

Rtn.Er. **R.Sundarraaj** B.E., M.B.A., M.Sc.(REV) MIE, FIV,

Chartered Engineer M60796/1

Approved Valuer for Banks (F5391)

District Panel Engineer Class - 1A

Regd. Valuer for Income Tax C.1/342

Ph : 04286 233595

Cell : 94422 33597

96552 33597

ARUN ASSOCIATES

Arun Towers, 105, Paramathi Road, NAMAKKAL - 637 001.

e-mail : arunassociatesnkl@gmail.com, errsundarraaj@gmail.com

Annexure I**DECLARATION FROM VALUERS**

I **Er R.SUNDARRAJ, S/O S.RAMASAMY**, do hereby solemnly affirm and state that,
I am a 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 undischarged insolvent.

I have not been convicted of an offence connected with any proceeding under the
Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958

My PAN Card Number/Service Tax Number as applicable is **PAN Number AJNPS 2132 D**

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 to 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 09.06.2018 is
True and Correct to the best of my knowledge and belief and I have made an Impartial and
True Valuation of the Property.

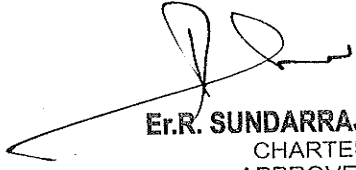
I have No Direct (or) Indirect interest in the property valued.

I have personally inspected the property on 08.06.2018.

Place : Namakkal

Date : 09.06.2018

Signature


Er.R. SUNDARRAJ, B.E., M.B.A., M.I.E., F.I.V., M.Sc(Val)
CHARTERED ENGINEER
APPROVED VALUER - 5391
REGISTERED VALUER C1 / 342
DISTRICT PANEL ENGINEER CLASS 1A
APPROVED VALUER FOR BANKS
ARUN TOWERS, 105, PARAMATHI ROAD
NAMAKKAL - 637 001

Approved valuer for

ALLAHABAD BANK, AXIS BANK, BANK OF BARODA, BANK OF INDIA, BANK OF MAHARASTRA, BPCL, CORPORATION BANK, CANARA BANK, CUB,
DHFL, FEDERAL BANK, IDBI BANK, INDIAN BANK, IOB, IOC, ICICI, LVB, KARNATAKA BANK, KOTAK MAHINDRA BANK, KVB, OBC, PNB, SBI ,
SCCB, SYNDICATE BANK, SOUTH INDIAN BANK, TMB, UCO BANK, UTI, UNION BANK OF INDIA, UNITED BANK OF INDIA, VIJAYA BANK

VALUATION OF PROPERTY (LAND AND BUILDING)

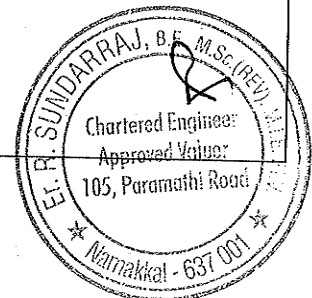
Report on Valuation

I. GENERAL

1.	Branch to which valuation is done	:	TMB, Trichengode Branch.
2.	Purpose of valuation	:	For Bank Security
3.	Date of Inspection to the property	:	08.06.2018
4.	Date of Valuation given	:	09.06.2018
5.	Person Accompanying at the time of visit to site	:	Asst Branch Manager.

II. Description of the property

1.	Owner of the property and residential address	:	1. Mr T.N.VISAKAVEL, S/O T.V.A.NATESAN CHETTIAR, 2. Mrs V.SYAMALA, W/O T.N.VISAKAVEL, Door No 2, Arumuga Chetty Santhu, North Car Street, Trichengode Town, Taluk, Namakkal District.	
	Since how long owning the property? Whether Joint / co ownership , details 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? What is the a) Year of construction b) Purchase price c) Year of construction of the Super structure d) Year of completion e) Cost of construction		From Purchase Individual No 1990 Refer Sale deed 1990 1990 --	
2.	Brief Description of the property valued Type of the property: Agriculture/ industrial Residential / commercial Plot No. S.F.No / T.S.No./R.S.No. Street Village / Block / Town / City Taluk / Ward District / Municipality / Corporation Pin Code	:	Land with R.C.C Roof Office, A.c Sheet Roof Godown Building Commercial Land Old T.S.No 318/2A, New T.S.No 24/2, New Ward 'B', Block 1, Old Door No 60(pt), New Door No 32, Chinnamuthu IInd Street, Erode Town, Taluk & District.	
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 c) In case , it is a flat , the location of the flat (floor) d) If the property is a commercial property state e) Whether it is own office or commercial one f) Whether building is constructed as per approved plan g) If any variation is noticed please specify h) Whether plan approval is issued by competitive authority		Land with R.C.C Roof Office, A.c Sheet Roof Godown Building 1990 R.C.C Roof Office, A.c Sheet Roof Godown Building Yes Commercial Not approved " " " "	




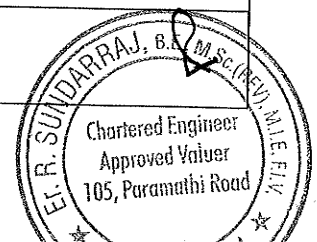
4.	Boundaries	
	East by	Road
	West by	Lakshmi Ammal Property
	North by	Road
	South by	C.B.Radhakrishnan Property

5	If any variation is noticed please specify the details. Distance from Branch	:	No 25 Kms
6	Documents referred for perusal of ownership (Copy of Registered Sale deed, Encumbrance Certificate etc)	:	Copy of Previous Valuation dated 23.03.2015 by Er K.Devaraj
7	Property Tax Receipt referred Receipt No Asst. No. Tax Amount Receipt in the name of Period	:	Latest Tax Receipt not Produced
8	Electricity Service Connection a. Consumer Number b. Period c. In the name of	:	Threese Phase E.B Service – 1 No
9	Property is presently occupied by a. Owner b. Tenant c. Both d. Vacant	:	Owner Use -- -- --
10	If occupied by tenant a. Gross monthly rent b. Rent Advance	:	No
11	Whether the property was valued early? If so a) Date of earlier valuation b) Name and address of the earlier valuer c) Purpose of earlier valuation d) Basis of valuation e) Copy of the earlier valuation (to be enclosed)	:	Yes 23.03.2015 Er K.Devaraj For Bank Security Land Yes
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 in the area?	:	P.M.R > GLR Yes
13	Whether the building is insured ?if so a) The sum assured b) Risk covered c) Date of expiry of the insurance cover	:	No

III. Land

1.	Extent of the Land a. As per title deed b. As per measurement	5136 sft 5136 sft												
2	Site Dimension a. As per Document b. As per Actual	<table><tr><td>East</td><td>66'6"</td><td></td></tr><tr><td>West</td><td>61'3"</td><td></td></tr><tr><td>North</td><td>80'9"</td><td></td></tr><tr><td>South</td><td>80'3"</td><td></td></tr></table>	East	66'6"		West	61'3"		North	80'9"		South	80'3"	
East	66'6"													
West	61'3"													
North	80'9"													
South	80'3"													
	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												

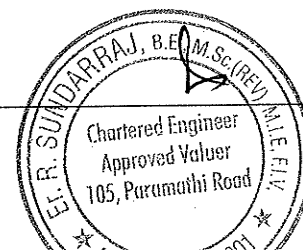




3	If the property is an agriculture land , state a) Whether dry or wet land b) Irrigation facility or rainfed c) Type of crop grown at the time of visit		No Not Applicable No No
4.	Usage of Land a. As per Sub-Registrar Office b. Actual usage c. As per Revenue Records	:	Residential Special Type - I Commercial Building --
5.	Type of land Wet / Dry / Residential / Industrial / Commercial / Quarry / Mine / Others (specify)	:	Commercial
6.	Level and shape of land	:	Refer sketch
7.	Guide Line Value (Copy of downloaded report from Reg.net should be enclosed)	:	Guide line Rate = Rs 1340 /sft Guide line Value = 5136 sft x Rs 1340/Sft = Rs 68,82,240 /=-
8.	a. Remarks about Accessibility and Road Approach to the site b. Water availability	: :	Available 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 Details not Available 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	:	Yes ; Enclosed Erode Erode Ravi Theatre
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 Available near by No Yes Road available
12.	Prevailing Market Value Rate adopted	:] :	Rs 5100 to 5250/sft Rs 5100/sft
13	Value adopted	:	5136 sft x 5100/sft = Rs 2,61,93,600
14	Forced Sale Value / Distressed sale value of land	:	Rs 2,20,00,000 /=-

IV. Building

1.	Type of Construction a. Load bearing / Framed structure a. RCC Roofing/ACC roofing b. Foundation c. Basement and height d. Superstructure	:	Load bearing Structure R.C.C Roof R.R Masonry in C.M R.R Masonry Brick Work in Cement Mortar and Plastered in Cement Mortar, Cement flooring
2	Specifications regarding a. Joineries b. Electrification details c. Drinking water d. Bore well water e. Sanitary arrangements f. Quality / maintenance of the building	:	Steel & Country wood Doors & Windows Three Phase E.B Service – 1 No ; Yes Yes Yes Good



3.	Number of Floors	:	Ground floor
4.	Extent of Building :-	:	Approved Plan
1.	R.C.C Roof Office Building :-		Actual measurement
	Ground floor		YOc
2.	A.c Sheet Roof Godown Building		Not Approved
3.	A.c Sheet Roof Building – Mezzanine floor		378.00
4.	A.c Sheet Roof Store room – Lean to Roof		3587.00
5.	A.c Sheet Roof Bath & W.C – Lean to Roof		378.00
			690.00
			259.00
5.	a. Year of Construction for each floor and age of the building b. Residual life of the building c. Class of Construction (Superior / I class/ II class)	:	1990 ; 28 Years Years II Class

6.	Rate adopted, Building Value :						
	Blg. Description	Age	Area sft	Rate	Total	Depn. 1.5,3%/Y	Net Value
1.	R.C.C Roof Building :-						
	Ground floor	28	378.00	1000	378000	158760	219240
2.	A.c Sheet Roof Godown	28	3587.00	500	1793500	1506540	286960
3.	A.c Sheet Roof Building Mezzanine floor	28	378.00	350	132300	111132	21168
4.	A.c Sheet Roof Store room – Lean to Roof	28	690.00	350	241500	202860	38640
5.	A.c Sheet Roof Bath & W.C –	28	259.00	400	103600	87024	16576
	Total (Rs) =						582584

Remarks : Building Not Approved. Value not Considered.

7.	Less : Depreciation And Value	:	Refer table
8.	Present Market Value Present written down value	:	Value not considered
9.	Forced Sale Value /Distressed Sale value of Building	:	Value not considered

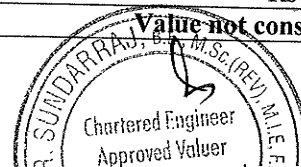
V. Amenities & Extra Items (value after depreciation)

1.	Ornamental Front / Pooja Door	:	No
2.	Open Staircase	:	No
3.	Wardrobes, showcases, cupboards	:	No
4.	Interior decorations	:	No
5.	Architectural Elevation works	:	No
6.	False Ceiling Works	:	No
7.	Separate Toiler Room	:	No
8.	Separate Lumber Room	:	No
9.	Portico	:	
10.	Compound wall / pavements & Gate	:	
11.	Electrical fittings	:	No
12.	Tiles in walls	:	No
13.	Total	:	Rs Nil

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)	:	
2.	Drainage arrangements (Septic Tank, underground sewerage)	:	No
3.	Electricity Deposit, Water Deposit, drainage deposit etc.,	:	Three Phase E.B Service – 1 No → 25,000
4.	Others if any (specify) Bore well Pump Embedded motor Generator set	:	—
5.	Total	:	Rs 25,000

Value not considered

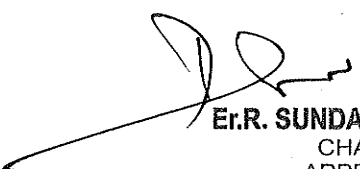


VII. Abstract Market Value

1.	Land	:	Rs 2,61,93,600	
2.	Building	:	Rs Not valued	
3.	Amenities	:	Rs Nil	
4.	Services	:	Rs Not valued	
5.	Total	:	Rs 2,61,93,600 Say Rs 2,61,94,000 /=-	
6.	Forced Sale Value / Distressed sale Value	:	Land	Rs 2,20,00,000
		:	Building	Rs Not valued
			Amenities	Rs Nil
			Services	Rs Not valued
			Total =	Rs 2,20,00,000 /=-

VIII. Certificate

1. I have inspected the property on 08.06.2018 along with Asst Branch Manager.
 2. The valuation work was / has been undertaken based upon the request from **The Branch Manager**.
 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 2,61,94,000 /=-**
(Rupees Two Crore Sixty One Lakh and Ninety Four Thousand only)
 4. The relevant document for the subject property in the opinion of the valuer is Previous Valuation Certificate
 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 (Panel Valuer)
- Date : 09.06.2018


Er.R. SUNDARRAJ, B.E., M.B.A., M.I.E., F.I.V., M.Sc (Val)
CHARTERED ENGINEER
APPROVED VALUER - 5391
REGISTERED VALUER C1 / 342
DISTRICT PANEL ENGINEER CLASS 1A
APPROVED VALUER FOR BANKS
ARUN TOWERS, 105, PARAMATHI ROAD
NAMAKKAL - 637 001

Enclosures :

1. Location Map / Route map with land mark point. : **Yes**
2. Photos of the property in different views (front, back, interior etc) : **Yes**
3. Copy of Plan Approval (for Building) : **No**
4. Copy of Report on Guide Line value downloaded from concerned Reg.Net : **Yes**
5. For Agricultural land furnish FMB (Field Map & Boundaries and Topo Sketch) : **--**
6. If land is more than 25 years, Village Map. : **N.A**



by him/herself on the verified original document will come into effect from 11.6.18 onwards to prevent fraudulent registration.

Home

Registration

E-Services

Circulars

Guideline Value

Sitemap

Help

More

GUIDELINE VALUE & PROPERTY VALUATION

Guideline Value relating to 2.19 lakhs streets and over 4.46 Crores Survey Numbers/Subdivision numbers are available on this site for query.

For Property Valuation, Click on the Street Name from the Street List, where the property is located.

From: 9-6-2017 To: Current Date

Search Criteria :

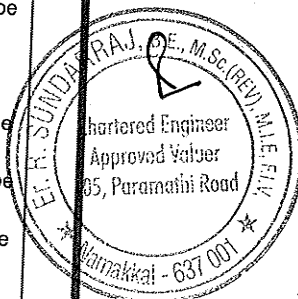
Zone: Coimbatore Sub Registrar Office: Erode Joint I
Guideline Village: WARD B Revenue Village: ERODE
Revenue District: ERODE Revenue Taluka: ERODE

A B C D E F G H I J K L M N O P Q R S T U V W X Y
Z 1 2 3 4 5 6 7 8 9 0

169 items found, displaying 51 to 60.

[First/Prev] 2, 3, 4, 5, 6, 7, 8, 9 [Next/Last]

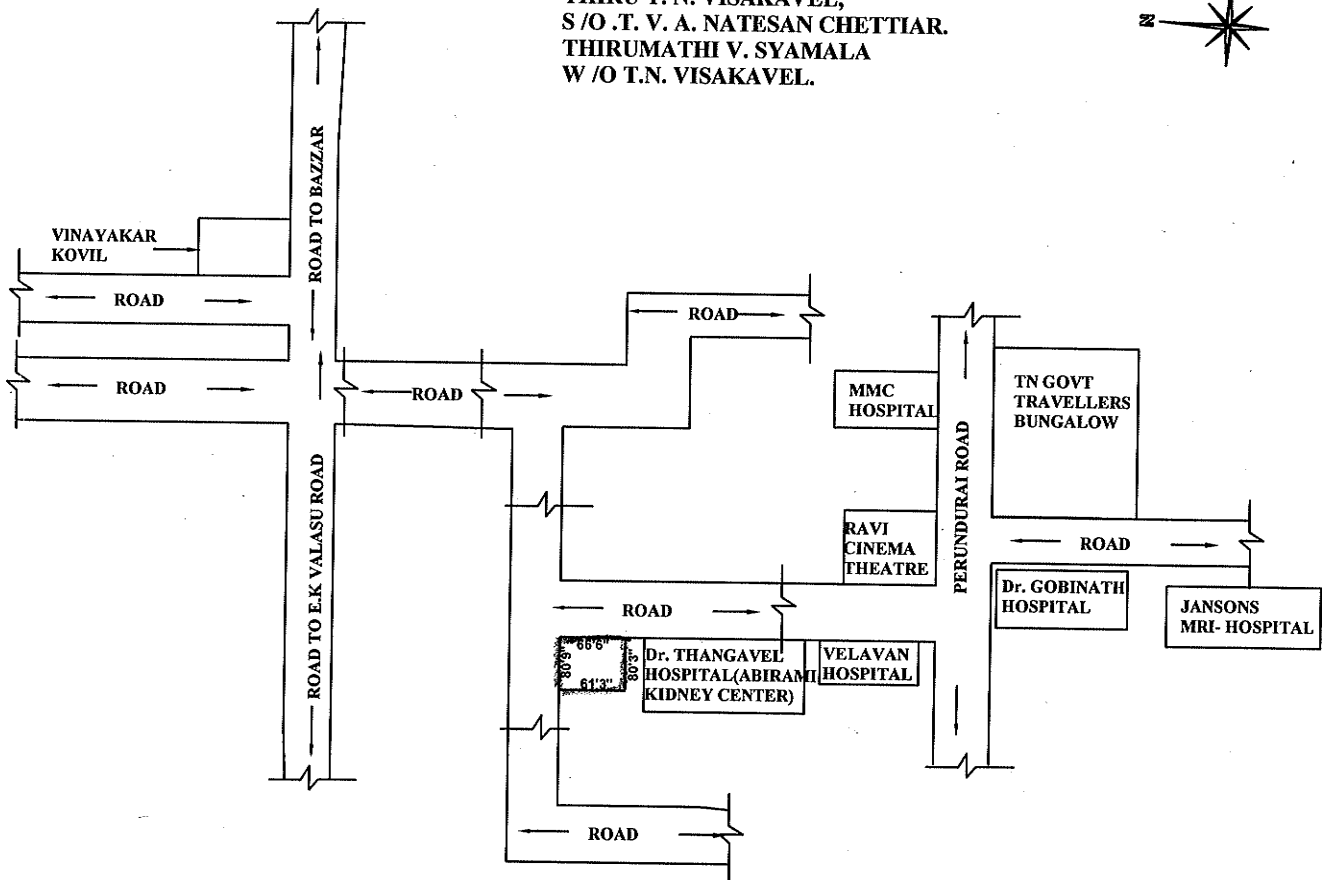
Sr.No.	Street Name	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification
51	<u>BLOCK 18 POOSARI GOUNDER STREET</u>	670/ Square Feet	7215/ Square Metre	Residential Class II Type - I
52	<u>BLOCK 18 S.K.C.ROAD (OR) STREET</u>	670/ Square Feet	7215/ Square Metre	Residential Class II Type - I
53	<u>BLOCK 19 E.V.NANJAPPA STREET OR PERIYANNA GOUNDER STREET T.S 14</u>	670/ Square Feet	7215/ Square Metre	Residential Class II Type - I
54	<u>BLOCK 19 MARAPPA GOUNDER STREET 1,2,3</u>	670/ Square Feet	7215/ Square Metre	Residential Class II Type - I
55	<u>BLOCK 19 N.G.G.O.COLONY STREET 1 TO 8</u>	670/ Square Feet	7215/ Square Metre	Residential Class II Type - I
56	<u>BLOCK 19 S.K.CHENNIAPPA STREET</u>	670/ Square Feet	7215/ Square Metre	Residential Class II Type - I
57	<u>BLOCK 1 BROUGH ROAD 1,2 MAIN ROAD</u>	4020/ Square Feet	43280/ Square Metre	Commercial Special Type - I
58	<u>BLOCK 1 CHINNAMUTHU STREET 1</u>	1340/ Square Feet	14430/ Square Metre	Residential Special Type - I
59	<u>BLOCK 1 PERUNDURAI ROAD</u>	2680/ Square Feet	28855/ Square Metre	Commercial Class I Type - I
60	<u>BLOCK 20 CHENNIMALAI (OR) MUTHUKUMARASAMY STREET</u>	502/ Square Feet	5415/ Square Metre	Residential Class II Type - II



LOCATION: LAND T.S.NO :24 /2, OLD T.S.NO:318 /2A ,NEW WARD-B, WARD-3, BLOCK-1
CHINNAMUTHU STREET SECOND STREET, ERODE TOWN, TALUK, ERODE DISTRICT.

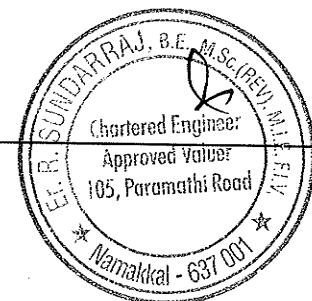
OWNER:

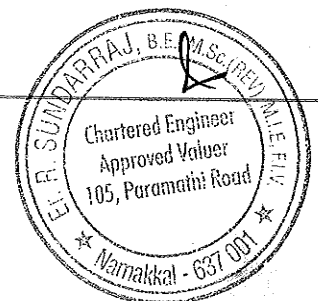
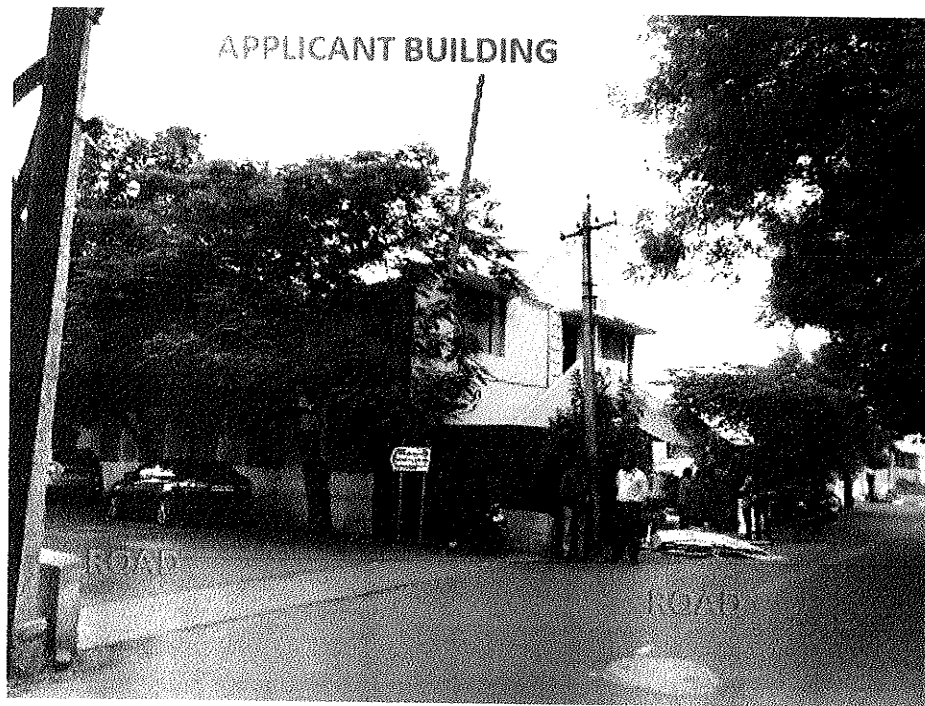
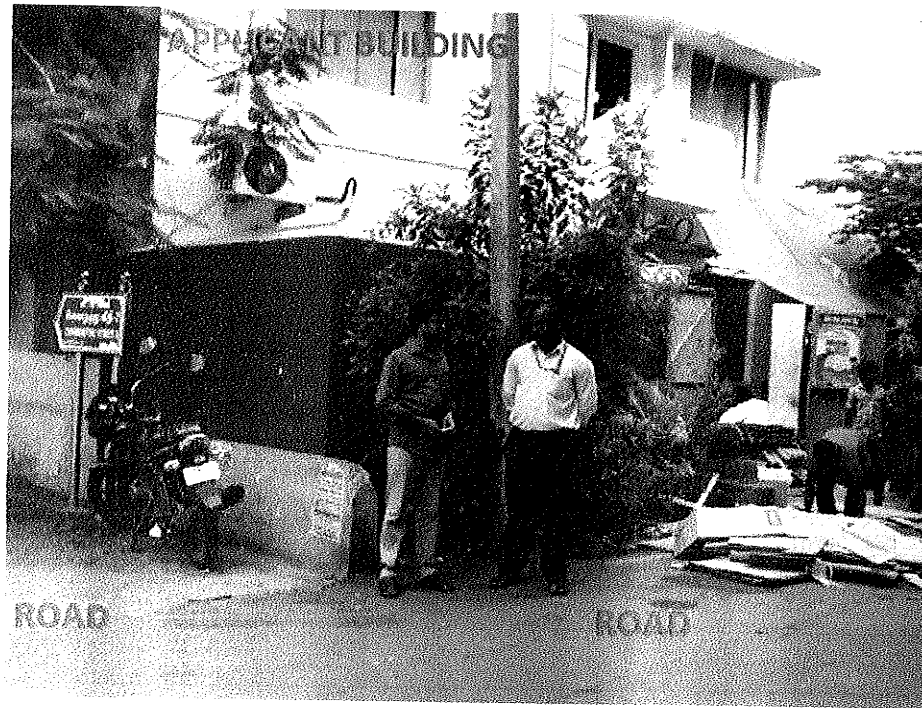
THIRU T. N. VISAKAVEL,
S/O .T. V. A. NATESAN CHETTIAR.
THIRUMATHI V. SYAMALA
W/O T.N. VISAKAVEL.



COLOUR INDEX

SITE BOUNDARY SHOWN -	⊙	<u>SITE PLAN</u>
BUILDING SHOWN-	○	(NOT TO SCALE)





Google 11°20'24.6"N 77°42'44.3"E

