

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
No.1, Paramathy Road,
Opp. to Municipal Office,
Namakkal - 637 001.
Cell : 98427 - 57507
98427 - 33024

Panel Valuer for ♦ State Bank ♦ Canara Bank ♦ Corporation Bank ♦ IOB ♦ LVB ♦ KVB
♦ Bank of India ♦ Axis Bank ♦ UCO Bank ♦ Repco Bank ♦ Pallavan Grama Bank.

BRIEF VALUATION REPORT

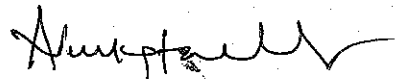
Ref.No.: 10/15/PPM/Corp1

Date : 15.10.2011

1. Name of the Owner : **Mr. K.BALASUBRAMANI,
S/o. K.Kandasamy.**
2. Date as on which Valuation is made : **15.10.2011**
3. Purpose for which Valuation is made : **To ascertain the present market Value**
4. Brief description of the property : **RCC Terraced, Powerloom Factory &
Residential Building.**
5. Location, Street, Ward No : **S.F.No: 255/2, D.No: 44, Ward No: 11
Nehru Street, Pallipalayam,
Pallipalayam Municipality,
Tiruchengodu Tk, Namakkal Dt.**
6. Extent of Land : **As On Document = 2619.00 Sq.Ft
As On Site = 2616.25 Sq.Ft**
7. Valuation Amount : **Rs.44,50,000.00 (Land & Building)**

(Rupees Forty Four Lakhs and Fifty Thousand only)

Place : NAMAKKAL
Date : 15.10.2011


Er. A.VENKATACHALAM
REGISTERED VALUER

Er A. VENKATACHALAM, M.E., M.I.E., F.I.V.,
CHARTERED ENGINEER, REGISTERED VALUER.04/05-06,
DISTRICT PANEL ENGINEER CLASS IA
APPROVED VALUER FOR BANKS,
ARRUL ASSOCIATES,
No.1, PARAMATHI ROAD, NAMAKKAL-637 001.
Cell : 98427-57507, 98427-33024.

PROPERTY VALUATION REPORT

10/15/PPM/Corp1

Date :15.10.2011

01. Name of the Party/Purchaser and Address : **Mr. K.BALASUBRAMANI,
S/o. K.Kandasamy.**
02. Name of the title holder and Address : S.F.No: 255/2, D.No :44, Ward No: 11
Nehru Street, Pallipalayam,
Pallipalayam Municipality,
Tiruchengodu Tk & Namakkal Dt.
03. Purpose of Valuation : To know the present
market value of the property
04. List of Documents produced : Valuation Report Given by Er.K.Kumaraguruparan.
05. Date of Inspection : 15.10.2011
06. Date of Valuation : 15.10.2011
07. Approximate distance from the Branch to the property : 1.5 Km
08. Situation / Location / brief Description of the land / site of the property : S.F.No: 255/2, D.No: 44, Ward No: 11,
Nehru Street, Pallipalayam
Pallipalayam Municipality,
Tiruchengodu Tk, Namakkal Dt.
09. Boundaries of the property :

1. Doc No: 103/2002

Boundaries

Measurements

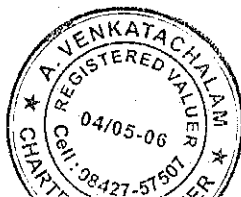
North By	:	Saraswathi Selvam House	72'0"
South By	:	S. Kumarasamy Property	73'6"
East By	:	24'0" Wide North South Road	36'0"
West By	:	M.N. Krishnan Property	36'0"

Total Extent of land : **2619.00 Sq.Ft** As On Document

Total Extent of land : **2616.00 Sq.Ft** As On Site

10. Property Tax Details

Receipt No: 110494 Year: 2009 To 2010
Amount : 876.00



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

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

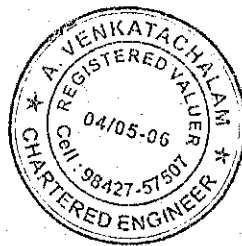
If Yes, Date of approval, : Nil

i. approving authority, and whether the Building has been Constructed as per the approved plan : Nil

: Plan Not Produced

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

13. General Remarks : Nil



II. VALUATION DETAILS:

A. LAND

01. The Total Area [Extent] of the Site / Land : **2619.00 Sq.Ft**
- Description of the Site / Land
- a. Character of Locality : Mixed Area
- b. Classification : II 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., : with in reach
- f. Shape of the Land : Rectangular
- g. Type of use, which it can be put : Industrial & Residential Purpose
- h. Any other restriction of usage : No
- i. Nature of right, whether Lease hold / free hold : Free Hold
- j. Road Facility : 24'0" Road
- k. Is it a Corner Plot : No
- l. Water Supply / Potentiality : Municipal Tap & Sump
- m. Underground sewerage system : Yes
- n. Any other sentimental / social issue which may affect the value : No
02. General Remarks : -----
- Prevailing Unit market Rate : Rs.800.00 /Sq.Ft To Rs.850.00/Sq.Ft
- Unit Rate adopted in this Valuation : Rs.800.00/Sq.Ft.
- Guide line Rate : Rs. 400.00/Sq.Ft



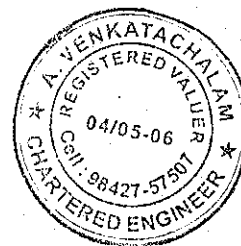
Valuation of the Site / Land
Present Market rate of the Land

2616.25 Sq.Ft X Rs. 400.00/Sq.Ft
Rs. 10,46,500.00 Say Rs. 10.47 Lakhs

2616.25 Sq.Ft X Rs.800 /Sq.Ft.
Rs.20,93,000.00 Lakhs Say. 20.93 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.
- d. Doors & Windows : Country Wood Door & Windows
- e. Sanitary Fittings : Normal Quality Material Used
- f. Flooring : Cement Flooring.
- g. Electricity Supply : III Phase & I Phase Connection
- Total Plinth Area : Given in Valuation details
- Total life of the Building Estimated : R.C.C. 60 Years G&F (Constructed On 1992)
- General Remarks
- Age of the Building : 19 Years
- Residual age of the Buildings : R.C.C. G.F & F.F (19 Years)
- Replacement Rate of Construction
With the existing conditions
And specification : Given in Valuation details
- 06.Compound walls :
- Height &Length : Nil
- Type of Construction : Nil



DETAILS OF BUILDING :-

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

VALUATION DETAILS:**(Present Construction cost of the buildings)**

G.F. R.C.C. Power Loom Factory Building 24'0" x 70'3" = 1686.00 Sq.Ft

G.F. R.C.C. House Building 8'10" x 59'3" = 523.18 Sq.Ft

F.F. R.C.C. House Building 24'0" x 24'9" = 594.00 Sq.Ft

F.F. R.C.C. Godown Building 32'10" x 45'6" = 1493.77 Sq.Ft

S. No	Description	Area in Sq.ft	Rate/ Sq.ft	Replacement Value Rs.	Year of Construction Rs.	Depreciation Value Rs.	Present Value Rs.
1.	G.F.R.C.C. Power Loom Factory Building	1686.00	750	12,64,500	1992	3,60,382	9,04,117/-
2.	G.F.R.C.C. Residential Building	523.18	800	4,18,544	1992	1,19,285	2,99,258/-
3.	F.F. R.C.C. House Building	523.18	750	3,92,385	1992	1,11,829	2,80,555/-
4.	F.F. Godown Building	1493.77	700	10,45,639	1992	2,98,007	7,47,631/-

Total Rs. 22,31,561/-

Say Rs. 22,32,000/-

A. SERVICES:

- | | | | | |
|----|---|---|-----|-------------|
| 1. | Water supply arrangements-Municipal Tap | - | Rs. | 2,000.00/- |
| 2. | Drainage arrangements/Septic Tank | - | Rs. | 25,000.00/- |
| 3. | Water supply/OHT | - | Rs. | 23,000.00/- |
| 4. | E.B. Deposit | - | Rs. | 20,000.00/- |
| 5. | Bore well & Motor Fittings | - | Rs. | 35,000.00/- |
| 6. | Open Staircase | - | R.s | 20,000.00/- |

Total - Rs. 1,25,000.00/-



B.TOTAL VALUATION :

01. Value of the Lands	:	Rs	20,93,000.00 /-
02. Value of the Buildings	:	Rs.	22,32,000.00 /-
03. Services	:	Rs.	1,25,000.00 /-
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Total Value of the Land & Building		Rs.	44,50,000.00/-
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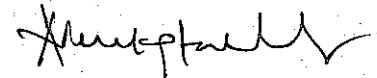
(Rupees Forty Four Lakhs and Fifty Thousand only)

Present Market Value of the Property : Rs. 44,50,000.00

Forced Sale Value of the Property : Rs. 33,38,000.00

Guide Line Value of the Property : Rs. 34,04,000.00

Place : Namakkal
Date : 15.10.2011



Signature of the Valuer

Er. A. VENKATACHALAM, M.E., M.I.E., F.I.V.,
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MARKETABILITY

- * The present marketability of the land is NORMAL.
- * The present worth of the Building is Normal but the marketability if Normal.

NOTE

1. The site is located on the Nehru Nagar Road, Near Tiruchengodu Main Road, 23'0" Road To Main Road, 100 Feet away from Jeeva Shed Bus Stop.
2. At the time of inspection, MrK.BALASUBRAMANI accompanied with me to identify and inspect the property.
3. Perusal of Documents : Refer Valuation Report Given By Er. K.Kumaraguruparan
Date : 07/08/2006
4. The above document is only produced, for my perusal at the time of inspection, out of which, I derived the above value.
5. By local enquires, the land rate is from Rs.800.00/Sq.Ft To Rs.850.00/Sq.Ft.
So, I considered the respective land rate for this valuation.
6. In this property had been Land & Building.
7. This Valuation Report contains 11 pages including Line sketch, with Photo sheet

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 15.10.2011.

PLACE : NAMAKKAL
DATE : 15.10.2011



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Zone : SALEM SRO : Pallipalayam Village: PALLIPALAYAM AMANI
Revnuue Dist Name:NAMAKKAL Taluk Name: Thiruchengode

List All Streets

7 entrie(s) starting with the character ' N '

STREET NAME	GUIDELINE VALUE (SqFt/Acre)	GUIDELINE VALUE (SqMt/Hect.)	Category
Nehru Nager (P)	400.00	4310.00	Residential Area - Special type of Land - Class I

