M. VIJAYAKUMAR B.E., M.Sc (R.Est.V)., FIV., MIE.,
Regd. Valuer (Under Companies Act-2013),
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VALUATION REPORT – LAND & BUILDING

PART: A – BASIC DATA

02.08.'24

01. Purpose of valuation : To assess the **Realizable Value** of the property owned by **Mr. G. Ragothaman,** mortgaged to **CANARA BANK, Vikravandi,** for **SARFAESI.**

02. a) Date of Inspection : 01.08.'24
b) Date on which the valuation is made : 02.08.'24

03. Name of the reported owner with present Address and phone number : Mr. G. Ragothaman,
#42, South Street, Eazhai Village – 605 652
Veedur Dam Post, Tindivanam Tk.
Ph. No. 93643 17667

Name of the owner(s) and his/their addresses With Phone No. (details of share of each owner In case of joint ownership) : Mr. G. Ragothaman – Individual

04. Documents produced for perusal : i) **Table – 1**

S. No.	Type of Doc.	Doc. No.	Date of		
			Execution	Presentation	Registration
1.	Gift Settlement Deed	4431 of 2015	30.12.'15	30.12.'15	30.12.'15

ii) Building Approval No. 32, dt. 09.07.'14, by the President, Sithani Panchayat.

05. Brief description of the property taken for valuation : There is a single storey residential building & Agriculture Land, located in a developing residential area, 2.6km South East of Veedur Dam Bus stop.

06. Scope of Valuation : Plot with building & Agriculture Land

07. If this report is to be used for any bank purpose, state the name of the bank and branch, if known : Canara Bank, Vikravandi.

2. DESCRIPTION OF THE PROPERTY:

01. Postal address of the property with Pin code : #42, South Street, Eazhai Village,
Veedur Dam Post, Tindivanam – 605 652

02. City / town / Village : Town
Residential area : Yes
Commercial area : ----
Industrial area : ----
Agriculture area : Yes

03. Classification of the area : ~~High~~ / Middle ~~/ Poor~~
: ~~Urban / Semi Urban~~ / Rural



04. Coming under Corporation limit / Village Panchayat / Municipality : Sithani Panchayat

05. Whether covered under any state/ Central Govt. enactments (e.g. urban Land Ceiling Act) or notified under Agency area / Scheduled area / Cantonment area : Nil

06. In case it is an agricultural land, any conversion to house site plots are contemplated : N/A

07. Location of the property
Door No. : #42
Plot No. / Nagar : South Street
~~S. F. No. / T. S. No.~~ / R. S. No. : Ayan Punjai New S. No. 38/14, Old S. No. 41/8, 41/9 & 41/10
Village / ~~Block~~ : Eazhai Rev. village
Taluk / Ward : Vikravandi SRD
District / Municipality / Corporation : Villupuram RD

08. Boundaries of the property : Table – 2

Direction	As per Document	As per visit / Actuals
North	Refer table "A" enclosed	Refer table "A" enclosed
South		
East		
West		

09. Co-ordinate of the site
Latitude : 12° 04' 21.04" N
Longitude : 79° 34' 13.98" E

10. Property tax receipt referred :
Period : 2017-2018
Assessment number : 694
Tax amount : 88.00
Receipt in the name of : Mr. G. Ragothaman

11. Electricity service connection :
Consumer number : ----
In the name of : ----
Other details, if any : ----

12. Property is presently occupied by : Owner / ~~Tenants~~ / ~~Both~~ / ~~Vacant~~

13. If tenanted fully, what is the gross monthly rent: Nil

14. If occupied by both
By assuming the entire building is let out :
(i) What is the probable monthly rent : ₹. 3000.00
(ii) What is the advance amount : ₹. 15,000.00

I. PROCEDURE OF VALUATION

VALUATION DETAILS discussed in part B, C, D, E & F

01. F. S. I & Plot Coverage : Table – 3

Sl. No.	Details	Permissible	Utilized
1.	F.S.I.	2.00	0.52
2.	Coverage	75%	52.52%

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PART: B – LAND

01. Dimension of the site : Table – 4

Direction	As per Document	As per Observation	Considered in this report
North	Refer table "A" enclosed	Refer table "A" enclosed	**2180 sqft & 77 Cents (or) 33,541 sqft**
South			
East			
West			
Extent			

02. Extent of site : Refer table – 4

03. Characteristics of the site

* What is the character of the locality? : Middle class
* What is the classification of the Locality? : Residential
* Development of surrounding areas : Developing Residential area
* Possibility of frequent flooding / Sub merging: Nil
* Feasibility to the Civic amenities like School, hospital, bus stop, market etc. : All available within 2-7km distance
* Level of land with topographical Condition: Plain & Regular
* Shape of land : Rectangle
* Type of use to which it can be put : Residence & Agriculture Land
* Any usage restriction : Nil
* Is plot in town planning approved Layout? : No
* Corner plot or intermittent plot? : Intermittent plot
* Road facilities are available : Residence - Available (Agriculture Land – Land Locked)
* Is it a land locked land? : No
* Water Potentiality : Available
* What is the width of the road? : 20' wide
* Width of road – is it below 20' or more than 20': 20' wide
* Underground sewerage system : Not Available
* Is power supply available at the site : Yes
* Advantage of the site : Located in a developing residential area

Special remarks, if any, like threat of Acquisition of land for public service Purposes, road widening or applicability of CRZ provisions etc. (Distance from Sea-coast / tidal level must be incorporated) : Nil

Any factors which affect the Marketability of the land? : Nil

- Type of land : Residential
- Accessibility : By Roadways
-

04. Value on adopting GLR (Guideline rate) :

i) Guideline rate as obtained from the Registrar's office : ₹. 56.00/sqft

ii) Value of land by adopting GLR (Refer table "A" enclosed @ ₹. 56.00/sqft) : **₹. 20,00,376.00**

05. Value by adopting PMR (Prevailing Market Rate) :

Prevailing market rate : Ranges from Refer table "A" enclosed

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Unit rate adopted in this valuation after considering
the characteristics of the subject plot : ₹. Refer table "A" enclosed
Value of land by adopting PMR
(Refer table "A" enclosed @) : **₹. 24,26,400.00**

PART: C – BUILDING

01. Type of building : Residential / ~~commercial / Industrial~~
02. Type of construction : ~~Load bearing~~ / RCC / ~~steel /~~framed structures
03. Quality of constructions : ~~Superior~~ / I Class ~~/ II Class~~
04. Appearance of building : Common ~~/ Attractive / Aesthetic~~
05. Maintenance / Condition of building :
Exterior : ~~New / Excellent~~ / Good / ~~Normal / Average/Poor~~
Interior : ~~New / Excellent~~ / Good / ~~Normal / Average/Poor~~
06. Plinth area : As per IS 3861 – 1975

Table – 5

Sl. No.	Floor	Year of Construction	Roof	Plinth area in sqft		
				Actual	Approved	Considered
1.	GF- Building	2013	RCC	1145	1136	1145
2.	Open stair	2013	RCC	82	70	82
	Total			1227	1206	**1227**

01. Drawing approval
a) Date of issue and validity of layout of approved map / plan: **09.07.'14**
b) Approved map / plan issuing authority: **App. Drg. No. 32, dt. 09.07.'14, by the President Sithani Panchayat.**
c) Whether genuineness or authentic of approved map / plan is verified?: **Yes**
d) Any other comments by our empaneled valuers on authentic of approved plan? : **Nil**
e) Discuss on the building approval, reference, violations observed, consequences of violation etc. - **Being SARFAESI, Actual area is considered.**

02. *Value of building is estimated by adopting suitable unit plinth area depending upon the specifications. Depreciation is calculated by straight line method assuming a salvage value of 10%*

11. VALUATION OF BUILDING : Table – 6

DESCRIPTION	GROUND FLOOR
Specification Floor Finish Superstructure Roof Doors Windows Weathering course	 Vitrified flooring Brick work in Cement mortar Reinforced Cement Concrete Country wood Country wood Provided & finished with Mosaic
Plinth area	Refer Table – 5 above
Year of construction (as reported / as observed / as per the deed)	2013
Age of the building	11 years
If the age is not exactly known, further life expected	49 years, if maintained properly
Total life of the building estimated (Future life expectancy)	60 years, if maintained properly
Depreciation percentage (assuming salvage value = 10%)	1.50 % per annum
Replacement rate of construction with the existing conditions and specifications	Refer Table – 7 below

Table – 7

Sl. No.	Particulars of Item	Plinth Area in sqft.	Roof Height in feet	Age of Building in years	Estimated Replacement Rate of Construction ₹.	Replacement Cost ₹.	Depreciation @ 1.50% is considered ₹.	Net Value after Depreciation ₹.
01.	GF - Building	1145	----	11	1.800.00/sqft	20,61,000.00	3,40,065.00	17,20,935.00

02.	Open stair	82	---	11	800.00/sqft	65,600.00	10,824.00	54,776.00
						21,26,600.00	3,50,889.00	**17,75,711.00**

PART: D – AMENITIES & EXTRA ITEMS

(Value after Depreciation)

01. Portico	: ₹. N/A
02. Ornamental Front / Pooja door	: ₹. N/A
03. Sit out / Verandah with steel grills	: ₹. N/A
04. Extra steel / Collapsible gates	: ₹. N/A
05. Open staircase	: ₹. N/A
06. Wardrobes, showcases, wooden Cupboards	: ₹. N/A
07. Glazed tiles	: ₹. N/A
08. Extra sinks and bath tub	: ₹. N/A
09. Marbles / Ceramic tiles flooring	: ₹. N/A
10. Interior decorations	: ₹. N/A
11. Architectural Elevation works	: ₹. N/A
12. False ceiling works	: ₹. N/A
13. Paneling works	: ₹. N/A
14. Aluminum works	: ₹. N/A
15. Aluminum handrails	: ₹. N/A
16. Separate Lumber room	: ₹. N/A
17. Separate Toilet room	: ₹. N/A
18. Separate water tank / sump	: ₹. N/A
19. Trees, gardening	: ₹. N/A
20. Any other	: ₹. N/A
Total	: ₹. N/A

PART: E – SERVICES (Value after Depreciation)

01. Water supply arrangements	
Open well	: ₹. N/A
Deep bore	: ₹. N/A
Hand pump	: ₹. N/A
Motor	: ₹. N/A
Corporation Tap	: ₹. N/A
Underground level sump	: ₹. N/A
Overhead water tank	: ₹. N/A
02. Drainage arrangements	
Septic tank	: ₹. N/A
Underground sewerage	: ₹. N/A
03. Compound wall .....Rm @ ₹. ..... /m^2	: ₹. N/A
Height	: N/A
Length	: N/A
Type of construction	: N/A
04. Pavements ..... Rm @ ₹. ..... /m^2	: ₹. N/A
05. Steel gate ..... Rm @ ₹. ..... /m^2	: ₹. N/A
06. E.B Deposits, water deposits, drainage deposits etc.	: ₹. N/A
07. Electrical fittings & others	: ₹. N/A
- Type of wiring	: ~~Superior /~~ Ordinary ~~/ Poor~~
- Class of fittings	: ~~Superior /~~ Ordinary ~~/ Poor~~
08. Plumbing installation	: ₹. N/A
09. Any other	: ₹. N/A
Total	: ₹. N/A

M. VIJAYAKUMAR APPROVED VALUER

PART: F – ABSTRACT VALUE

Table – 8

Part	Description	Value of adopting	
		GLR in ₹.	PMR in ₹.
B	Land	20,00,376.00	24,26,400.00
C	Building	17,75,711.00	17,75,711.00
D	Amenities	----	----
E	Services	----	----
	Total	37,76,087.00	42,02,111.00
	Say	**37,77,000.00**	**42,00,000.00**
Factors favoring for an additional value 1. ..... 2. ..... Add		(+)	₹. ----
Factors favoring for an additional value 1. ..... 2. ..... Less		(-)	₹. ----
Present Market value			**₹. 42,00,000.00-- (F)**

OTHER DETAILS:

The property is owned by ***Mr. G. Ragothaman, S/o. Mr. Kothandapani,*** presently residing at the same address of the property been valued. The owner availed loan from Canara Bank, Vikravandi has become NPA and hence the bank, instructed to assess the Realizable value for SARFAESI. The set of documents, perused are listed already. The said property is located in a developing residential area, about 2.6km South East of Veedur Dam Bus stop. Tracing and marketing of the property is not difficult. Other public facilities like bank, school, shops etc. are in nearby areas of 2-7 km distance. There is no specific disadvantage of the location of the property.

Building: The 5 cents land is on the road, wherein a single storey residence exists. It has been constructed in 2013 with RCC roof, Country wood joineries and Vitrified tiles flooring etc. The building is self-occupied and the maintenance of the same is found to be fair. Apart from the above there is an agriculture land, *having an extent of 79 cents, on North East of residence, which does not have direct access from the nearby* road, and is considered as "LAND LOCKED". Since it is an agricultural property local people guide is necessary to trace out and market the property.

PART: G – CERTIFICATE

1. It is hereby certified that in my opinion
   - i) The **Present Market Value** of the property discussed in the report (above) by adopting prevailing market rate for land is **₹. 42,00,000.00** (Rupees Forty Two Lakhs only)
   - ii) The Present **Realizable Value** of the property as estimated by me is **₹. 33,50,000.00** (Rupees Thirty Three Lakhs Fifty Thousand only)
   - iii) The **Forced Sale Value** of the property is estimated as 25.00%, lesser than the present market value, i.e. **₹. 31,50,000.00** (Rupees Thirty One Lakhs Fifty Thousand only)

2. Number of title deed(s) involved in this property is 1. The relevant document for the subject property in the opinion of this Valuer is the deed dated 30.12.'15, with Registration Number 4431 of 2015, registered in the Vikravandi Sub Registrar's Office.

3. If this property is offered as collateral security, the concerned financial institution is requested to verify the extent of land shown in this valuation report with respect to the latest legal opinion.

M. VIJAYAKUMAR APPROVED VALUER

4. Value varies with the purpose and date of valuation. This report is not to be referred if the purpose is different other than mentioned in (1).

5. The Property was inspected on 01.08.'24

6. The legal aspects were not considered in this valuation.

7. This valuation work was / ~~has been~~ undertaken by the Valuer based upon the request from Canara Bank, Vikravandi.

Declaration:

I hereby declare that-

a) The information furnished in my valuation report dated 02.08.'24 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.

b) I have no direct or indirect interest in the property valued.

c) I have personally inspected the property on 01.08.'24. The work is not sub-contracted to any other valuer and carried out by myself.

d) I have not been convicted of any offence and sentenced to a term of imprisonment.

e) I have not been found guilty of misconduct in my professional capacity.

f) I have read the Handbook on Policy, Standard and Procedure for Real Estate Valuation, 2011 of the IBA and This report is in conformity to the "Standards" enshrined for valuation in the Part-B of the above handbook to the best of my ability.

g) I have read the International Valuation Standard (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable.

h) I abide by the Model Code of Conduct for empanelment of valuer in the Bank.

i) I am registered under Section 34 AB of the Wealth Tax Act, 1957.

j) I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.

k) Further, I hereby provide the following information.

Sl. No.	Particulars	Valuer Comment
01.	Background information of the asset being valued	By local enquiries
02.	Purpose of valuation and appointing authority	To assess the Fair Market Value, appointed by the Branch Manager, Canara Bank
03.	Identity of the valuer and any other experts involved in the valuation	Registered under Section 34 AB of the Wealth Tax Act, 1957
04.	Disclosure of valuer interest or conflict, if any	Nil
05.	Date of appointment, valuation date and date of report	Date of appointment – 01.08.'24 Valuation date – 01.08.'24 Date of report – 02.08.'24
06.	Inspections and / or investigations undertaken	01.08.'24
07.	Nature and sources of the information used or relied upon	By local enquiries
08.	Procedure adopted in carrying out the valuation and valuation standards followed	Cost Approach by Land and Building method
09.	Restrictions on use of the report, if any	As mentioned in Part "A" – 01, of Page No. 1

10.	Major factors that were taken into account during the valuation	Nil
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Nil

Place: Puducherry
Date: 02.08.'24

Note: This report contains ---13--- pages

Enclosures:

- Key plan showing the location of the property
- Site plan with boundaries.
- Photograph of the property
- GLR from Govt. website.

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Ph: 9843019186

TABLE - "A" EXTENT & BOUNDARIES

S. No	Doc. No. & Date	New Survey No	Old Survey No	Rev. village	Extent			Directions	Boundaries		Guide Line		Fair Market	
					As per Document	As per LSR	Considered in Sqft		As per Document	As per Physical Visit	Rate	Amount	Rate	Amount
1	Settlement Deed No. 4431 of 2015, dt. 30.12.'15	38/14	41/8,41/9 & 41/10	Ezhai Rev. village, Vikravandi SRD & Villupuram RD	5 Cents (or) 2180 sqft	5 Cents (or) 2180 sqft	2180	North	Ramesh House	Building				
								South	Street	CC Road				
								East	Pathai	Common Path				
								West	Krishnammal House	Building	56.00	1,22,080.00	230.00	5,01,400.00
					2180	2180	**2180**							
2		38/14	41/8,41/9 & 41/10		75 Cents (or)32670 sqft	75	32670	North	Koil Manyam Land	Vacant Land				
								South	Venkatakrishnan Land	Vacant Land				
								East	Ravindeeran Land & Common Well	Vacant Land/Well				
								West	Ramamoorthy Land	Vacant Land	56.00	18,29,520.00	25,000.00	18,75,000.00
3		38/14	41/8,41/9 & 41/10		2 Cents (or) 871 sqft	2	871	North	Porampakku land	Vacant Land				
								South	Ragothaman Land	Vacant Land				
								East	Meera Land	Vacant Land				
								West	Ragothaman Land	Vacant Land	56.00	48,776.00	25,000.00	50,000.00
						Total	**33541**					**20,00,376.00**		**24,26,400.00**
						Say								



GUIDELINE VALUE & PROPERTY VALUATION

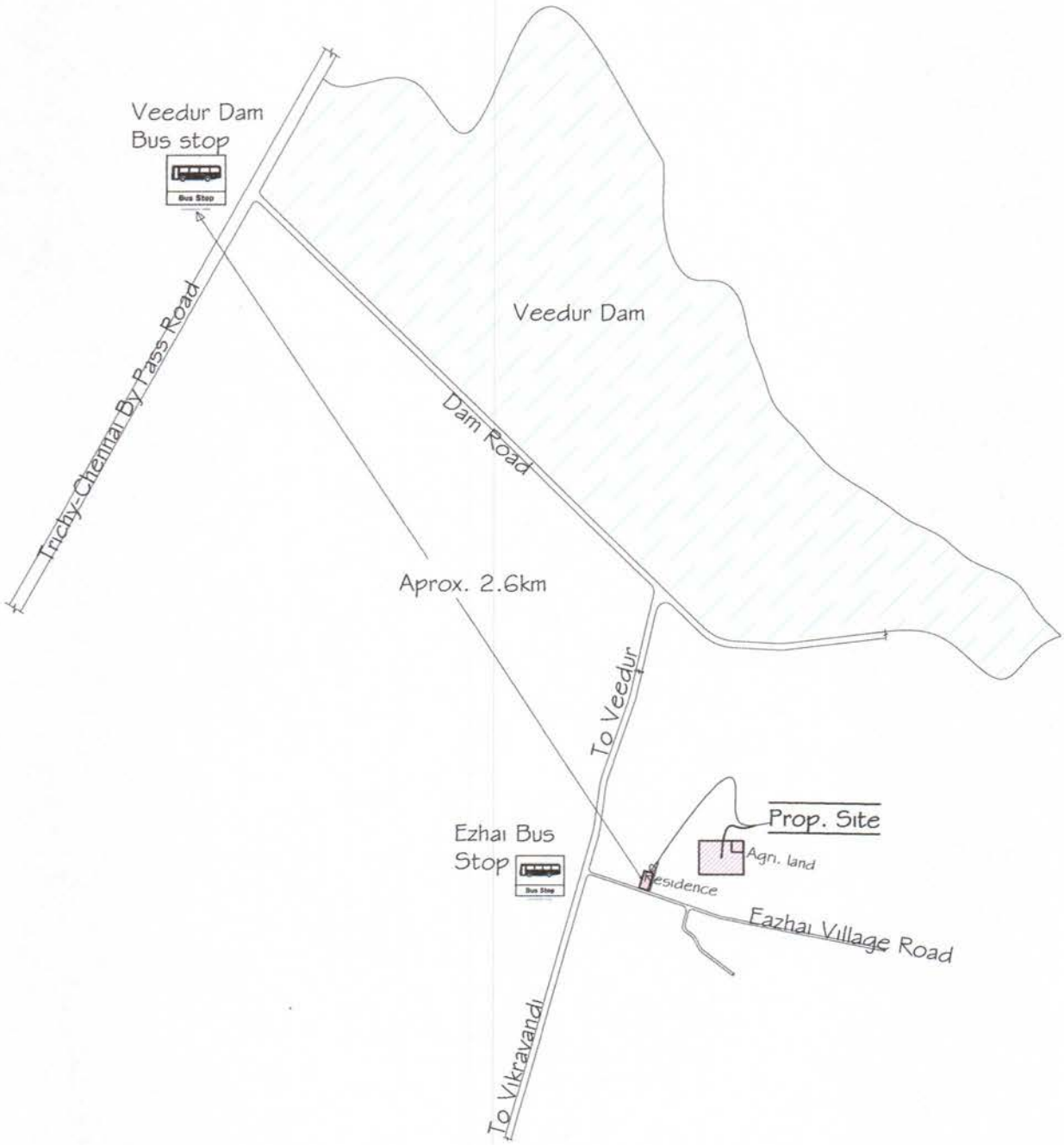
Zone: CUDDALORE
Guideline Village: EAZHAI
Revenue District: VILUPPURAM
Sub Registrar Office: VIKKRAVANDI
Revenue Village: EAZHAI
Revenue Taluka: TINDIVANAM

Sr.No.	Survey/ Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O. Download
1	38/1	410000/ Acre	1013500/ Hectare	Dry Well Irrigaiton Type - II	01-Jul-2024	-
2	38/10	410000/ Acre	1013500/ Hectare	Dry Well Irrigaiton Type - II	01-Jul-2024	-
3	38/11	410000/ Acre	1013500/ Hectare	Dry Well Irrigaiton Type - II	01-Jul-2024	-
4	38/12	410000/ Acre	1013500/ Hectare	Dry Well Irrigaiton Type - II	01-Jul-2024	-
5	38/13	410000/ Acre	1013500/ Hectare	Dry Well Irrigaiton Type - II	01-Jul-2024	-
6	**38/14A**	**66/ Square Feet**	**710/ Square Metre**	**Residential Class I Type - I**	**01-Jul-2024**	**-**
7	**38/14B**	**-**	**-**	**Refer Street Value**	**-**	**-**
8	38/15A	-	-	Refer Street Value	-	-
9	38/15B	-	-	Refer Street Value	-	-
10	38/16	-	-	Refer Street Value	-	-

GUIDELINE VALUE & PROPERTY VALUATION

Zone: Cuddalore
Guideline Village: Eazhai
Revenue District: VILUPPURAM
Sub Registrar Office: Vikkravandi
Revenue Village: EAZHAI
Revenue Taluka: TINDIVANAM

Sr.No.	Street Name	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O. Download
1	J.J. NAGAR	66/ Square Feet	710/ Square Metre	Residential Class I Type - I	01-Jul-2024	-
2	MAIN ROAD	66/ Square Feet	710/ Square Metre	Residential Class I Type - I	01-Jul-2024	-
3	MARIYAMMAN KOIL STREET	60/ Square Feet	645/ Square Metre	Residential Class II Type - I	01-Jul-2024	-
4	NEW COLONY	50/ Square Feet	540/ Square Metre	Residential Class IV Type - I	01-Jul-2024	-
5	NEW STAR CITY	66/ Square Feet	710/ Square Metre	Residential Class I Type - I	01-Jul-2024	-
6	OLD COLONY	50/ Square Feet	540/ Square Metre	Residential Class IV Type - I	01-Jul-2024	-
7	**SOUTH STREET**	**56/ Square Feet**	**605/ Square Metre**	**Residential Class III Type - I**	**01-Jul-2024**	**-**
8	VALLUVAR STREET	56/ Square Feet	605/ Square Metre	Residential Class III Type - I	01-Jul-2024	-
9	VISU NAGAR	66/ Square Feet	710/ Square Metre	Residential Class I Type - I	01-Jul-2024	-



Owner Name:

Mr. G. Rajothaman,
S/o. Mr. T. Kothandapani,
#42-C, South Street, Eazhai Village,
Veedur Dam Post, Tindivanam Tk. 605 652

Location of Property:

Ayan Punjai New S. No. 38/14,
Old S. No. 41/8, 41/9 & 41/10,
South Street, Eazhai Rev. village,
Vikravandi SRD, Villupuram RD.

N
W E
S

Note:
Site Plan
(Not to scale)

Purpose:

To assess the RV of the property mortgaged to Canara Bank, Vikravandi.





Residence Building





Agri. Land