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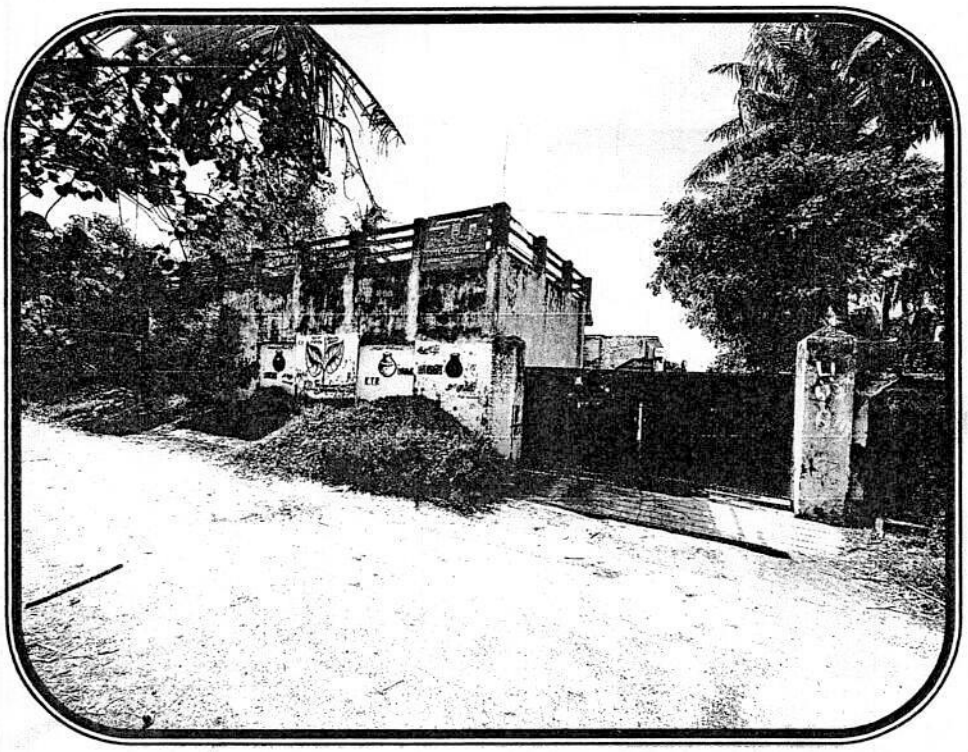
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M. VIJAYAKUMAR,
B.E., M.Sc. (R. Est. V)., FIV., MIE
Regd. Valuer (Under Companies Act-2013) – Contractor – Chartered Engineer – Approved Valuer

SARFAESI VALUATION REPORT

FOR – Canara Bank, Puducherry, Aug. - 2024



Property at: S. No. 332/1, 322/19, Mariamman Koil Street & Pillayar Koil Street, Panjamadevi Rev. village, Valavanur SRD & Villupuram RD.

Owned by: Mrs. S. Pushpavalli

Office Address:
#7, New Vanniar Street,
Pakkamudayanpet,
Puducherry – 605 008.
Ph: +413 – 2663261
Mobile: 98430 19186
Email ID:
smv_vijay@rediffmail.com

Income Tax, Canara bank, UCO Bank, Can Fin Homes, Axis Bank, REPCO Bank, The Federal Bank, JSFB, TMB, UBGB, DBS, CBOI, PNB, ESFB, KVB

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VALUATION REPORT – LAND & BUILDING

PART: A – BASIC DATA

01.08.'24

01. Purpose of valuation : To assess the **Realizable Value** of the property owned by **Mrs. S. Pushpavalli**, mortgaged to **CANARA BANK, Puducherry**, for **SARFAESI.**

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

03. Name of the reported owner with present Address and phone number : Mrs. S. Pushpavalli,
#1474/1383, East Street, Saatamampattu,
Silipinathanpettai, Cuddalore – 607 102.

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

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

S. No.	Type of Doc.	Doc. No.	Date of		
			Execution	Presentation	Registration
1.	Title Deed	2087 of 2019	19.08.'19	19.08.'19	19.08.'19
2.	Title Deed	2710 of 2019	24.10.'19	24.10.'19	24.10.'19

II) Approval drawing No. Nil, dt. Nil, by the President, Panjamadevi Panchayat

05. Brief description of the property taken for valuation : There is a two storey industrial building located in a developing area, next to Iyyanar Temple.

06. Scope of Valuation : Land with building

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

2. DESCRIPTION OF THE PROPERTY:

01. Postal address of the property with Pin code : Mariamman Koil Street, P. Villianur,
Panjamadevi, Villupuram – 605 105

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

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

04. Coming under Corporation limit / Village Panchayat / Municipality : Panjamadevi 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 : Nil

07. Location of the property
Door No. : ----
Plot No. / Nagar : Mariamman Koil Street & Pillaiyar Koil Street
~~S. F. No. / T. S. No.~~ / R. S. No. : S. No. 322/1 & 322/19
Village / Block : Panjamadevi Rev. village
Taluk / Ward : Valavanur SRD
District / Municipality / Corporation : *Villupuram RD*

08. Boundaries of the property : **Table – 2**

Direction	As per Document		As per visit / Actuals
	Doc. No. 2087	Doc. No. 2710	
North	Road	Kondaiyan Naidu & Pushpavalli House	Road
South	Anitha Property	Road	Road
East	Kondaiyan Naidu Property	Kondaiyan Naidu Plot	Building
West	Common Path	Common Path	Temple

09. Co-ordinate of the site
Latitude : 11° 52' 47.73" N
Longitude : 79° 33' 36.56" E

10. Property tax receipt referred : Necessary papers not submitted
Period : ----
Assessment number : ----
Tax amount : ----
Receipt in the name of : ----

11. Electricity service connection
Consumer number : Necessary papers not submitted
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 : Nil
(i) What is the probable monthly rent : ----
(ii) What is the advance amount : ----

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%	0.48

PART: B – LAND

01. Dimension of the site : **Table – 4**

Direction	As per Document		As per Observation	Considered in this report
	Doc. No. 2087	Doc. No. 2710		
North	52'	100'	8,617 sqft	**8,617 sqft**
South	52'	100'		
East	88'	53.5'		
West	88'	53.5'		
Extent	4,576 sqft	5,350 sqft		
	9,926 sqft			

02. Extent of site : Refer table – 4

03. Characteristics of the site

* What is the character of the locality? : Industrial area
* What is the classification of the Locality? : Middle Class
* Development of surrounding areas : Developing industrial area
* Possibility of frequent flooding / Sub merging: Nil
* Feasibility to the Civic amenities like School, hospital, bus stop, market etc. : All available within 1-7 km distance
* Level of land with topographical Condition: Plain & Regular
* Shape of land : Odd shaped
* Type of use to which it can be put : Industrial
* Any usage restriction : Nil
* Is plot in town planning approved Layout? : Yes
* Corner plot or intermittent plot? : Intermittent Plot
* Road facilities are available : Available
* 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 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 : Industrial
- Accessibility : By Roadways

04. Value on adopting GLR (Guideline rate) :

i) Guideline rate as obtained from the Registrar's office : ₹. 81.00/sqft

ii) Value of land by adopting GLR (8,617 sqft @ ₹. 81.00/sqft) : **₹. 6,97,977.00**

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

Prevailing market rate : Ranges from ₹. 300.00 to ₹. 400.00/sqft

Unit rate adopted in this valuation after considering

the characteristics of the subject plot : ₹. 350.00/sqft

Value of land by adopting PMR
(8,617 sqft @ ₹. 350.00/sqft) : **₹. 30,15,950.00**

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 – Production & Office Room	2011	RCC	1419	1408	1419
2.	Ground Floor	2011	RCC	517	----	517
3.	GF - Projection	2011	RCC	71	----	71
4.	First floor	2011	RCC	276	----	276
5.	FF - Projection	2011	RCC	71	----	71
6.	AC Sheet	2011	AC Sheet	99	----	99
7.	GF – AC Sheet	2011	AC Sheet	324	200	324
8.	Ground floor	2011	RCC	1536	----	1536
9.	Open Stairs	2011	RCC	72	----	72
10.	Toilet	2011	RCC	145	65	145
				4530	1673	**4530**

01. Drawing approval
    a) Date of issue and validity of layout of approved map / plan: **Nil**
    b) Approved map / plan issuing authority: **The President, Panjamadevi 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. **As the report is for SARFAESI, the actual area of construction 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 & OTHER FLOORS
Specification	
Floor Finish	Cement Mortar & Ceramic tile
Superstructure	Brick work with cement mortar
Roof	Reinforced cement concrete & AC sheet
Doors	Steel, Rolling Shutter & Aluminum
Windows	Steel, Rolling Shutter & Aluminum
Weathering course	Provided with cement mortar
Plinth area	Refer Table – 5 above
Year of construction (as reported / as observed / as per the deed)	2011
Age of the building	13 years
If the age is not exactly known, further life expected	37 years, if maintained properly
Total life of the building estimated (Future life expectancy)	50 years, if maintained properly
Depreciation percentage (assuming salvage value = 10%)	1.80% 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 of 1.80% is Considered	Net Value after Depreciation
1	GF - Production & Office Room	1,419	11'9"	13	1,700.00	24,12,300.00	5,64,478.20	18,47,821.80
2	Ground Floor	517	11'9"	13	1,700.00	8,78,900.00	2,05,662.60	6,73,237.40
3	GF - Projection	71	11'9"	13	700.00	49,700.00	11,629.80	38,070.20
4	First floor	276	11'9"	13	1,300.00	3,58,800.00	83,959.20	2,74,840.80
5	FF- Projection	71	11'9"	13	700.00	49,700.00	11,629.80	38,070.20
6	AC Sheet	99	11'9"	13	600.00	59,400.00	13,899.60	45,500.40
7	GF - AC Sheet	324	11'9"	13	1,100.00	3,56,400.00	83,397.60	----
8	Ground floor	1,536	10'	13	1,700.00	26,11,200.00	6,11,020.80	20,00,179.20
9	Open Stair	72	10'	13	700.00	50,400.00	11,793.60	38,606.40
10	Toilet	145	9'	13	800.00	1,16,000.00	27,144.00	88,856.00
	Repair and maintenance to reinstate the building							(15,00,000.00)
	Total	4,530				69,42,800.00	16,24,615.20	**35,45,182.40**

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 @ ₹. ..... /m² : ₹. N/A
    - Height : N/A
    - Length : N/A
    - Type of construction : N/A

04. Pavements ..... Rm @ ₹. ..... /m² : ₹. N/A
05. Steel gate ..... Rm @ ₹. ..... /m² : ₹. 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

PART: F – ABSTRACT VALUE

Table – 8

Part	*Description*	*Value of adopting*	
		GLR in ₹.	*PMR in ₹.*
B	Land	6,79,977.00	30,15,950.00
C	Building	35,45,182.00	35,45,182.00
D	Amenities	-----	-----
E	Services	-----	-----
	Total	42,25,159.00	65,61,132.00
	Say	**42,26,000.00**	**65,50,000.00**
Factors favoring for an additional value 1. ..... 2. ..... Add	(+)	₹. ----	
Factors favoring for an additional value 1. ..... 2. ..... Less	(-)	₹. ----	
Present Market value			**₹. 65,50,000.00--(F)**

OTHER DETAILS:

The property is owned by **Mr. S. Pushpavalli, *W/o. Mr. Selvam,*** presently residing at #1474/1383, East Street, Saatamampattu, Silipinathanpettai, Cuddalore – 607 102. The owner availed loan from Canara Bank, Puducherry Branch has become NPA and hence the bank, instructed to assess the Realizable value for SARFAESI. The set of documents, perused have been listed already. The said property is located in a developing area, next to Iyyanar Temple. Tracing and marketing of the property is not difficult. Other public

facilities like bank, school, shops etc. are in nearby areas of 2-6 km distance. There is no specific disadvantage of the location of the property.

Building: The building existing in the above said plot is a single storey industrial building. It has been constructed in 2011 with RCC & AC Sheet roof, Steel, Aluminum & Rolling Shutter joineries, Ceramic tiles & Cement mortar flooring, etc. The building is used for producing and packing mineral water unit. At the time of visit, the building was in locked condition and understood, that the unit was not functioning regularly. Also it requires maintenance. The building is under owner's possession. With the help of previous report, this report is completed.

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 **₹. 65,50,000.00** (Rupees Sixty Five Lakhs Fifty Thousand only)
   ii) The Present **Realizable Value** of the property as estimated by me is **₹. 52,40,000.00** (Rupees Fifty Two Lakhs Forty Thousand only)
   iii) The **Forced Sale Value** of the property is estimated as 30.00%, lesser than the present market value, i.e. **₹. 45,85,000.00** (Rupees Forty Five Lakhs Eighty Five Thousand only)

2. Number of title deed(s) involved in this property is 2. The relevant document for the subject property in the opinion of this Valuer is the deed dated 19.08.'19 & 24.10.'19, with Registration Number 2087 of 2019 & 2710 of 2019, registered in the Valavanur 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.

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 by me,

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, Puducherry.

Declaration:

I hereby declare that-

a) The information furnished in my valuation report dated 01.08.'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 – 01.08.'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: 01.08.'24

Note: This report contains ---11 --- pages

Enclosures:

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

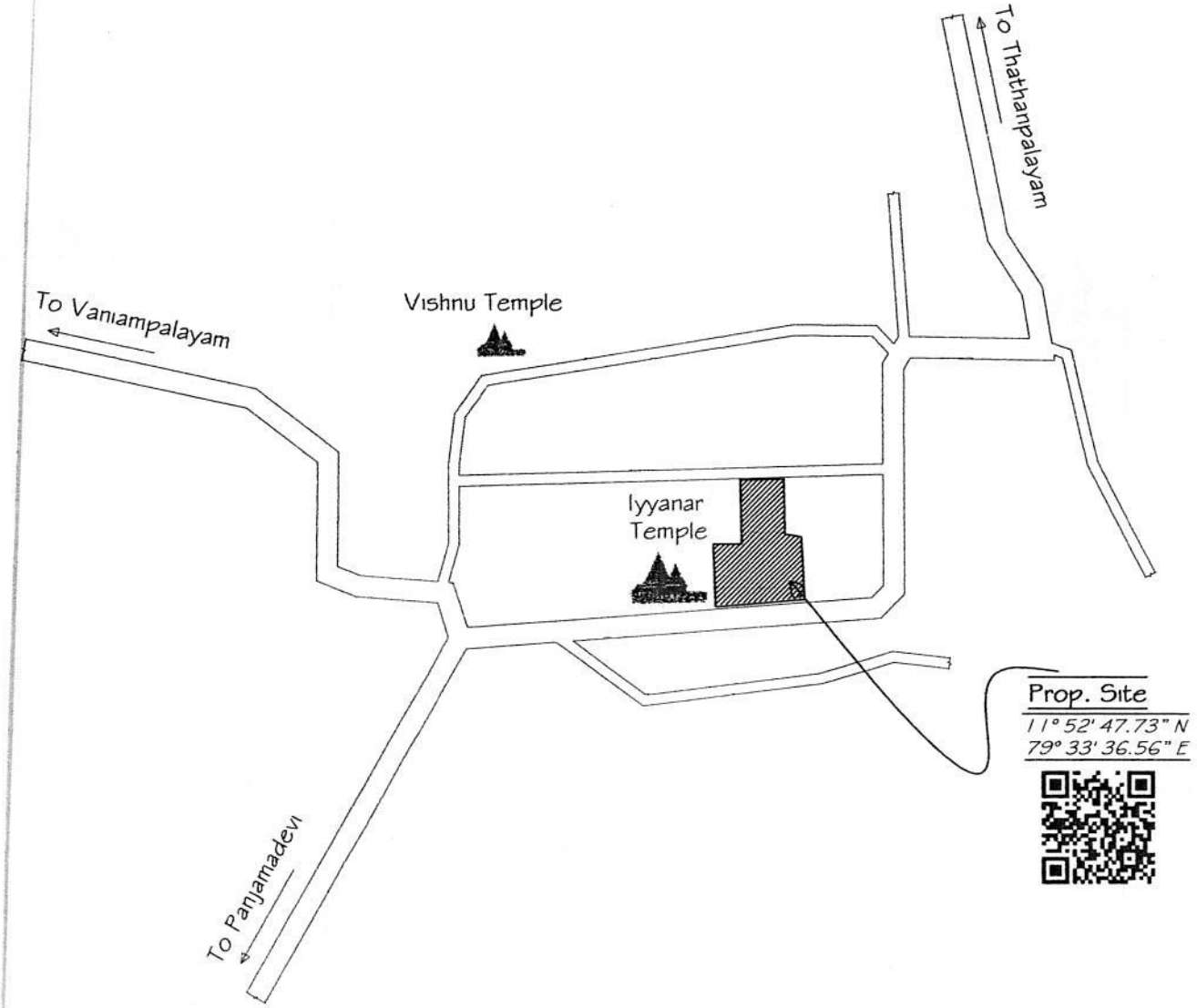
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Puducherry 605 008.
Ph: 9843019186

Approved Panel Valuer
CANARA BANK

GUIDELINE VALUE & PROPERTY VALUATION

Zone: Cuddalore
Guideline Village: Panjamadevi
Revenue District: VILUPPURAM
Sub Registrar Office: Valavanur
Revenue Village: PANCHAMADEVI
Revenue Taluka: VILLUPURAM

Sr.No.	Street Name	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O. Download
1	MANI ROAD	81/ Square Feet	875/ Square Metre	Residential Class II Type - I	01-Jul-2024	-
2	MANTHAKARAI STREET	81/ Square Feet	875/ Square Metre	Residential Class II Type - I	01-Jul-2024	-
3	**MARIAMMAN KOVIL STREET**	**81/ Square Feet**	**875/ Square Metre**	**Residential Class II Type - I**	**01-Jul-2024**	-
4	METTU STREET	100/ Square Feet	1080/ Square Metre	Residential Special Type - II	01-Jul-2024	-
5	METTU STREET	81/ Square Feet	875/ Square Metre	Residential Class II Type - I	01-Jul-2024	-
6	MIDDLE STREET	81/ Square Feet	875/ Square Metre	Residential Class II Type - I	01-Jul-2024	-
7	M.N.G.R. NAGAR COLONY	81/ Square Feet	875/ Square Metre	Residential Class II Type - I	01-Jul-2024	-



ıer Name:	Location of Property:		Purpose:
Irs. S. Pushpavalli, 1474/383, East Street, Saatamampattu, ilipinathanpettai, Cuddalore - 607 102.	Gramma Natham S.No.322/1 & 322/19, Panjamadevi Rev. village, Valavanur SRD & Villupuram RD.	N W E S Note: Site Plan (Not to scale)	To assess the RV of the property mortgaged to **Canara Bank, Puducherry.**

