

**a. E.R.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  
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**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 ♦ Dhanalakshmi Bank ♦ South Indian Bank

## VALUATION OF PROPERTY (LAND) Report on Valuation

Date: 21.01.2021

### I. GENERAL

1.	Branch to which valuation is done	:	TAMILNAD MERCANTILE BANK, KOMARAPALAYAM BRANCH.
2.	Purpose of valuation	:	To Assess the present market value of the property for bank security
3.	Date of Inspection to the property	:	20.01.2021
4.	Date of Valuation given	:	21.01.2021
5.	Person Accompanying at the time of visit to site	:	Mr. Dhanasekaran & Branch Manager.

### II. Description of the property

1.	Owner of the property and residential address	:	Mr. C. DHANASEKARAN S/o. Mr. Chinnamuthu.  Door No: 5/45, Komarapalayam, Katheri Village, Sankagiri Taluk, Salem District. Cell No: 98946 63634
	Name of the Company	:	---
	Since how long owning the property?	:	From - 2020
	Whether Joint / co ownership, details	:	Single Ownership
	In case of joint ownership, furnish the stake details of each owner. Whether it is undivided?	:	----
	Whether assessed under wealth tax ? If so whether WT is paid?	:	Not Known

	What is the	
	a) Year of construction	: Vacant Land
	b) Purchase price	: Partition Deed
	c) Year of construction of the super structure	: ---
	d) Year of completion	: ---
	e) Cost of construction	: ---
2.	Brief Description of the property valued	Vacant Land
	Type of the property	: Vacant Land
	Pymash No / New T.S.No's.	: R.S.F.No: 102/3, New R.S.F.No: 102/3C,
	Site No/ Patta No	: Patta No: 8358,
	Block No/ Ward No	: ---
	Area / Village	: Gandhi Nagar Bus Stop, Kumarapalayam to Katheri Privu, Kumarapalayam Amani Village, Kumarapalayam Taluk, Namakkal District. Thattankuttai Village Panchayat Limit.
3.	Whether the property is a residential property If so , please state	: ---
	a) Whether the building is old or recently constructed	: ---
	b) Whether it is an independent house or flat	: Independent Plot
	c) In case , it is a flat , the location of the flat ( floor)	: ---
	d) If the property is a commercial property state Whether it is own office or commercial one	: ---
	e) Whether building is constructed as per approved plan	: ---
	If any variation is noticed please specify	: ---
	f. Whether plan approval is issued by competitive authority	: ---



4.	Boundaries of the property North South East West  Extent of Land  Dimensions of the property	: S. Palaniammal Property East West Service Road S. Palaniammal Property & Road K. Satheeshkumar Property  2,400.00 Sq.ft  As per Document & Actual North South East West  Extent of Land  If any variation is noticed please specify the details.
5.	Distance from Branch	: 5.00 Km's
6.	Documents referred for perusal of ownership (Copy of Registered Sale deed, Encumbrance Certificate etc)	: 1. Refer to Xerox copy of Partition Deed Document No: 1/7735/2020, Date: 24.12.2020
7.	Property Tax Receipt referred a. Period b. Assessment number c. Tax Amount d. Receipt in the name of	: Not Available --- --- --- ---
8.	Electricity Service Connection a. Consumer Number b. Period c. In the name of	: --- --- ---
9.	Property is presently occupied by a. Owner b. Tenant	: Owner ---



	c. Both	:	—
	d. Vacant	:	—
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	:	To Assess the present market value of the property for bank security
	c) Basis of valuation	:	The Branch Manager's request
	d) Copy of the earlier valuation (to be enclosed)	:	Yes, Available in the bank.
12.	Whether the cost of land is in commensurate with the guideline value?	:	Guide line Rate = Rs. 268.00/Sq.Ft
	Whether the cost of construction is in line with the prevailing rate in the area?	:	Present Market Rate = Rs. 1,750.00/Sq.Ft
13.	Whether the building is insured ? if so	:	Not Produced
	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 title deed	:	2,400.00 Sq.ft
	b. As per measurement	:	2,400.00 Sq.ft
2.	Site Dimension	:	As Per Document (or) Site



	a. As per Document  b. As per Actual  c. Out of total land extent of land left for road formation  d. Is the land , whole or part is notified for acquisition by govt/ state body ? if so furnish the details	:	2,400.00 Sq.ft  2,400.00 Sq.ft  No  No
3.	If the property is an agriculture land , state  a) Whether dry or wet land  b) Irrigation facility or rainfed  c) Type of crop grown at the time of visit	:	As per Adangal/Chitta /Revenue Records  As per Visit
4.	Usage of Land  a. As per Sub-Registrar Office  b. Actual usage  c. As per Revenue Records	:	Residential Class I Type - II  Vacant Land  Residential Class I Type - II
5.	Type of land  Wet / Dry / Residential / Industrial / Commercial / Quarry / Mine / Others (specify)	:	Vacant Land
6.	Level and shape of land	:	Rectangular
7.	Guide Line Value (Copy of downloaded report from Reg.net should be enclosed)	:	Rs. 268/Sq.Ft  2,400.00 Sq.Ft X Rs. 268.00/Sq.Ft  Rs. 6,43,200.00  Say Rs. 6.43 Lakh
8.	a. Remarks about Accessibility and Road Approach to the site	:	Situated on 20'0" Width East West Road



	b. Water availability	:	Not Available
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 Free Hold,
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	:	Gandhi Nagar Bus Stop  Gandhi Nagar Bus Stop Erode 20 Km Residential
11.	a. Other Infrastructure:  b. Possibility of frequent flooding  c. Proximity to civic amenities  d. Whether the land or part thereof notified for acquirement  e. Whether free access is there or land locked	:	No No Near by No Free Access
12.	Prevailing Market Value	:	Rs. 1,750/- Sq.Ft To Rs. 1,800/- Sq.Ft
13.	Value adopted	:	2,400.00 Sq.Ft X Rs. 1,750.00/Sq.Ft  Rs. 42,00,000/-  Say Rs. 42.00 Lakhs
14.	Forced Sale Value / Distressed sale value of land	:	Rs. 42,00,000.00 X 85%  Rs. 35,70,000/-  Say Rs. 35.70 Lakhs



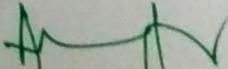
## II. Abstract Market Value

1.	Land	:	Rs. 42,00,000.00
2.	Building	:	Rs. -----
3.	Amenities	:	Rs. -----
4.	Services	:	Rs. -----
5.	Total	:	Rs. 42,00,000.00
6.	Forced Sale Value / Distressed sale Value	:	Rs. 35,70,000.00

## V. Certificate

- (1) I have inspected the property on 20.01.2021 in the presence of Mr. Dhanasekaran & Branch Manager
- (2) The valuation work was/has been undertaken based upon the request from The Senior Manager, Tamilnad Mercantile Bank, Komarapalayam 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. 42,00,000/- (Rupees Forty Two Lakhs Only)**
- (4) The relevant document for the subject property in the opinion of the valuer is the  
1. Refer to Xerox copy of Partition Deed Document No: 1/7735/2020, Date: 24.12.2020
- (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 : Pallipalayam  
Date : 21.01.2021

  
**PANEL VALUER**  
Er. A. VENKATA HALAM, 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,  
OTTAMETTHAI, PALLIPALAYAM - 638006.  
CELL 98427 57507, 98427 22200

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:  
 Guideline Village:  
 Revenue District:  
 Sub Registrar Office:  
 Revenue Village:  
 Revenue Taluka:

SALEM  
 KUMARAPALAYAM AMANI  
 NAMAKKAL  
 KUMARAPALAYAM  
 KUMARAPALAYAM AMANI  
 KUMARAPALAYAM

Sr.No.	Survey/Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date
1	102/3C	268/ Square Feet	2890/ Square Metre	Residential Class I Type - II	09-Jun-2017



**LOCATION MAP**

(NOT TO SCALE:-)



Kuppandalaiyam Road

Shop

Vepadi To Komarapalayam Road

Shop

Kottamadu  
Mariyamman  
Kovil

Shop

To Salem Road

To

To Coimbutore Road

To Komarapalayam Road

KPT  
Panjibi

Petrol  
Bunk

To Coimbutore Road

To

To Salem Road

To Komarapalayam Road

Traffic  
Police  
Station

Petrol  
Bunk  
Loom  
Factory

Kathirvel  
Mahal

Velan  
Kalayana  
mandupam

Service Road

Gandhinagar  
Bus Stop

Valued  
Property

Katheri Road



**PROPERTY AT:-**

Name of Owner

: Mr. C. DHANASEKARAN, S/o. Mr. Chinnamuthu,

S.F.No

: 102/3,

New R.S.F.No

: 102/3C,

atta No

: 8358,

area

: Gandhi Nagar Bus Stop, Kumarapalayam to Katheri Privu,

Village

: Kumarapalayam Amani Village,

Panchayat

: Thattakkutti Village & Panchayat,

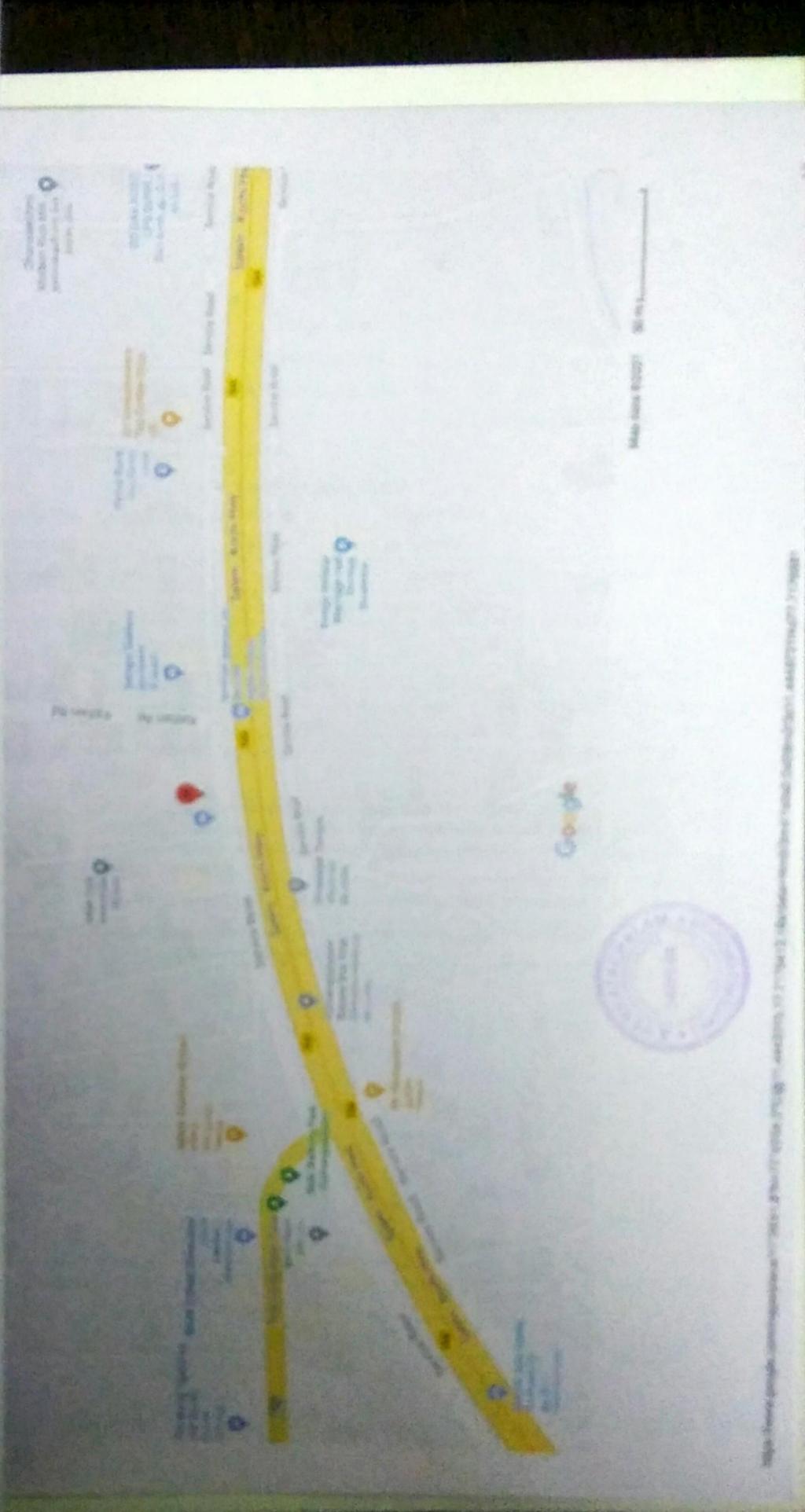
Taluk

: Kumarapalayam Taluk,

District

: Namakkal District.

VALUED PROPERTY





Kinney ©2021 ONE3 / KINNEY, Master Teacher, Inc., May 2020 EDITION

<https://www.google.com/maps/p/8c691126f418f4e77e430457E/@11.4447426,77.7178447/A@1m/dst=1?hl=en>



தமிழக அரசு

வருவாய்த் துறை

நில உரிமை விபரங்கள் : இ. எண் 10(1) பிரிவு

மாவட்டம் : நாமக்கல்

வட்டம் : குமாரபாளையம்

வருவாய் கிராமம் : குமாரபாளையம் அமானி

பட்டா எண் :

3212

உரிமையாளர்கள் பெயர்

1.	சின்னமுத்து	தந்தை	செந்தில்குமார்
2.	சின்னமுத்து	தந்தை	தனசேகரன்

புல எண்	உட்பிரிவு	புள்ளிக்கீழ் பெயர்		நன்றைக்கீழ் பெயர்		மற்றவை		குறிப்புகள்
		பரப்பு	தீர்வை	பரப்பு	தீர்வை	பரப்பு	தீர்வை	
		பெறுக - ஏர்	ஞ - பை	பெறுக - ஏர்	ஞ - பை	பெறுக - ஏர்	ஞ - பை	
102	3C	0 - 2.00	0.06	--	--	--	--	D142311093--485/8A1423 -- 04-03-2014
		0 - 2.00	0.06					

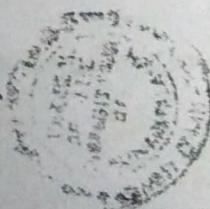
குறிப்பு :



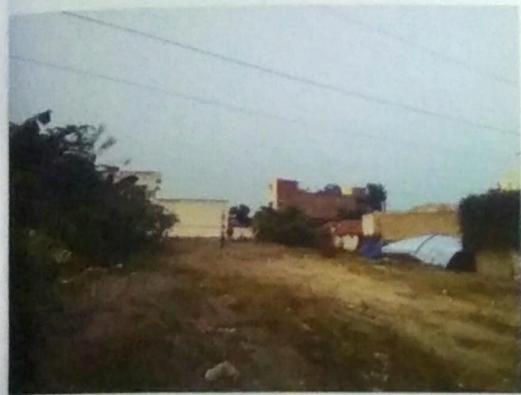
- மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் <https://eservices.tn.gov.in> என்ற இணைய தளத்தில் 09/07/003/03212/50398 என்ற குறிப்பு எண்ணை உள்ளிட செய்து உறுதி செய்துகொள்ளவும்.
- இந் தகவல்கள் 23-12-2020 அன்று 06:00:34 PM நேரத்தில் அச்சடிக்கப்பட்டது.
- ஈடுபாடு கோட்டையின் 2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

1 புத்தகம் 2020 ம் வருத்திய 7735.ம் ஆவணம்  
14 தொகைகளைக் கொண்டது  
10.வட்டு நாள்

பதிவு தீர்மானம்



## Photo Graphic View Of The Property



Name of Owner : Mr. C. DHANASEKARAN, S/o. Mr. Chinnamuthu,  
R.S.E.No : 102/3,  
New R.S.E.No : 102/3C,  
Patta No : 8358,  
Area : Gandhi Nagar Bus Stop, Kumarapalayam to Katheri Privu,  
Village : Kumarapalayam Amani Village,  
Panchayat : Thattankuttai Village & Panchayat,  
Taluk : Kumarapalayam Taluk,  
District : Namakkal District.

