank security : The Branch Manager's request : Yes, Available in the bank.
12.	Whether the cost of land is in commensurate with the guideline value ? Whether the cost of construction is in line with the prevailing rate	: Guide line Rate = Rs. 335.00/Sq.Ft : Present Market Rate = Rs. 1,150.00/Sq.ft

	in the area?		
13.	Whether the building is insured ?if so	:	Not Product
	a) The sum assured	:	----
	b) Risk covered	:	----
	c) Date of expiry of the insurance cover	:	----

III. Land

1.	Extent of the Land (in Sq.Ft / cents)	:	
	a. As per Previous Report	:	3,460.00 Sq.ft
	b. As per measurement	:	3,460.00 Sq.ft
2.	Site Dimension	:	As Per Document (or) Site
	a. As per Document	:	3,460.00 Sq.ft
	b. As per Actual	:	3,460.00 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	:	No
3.	If the property is an agriculture land , state	:	As per Adangal/Chitta As per Visit /Revenue Records
	a) Whether dry or wet land	:	----
	b) Irrigation facility or rainfed	:	----
	c) Type of crop grown at the time of visit	:	----
4.	Usage of Land	:	
	a. As per Sub-Registrar Office	:	Residential Class I Type - I
	b. Actual usage	:	Industrial & Residential

	c. As per Revenue Records	:	Residential Class I Type - I
5.	Type of land Wet / Dry / Residential / Industrial / Commercial / Quarry / Mine / Others (specify)	:	Industrial & Residential
6.	Level and shape of land	:	Level, Rectangular
7.	Guide Line Value (Copy of downloaded report from Reg.net should be enclosed)	:	Rs. 335.00/Sq.Ft 3,460.00 Sq.Ft X Rs. 335.00/-Sq.Ft Rs. 11,59,100/- Say Rs. 11.59 Lakhs
8.	a. Remarks about Accessibility and Road Approach to the site b. Water availability	:	Situated On Anangur Privu Stop Available in Bore Well & Panchayat Tap
9.	a. Whether falls under land ceiling act? b. Whether land or part thereof notified for acquirement? c. Free hold / lease hold (if lease hold details about lease period)	:	No No Under Bank Security
10.	a. Land Mark to the location (Sketch of the property with location map from the land mark should be enclosed) b. Nearest Bus Stop c. Nearest Railway Station d. Recent developments near to the site	:	Enclosed Anangur Privu Bus Stop Erode in 20 Km Residential & Industrial
11.	a. Other Infrastructure: b. Possibility of frequent flooding	:	No No

	c. Proximity to civic amenities	:	Near by
	d. Whether the land or part thereof notified for acquirement	:	No
	e. Whether free access is there or land locked	:	Free Access
12.	Prevailing Market Value	:	Rs. 1,150.00/Sq.ft to 1,200.00/Sq.ft
13.	Value adopted	:	3,460.00 Sq.ft X Rs. 1,150.00/Sq.ft Rs. 39,79,000/- Say Rs. 39.79 Lakhs
14.	Forced Sale Value / Distressed sale value of land	:	Rs. 39,79,000.00 X 75% Rs. 29,84,250/- Say Rs. 29.84 Lakhs

IV. Building

1.	Type of Construction	:	
	a. Load bearing / framed structure / RCC roofing/ ACC roofing	:	Load Bearing Structure Power Loom & Labour Home Building
	b. Foundation	:	R.R. Masonry in C.M
	c. Basement and height	:	R.R. Masonry in C.M 12 ft
	d. Superstructure	:	Brick Masonry in C.M 1:5
	e. Flooring	:	Tiles & Cement Flooring
2	Specifications regarding	:	
	a. Joineries	:	Steel & Country Wood & Roll Shutter
	b. Electrification details	:	Available
	c. Drinking water	:	Available
	d. Bore well water	:	Available
	e. Sanitary arrangements	:	Septic Tank
	f. Quality / maintenance of the building	:	Normal
3.	Number of Floors	:	GF & FF, SF Floor Only

4.	<p>Extent of building</p> <p>a. As per Approved Plan</p> <p>b. As per Actual measurement</p> <p>1553.06</p>	<p>: Approval Plan Available</p> <p>: <u>As per Plan</u></p> <p>: GF RCC Roof Plinth Area - 639.69 Sq.ft ✓</p> <p>GF RCC Roof Staircase & Balcony - 111.25 Sq.ft</p> <p>FF RCC Roof Plinth Area - 140.87 Sq.ft</p> <p><u>As per Actual</u></p> <p>GF RCC Roof Power Loom - 1,553.06 Sq.ft ✓</p> <p>GF RCC Roof Balcony - 86.62 Sq.ft</p> <p>GF AC Sheet Power Loom - 972.62 Sq.ft</p> <p>GF RCC Roof Residential - 870.00 Sq.ft</p> <p>FF RCC Roof Residential - 380.62 Sq.ft</p> <p>SF RCC Roof Room - 106.87 Sq.ft</p> <p>FF Galvalume Sheet Labour Home - 773.50 Sq.ft</p> <p>FF Galvalume Sheet Verandha - 297.50 Sq.ft</p>
5.	<p>a. Year of Construction for each floor and age of the building</p> <p>b. Residual life of the building</p> <p>c. Class of Construction (Superior / I class/ II class)</p>	<p>: GF RCC Roof - 1999 (20 Years)</p> <p>GF AC Sheet - 1999 (20 Years)</p> <p>GF RCC Roof - 2018 (New)</p> <p>FF & SF RCC Roof - 2018 (60% Work Completed)</p> <p>FF Galvalume Sheet - 2018 (New Building)</p> <p>: GF RCC Roof - (40 Years)</p> <p>GF AC Sheet - (25 Years)</p> <p>GF RCC Roof - (60 Years)</p> <p>FF & SF RCC Roof - (60 Years)</p> <p>FF Galvalume Sheet - (45 Years)</p> <p>: II - Class</p>
6.	Rate adopted	<p>: <u>As per Plan</u></p> <p>GF RCC Roof Plinth Area - Rs. 1,850/- Sq.ft</p> <p>GF RCC Roof Staircase & Balcony - Rs. 1,250/- Sq.ft</p>

		FF RCC Roof Plinth Area - Rs. 1,700/- Sq.ft <u>As per Actual</u> GF RCC Roof Power Loom - Rs. 800/- Sq.ft GF RCC Roof Balcony - Rs. 400/- Sq.ft GF AC Sheet Power Loom - Rs. 400/- Sq.ft GF RCC Roof Residential - Rs. 1,850/- Sq.ft FF RCC Roof Residential - Rs. 1,700/- Sq.ft SF RCC Roof Room - Rs. 1,450/- Sq.ft FF Galvalume Sheet Labour Home - Rs. 420/- Sq.ft FF Galvalume Sheet Verandha - Rs. 120/- Sq.ft
7.	Less: Depreciation % and Value	: GF RCC Roof - 30.00% GF AC Sheet - 45.00%
8.	Present Market Value Present written down value	: <u>As per Plan</u> <u>GF RCC Roof Building</u> 639.69 Sq.Ft X Rs. 1,850.00/Sq.Ft=Rs. 11,83,426.00 (-)Deprecation 00.00%=Rs. ---- <u>Rs. 11,83,426.00</u> <u>GF RCC Roof Staircase & Balcony</u> 111.25 Sq.Ft X Rs.1,250.00/Sq.Ft = Rs. 1,39,062.00 (-)Work Completed 60.00% =Rs. 55,625.00 <u>Rs. 83,437.00</u> <u>FF RCC Roof Building</u> 140.87 Sq.Ft X Rs. 1,700.00/Sq.Ft =Rs. 2,53,566.00 (-)Work Completed 60.00% = Rs. 1,01,426.00 <u>Rs. 1,52,139.00</u> Total Building Value = Rs. 11,83,426.00 + Rs. 83,437.00 + Rs. 1,52,139.00 = Rs. 14,19,002/- Say Rs. 14.19 Lakhs <u>As per Actual</u> <u>GF RCC Roof Power Loom Building</u>

		<p>1,553.06 Sq.Ft X Rs.800.00/Sq.Ft =Rs.12,42,448.00</p> <p>(-)Depreciation 30.00% = <u>Rs. 3,72,734.00</u></p> <p><u>Rs. 8,69,713.00</u></p> <p><u>GF RCC Roof Balcony</u></p> <p>86.62 Sq.Ft X Rs.400.00/Sq.Ft = Rs.34,648.00</p> <p>(-)Depreciation 30.00% =<u>Rs. 10,394.00</u></p> <p><u>Rs. 24,253.00</u></p> <p><u>GF AC Sheet Power Loom Building</u></p> <p>972.62 Sq.FtXRs.400.00/Sq.Ft = Rs. 3,89,048.00</p> <p>(-)Depreciation 45.00%= <u>Rs. 1,75,071.00</u></p> <p><u>Rs. 2,13,976.00</u></p> <p><u>GF RCC Roof Residential Building</u></p> <p>870.00 Sq.FtXRs.1,850.00/Sq.Ft =Rs. 16,09,500.00</p> <p>(-)Deprecation 00.00% = <u>Rs. -----</u></p> <p><u>Rs. 16,09,500.00</u></p> <p><u>FF RCC Roof Residential Building</u></p> <p>380.62 Sq.Ft X Rs. 1,700.00/Sq.Ft =Rs. 6,47,054.00</p> <p>(-)Work Completed 60.00% = <u>Rs. 2,58,821.00</u></p> <p><u>Rs. 3,88,232.00</u></p> <p><u>SF RCC Roof Room</u></p> <p>106.87 Sq.Ft X Rs. 1,450.00/Sq.Ft =Rs. 1,54,961.00</p> <p>(-)Work Completed 50.00% =<u>Rs. 77,480.00</u></p> <p><u>Rs. 77,480.00</u></p> <p><u>FF Galvalume Sheet Labour Home</u></p> <p>773.50 Sq.Ft X Rs. 420.00/Sq.Ft =Rs. 3,24,870.00</p> <p>(-)Depreciation 0.00% =<u>Rs. -----</u></p> <p><u>Rs. 3,24,870.00</u></p> <p><u>FF Galvalume Sheet Verandha</u></p> <p>297.50 Sq.Ft X Rs. 120.00/Sq.Ft =Rs. 35,700.00</p> <p>(-)Depreciation 0.00% =<u>Rs. -----</u></p> <p><u>Rs. 35,700.00</u></p>
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		Total Building Value = Rs. 8,69,713.00 + Rs. 24,253.00 + Rs. 2,13,976.00 + Rs. 16,09,500.00 + Rs. 3,88,232.00 + Rs. 77,480.00 + Rs. 3,24,870.00 + Rs. 35,700.00 = Rs. 35,43,724/- Say Rs. 35.44 Lakhs	
9.	Forced Sale Value / Distressed sale value of the Building	: As per Plan Rs. 14,19,000.00 X 75% Rs. 10,64,250.00 Say Rs. 10.64 Lakh	As per Actual Rs. 35,44,000.00 X 75% Rs. 26,58,000.00 Say Rs. 26.58 Lakhs

V. Amenities & Extra Items (value after depreciation)

1.	Ornamental Front / Pooja Door	:	-----
2	Open Staircase	:	-----
3.	Wardrobes, showcases, wooden cupboards	:	-----
4.	Interior decorations	:	-----
5.	Architectural Elevation works	:	-----
6.	False Ceiling Works	:	-----
7.	Separate Toiler Room	:	-----
8.	Separate Lumber Room	:	-----
9.	Lift Arrangements	:	-----
10.	Compound wall / pavements (running feet and value)	:	-----
11.	E.B Deposit & fittings	:	Rs. 20,000.00
12.	Tiles in walls	:	-----
	Total	:	Rs. 20,000.00

VI. Services (value after depreciation)

1.	Water supply arrangements (open well, deep bore well, hand pump, motor, corporation tap, underground level sump, overhead water tank)	:	Rs. 60,000.00
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2	Drainage arrangements (Septic Tank, underground sewerage)	:	Rs. 30,000.00
3.	Paver/Cement/ Tiles	:	Rs. ----
4.	Others if any (specify) Bore well Pump Embedded motor Generator set	:	Rs. ----
5.	Sump / Sintex Tank	:	Rs. 20,000.00
	Total	:	Rs. 1,10,000.00

VII. Abstract Market Value

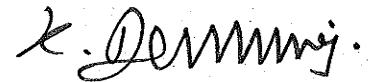
No.	Market Value	:	<u>As per Plan</u>	<u>As per Actual</u>
1.	Land	:	Rs. 39,79,000.00	Rs. 39,79,000.00
2.	Building	:	Rs. 14,19,000.00	Rs. 35,44,000.00
3.	Amenities	:	Rs. 20,000.00	Rs. 20,000.00
4.	Services	:	Rs. 1,10,000.00	Rs. 1,10,000.00
5.	Total	:	Rs. 55,28,000.00 Say Rs. 55.28 Lakhs	Rs. 76,53,000.00 Say Rs. 76.53 Lakhs
6.	Forced Sale Value / Distressed sale Value	:	Rs. 41.46 Lakhs	Rs. 57.40 Lakhs

V. Certificate

- (1) I have inspected the property on 22.02.2019 in the presence of Branch Manager
- (2) The valuation work was/has been undertaken based upon the request from The Senior Manager, Tamilnad Mercantile Bank, Kumarapalayam Branch.
- (3) It is hereby certified that in my opinion, the present market value of the property discussed in the report (above) by adopting prevailing market rate for the property is **Rs. 76,53,000/- (Rupees Seventy Six Lakhs Fifty Three Thousands Only).**
- (4) The relevant document for the subject property in the opinion of the valuer is the
1. Refer to Previous Valuation Report Given by Er. A. Venkatachalam,
Date: 22.05.2014
- (5) Value varies with the purpose and date of valuation. This report is not be referred if the purpose is different other than mentioned in I. General Point No.2.
- (6) I have no direct or indirect interest in the property valued.
- (7) Information and other details given above are true to the best of my Knowledge and belief.

Place : Namakkal
Date : 23.02.2019

PANEL VALUER

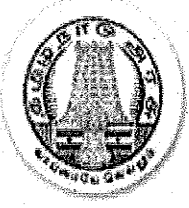


Ln. Er. K. DEVARAJ, B.E., M.I.E., F.I.V.,
Regd. Valuer for Income-Tax-11/08-09,
Chartered Engineer,
Approved Valuer for Banks,
District Panel Engineer-Class-I,
3/1, Selambannan Street,
S.P. Pudur, NAMAKKAL - 637 001.

Enclosures: 1. Location Map with land mark point.

2. Photos of the property

3. Copy of Report on Guide Line value downloaded from concerned Reg.Net



பதிவுத்துறை

REGISTRATION DEPARTMENT

Zone:

Salem

Guideline Village:

Kumarapalayam Municipality

Revenue District:

NAMAKKAL

Sub Registrar Office:

Kumarapalayam

Revenue Village:

KUMARAPALAYAM

Revenue Taluka:

KUMARAPALAYAM

Sr.No.	Street Name	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification
1	<u>GANDHI PURAM</u> <u>STREET (D.NO 40</u> <u>TO 103)</u>	335/ Square Feet	3610/ Square Metre	Residential Class I Type - I

