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

PART: A – BASIC DATA

27.06.'25

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

02. a) Date of Inspection : 24.06.'25
b) Date on which the valuation is made : 27.06.'25

03. Name of the reported owner with present Address and phone number : Mr. V. Gangadharan,
#49 & 49A, Mariamman Koil Street,
Keezhakondhai, Vikravandi – 605 652.
Ph. No. 98943 96597

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

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

S. No.	Type of Doc.	Doc. No.	Date of		
			Execution	Presentation	Registration
1.	Title Sale Deed	5964 of 2010	20.10.'10	20.10.'10	20.10.'10

ii) Building Approval No. 54/2012-13, dt. 01.02.'13, by the Executive Officer, Selection Grade Town Panchayat, Vikravandi.

iii) A/G/SC/TN/06/2450(G32566), dot. 08.11. 2012, by the Controller of Explosives, South Circle office, Chennai.

05. Brief description of the property taken for valuation : There is a single storey gas cylinder Godown building, located in a developing residential area, about 500m South of Surya College.

06. Scope of Valuation : Plot 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, Vikravandi.

2. DESCRIPTION OF THE PROPERTY:

01. Postal address of the property with Pin code : Veera Indane Gas Agencies, Keezhakondhai, Vikravandi – 605 652.

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

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

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04. Coming under Corporation limit / Village Panchayat / Municipality : Vikravandi town 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. : ---
Plot No. / Nagar : Keezhakondhai
~~S. F. No. / T. S. No.~~ / R. S. No. : Ayan Punjai S.No. 906/1A & 906/1B1
Village / ~~Block~~ : Vikravandi 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	N/A	Vacant Plot
South	N/A	Road
East	N/A	Agri. land
West	N/A	Vacant Plot

09. Co-ordinate of the site
Latitude : 12° 03' 23.2" N
Longitude : 79° 32' 51.4" E

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

11. Electricity service connection : Necessary papers not submitted
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 : Verify with Owner
(ii) What is the advance amount : Verify with Owner

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	----
2.	Coverage	75%	----

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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
	S. No. 906/1A	S. No. 906/1B1		
North	0.32 cent	0.38 cent	0.70 cent (or) 30,492 sqft	**0.70 cent (or) 30,492 sqft**
South				
East				
West				
Extent	0.70 cent (or) 30,492 sqft			

02. 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 3-8 km distance
* Level of land with topographical Condition: Plain & Regular
* Shape of land : Nearly Rectangle
* Type of use to which it can be put : Commercial (Godown)
* Any usage restriction : Nil
* Is plot in town planning approved Layout? : No
* 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 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
-

03. Value on adopting GLR (Guideline rate) :

i) Guideline rate as obtained from the Registrar's office : ₹. 200.00/sqft

ii) Value of land by adopting GLR (30,492 sqft @ ₹. 200.00/sqft) : **₹. 60,98,400.00**

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

Prevailing market rate : Ranges from ₹. 350.00 to ₹. 400.00/sqft

Unit rate adopted in this valuation after considering the characteristics of the subject plot : ₹. 375.00/sqft

Value of land by adopting PMR

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(30,492 sqft @ ₹. 375.00/sqft) : **₹. 1,14,34,500.00**

PART: C – BUILDING

01. Type of building : ~~Residential /~~ commercial /~~ Industrial~~
02. Type of construction : ~~Load bearing / RCC / steel /~~CCP Sheet
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 (Godown)	2012	CCP Sheet	1043	1043	1043

01. Drawing approval
    a) Date of issue and validity of layout of approved map / plan: **08.06.'22**
    b) Approved map / plan issuing authority: **Building Approval No. 54/2012-13, dt. 01.02.'13, by the Executive Officer, Selection Grade Town Panchayat, Vikravandi.**
    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	 Cement mortar flooring Brick work in Cement mortar CCP with Tubular truss (Sheet) Steel Steel Provided & finished with cement mortar
Plinth area	Refer Table – 5 above
Year of construction (as reported / as observed / as per the deed)	2012
Age of the building	13 years
If the age is not exactly known, further life expected	47 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.	Ground Floor	1043	----	13	1,200.00/sqft	12,51,600.00	2,44,062.00	**10,07,538.00**

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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	: ₹. 5,02,578.00
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	: **₹. 5,02,578.00**

PART: F – ABSTRACT VALUE

Table – 8

Part	Description	Value of adopting	
		GLR in ₹.	PMR in ₹.

B	Land	60,98,400.00	1,14,34,500.00
C	Building	10,07,538.00	10,07,538.00
D	Amenities	----	----
E	Services	5,02,578.00	5,02,578.00
	Total	76,08,516.00	1,29,44,616.00
	Say	**76,10,000.00**	**1,29,00,000.00**
Factors favoring for an additional value 1. ..... 2. ..... Add		(+)	₹. ----
Factors favoring for an additional value 1. ..... 2. ..... Less		(-)	₹. ----
Present Market value			**₹. 1,29,00,000.00-- (F)**

OTHER DETAILS:

The property is owned by ***Mr. V. Gangadharan, S/o. Mr. Veerasamy,*** presently residing at #49 & 49A, Mariamman Koil Street, Keezhakondhai, Vikravandi – 605 652. 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 500m South of Surya College. Tracing and marketing of the property is not difficult. Other public facilities like bank, school, shops etc. are in nearby areas of 3-8 km distance. There is no specific disadvantage of the location of the property.

Building: There is a single storey gas cylinder Godown building existing in the above said property. The gas Godown had been constructed in 2012, with CC mortar flooring, CCP with Tubular truss roof, Steel joineries The property is utilized for commercial purpose by the applicant himself. The maintenance of the building is found to be fair.

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 **₹. 1,29,00,000.00** (Rupees One Crore Twenty Nine Lakhs only)
   ii) The Present **Realizable Value** of the property as estimated by me is **₹. 96,75,000.00** (Rupees Ninety Six Lakhs Seventy Five Thousand only)
   iii) The **Forced Sale Value** of the property is estimated as 30.00%, lesser than the present market value, i.e. **₹. 90,00,000.00** (Rupees Ninety Six Lakhs 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 20.10.'10, with Registration Number 5964 of 2010, 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.

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 24.06.'25

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

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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 27.06.'25 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 24.06.'25. 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 – 20.06.'25 Valuation date – 24.06.'25 Date of report – 27.06.'25
06.	Inspections and / or investigations undertaken	24.06.'25
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

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Place: Puducherry
Date: 27.06.'25

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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7, New Vanniar Street, Pakkamudayanpet,
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Ph: 9843019186

Approved Panel Valuer - CANARA BANK

GUIDELINE VALUE & PROPERTY VALUATION

Zone: Cuddalore
Guideline Village: VIKKRAVANDI WEST
Revenue District: VILUPPURAM
Sub Registrar Office: Vikkravandi
Revenue Village: VIKKRAVANDI WEST
Revenue Taluka: VIKRAVANDI

Sr. No.	Street Name	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O. Download
1	KACHIYAPPA STREET	250/ Square Feet	2695/ Square Metre	Residential Class II Type - I	01-Jul-2024	-
2	KAKKAN COLONY	200/ Square Feet	2155/ Square Metre	Residential Class III Type - I	01-Jul-2024	-
3	**KEEZHAKONTHAI**	**200/ Square Feet**	**2155/ Square Metre**	**Residential Class III Type - I**	**01-Jul-2024**	**-**
4	KEEZHMADA STREET	250/ Square Feet	2695/ Square Metre	Residential Class II Type - I	01-Jul-2024	-
5	KULATTHU STREET	250/ Square Feet	2695/ Square Metre	Residential Class II Type - I	01-Jul-2024	-
6	KUPPU NAYAKKAN SANTHU	200/ Square Feet	2155/ Square Metre	Residential Class III Type - I	01-Jul-2024	-
7	KUTTHAMPOONDI ROAD	200/ Square Feet	2155/ Square Metre	Residential Class III Type - I	01-Jul-2024	-





Owner Name:	Location of Property:	N W E S	Purpose:
Mr. V. Gangadharan, 49, Mariamman Koil Street, Keezhakondhai Vikravandi 605 562.	Ayan Punjai S. No. 906/1A, 906/1B1, Keezhakondhai, Vikravandi Rev. village & SRD, Villuparam RD.	Note: Site Plan (Not to scale)	To assess the RV of the property mortgaged to **Canara Bank, Vikravandi** for **SARFAESI.**

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