M. VIJAYAKUMAR B.E., M.Sc (R.Est.V)., FIV., MIE.,
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VALUATION REPORT – LAND & BUILDING

PART: A – BASIC DATA

01.07.'25

01. Purpose of valuation : To assess the **Realizable Value** of the property owned by **Mr. N. Rajamani,** mortgaged to **CANARA BANK, Veppur**, for **SARFAESI.**

02. a) Date of Inspection : 30.06.'25
b) Date on which the valuation is made : 01.07.'25

03. Name of the reported owner with present Address and phone number : Mr. N. Rajamani,
Melur village & Post, Veppur – 606 304.

Name of the owner(s) and his/their addresses With Phone No. (details of share of each owner In case of joint ownership) : Mr. N. Rajamani – 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	507 of 2005	20.04.'05	20.04.'05	22.04.'05
2.	Settlement Deed	619 of 2011	28.04.'11	28.04.'11	28.04.'11

05. Brief description of the property taken for valuation : There are two single storey shed and Toilet, located in a developing residential area, about 720m East of Veppur Bus Stop.

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, Veppur.

2. DESCRIPTION OF THE PROPERTY:

01. Postal address of the property with Pin code : Old S. No. 58/3, New S. No. 58/3A2, Virudhachalam Road, Veppur – 606 304.

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

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

04. Coming under Corporation limit / Village Panchayat / Municipality : Veppur 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 : No

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 : ----
~~S. F. No. / T. S. No.~~ / R. S. No. : Old S. No. 58/3, New S. No. 58/3A2
Village / ~~Block~~ : Veppur Rev. village
Taluk / Ward : Veppur SRD
District / Municipality / Corporation : Virudhachalam RD

08. Boundaries of the property : Table – 2

Direction	As per MODTD	As per visit / Actuals
North	Selvaraj Site	Vacant Land
South	Elayarasu Site	Commercial Shed / Building
East	Pattai	Earthen Road
West	Muralidasan Site	Vacant Land

09. Co-ordinate of the site
Latitude : 11° 32' 18.12" N
Longitude : 79° 08' 07.11" E

10. Property tax receipt referred : Necessary papers not submitted
Period : ----
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: ₹. 20,000.00

14. If occupied by both
By assuming the entire building is let out :
(i) What is the probable monthly rent : ₹. 20,000.00
(ii) What is the advance amount : ₹. 1,00,000.00

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	0.356
2.	Coverage	75%	35.64%

PART: B – LAND

01. Dimension of the site : Table – 4

Direction	As per Document	As per Observation	Considered in this report
North	40 Cent – 20 Cent = 20 Cent	20 Cent = 8,712 sqft	**8,712 sqft**

South			
East			
West			
Extent			

02. Characteristics of the site

* What is the character of the locality? : Residential / Commercial Area
* What is the classification of the Locality? : Middle Class
* Development of surrounding areas : Developing Residential / commercial 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 : Nearly Rectangle
* Type of use to which it can be put : Residential / Commercial
* Any usage restriction : Nil
* Is plot in town planning approved Layout? : No
* Corner plot or intermittent plot? : Intermittent Land
* 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 : ₹. 203.00/sqft

ii) Value of land by adopting GLR (8,712 sqft @ ₹. 203.00/sqft) : **₹. 17,68,536.00**

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

Prevailing market rate : Ranges from ₹. 1700.00 to ₹. 2000.00/sqft

Unit rate adopted in this valuation after considering the characteristics of the subject plot : ₹. 1750.00/sqft

Value of land by adopting PMR (8,712 sqft @ ₹. 1750.00/sqft) : **₹. 1,52,46,000.00**

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~~

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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.	South West Shed	2014	CCP Sheet	1,526	----	1,526
2.	North Shed	2006	AC Sheet	1,481	----	1,481
3.	Toilet	2014	RCC	98	----	98
			Total	3,105	----	**3,105**

01. Drawing approval
a) Date of issue and validity of layout of approved map / plan: ----
b) Approved map / plan issuing authority: ----
c) Whether genuineness or authentic of approved map / plan is verified?: ----
d) Any other comments by our empaneled valuers on authentic of approved plan? : ----
e) Discuss on the building approval, reference, violations observed, consequences of violation etc. - **Being SARFAESI valuation, 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 Brick work with Cement Mortar Reinforced Cement Concrete / AC Sheet / CCP Sheet Country wood Country wood Not laid / Not necessary
Plinth area	Refer Table – 5 above
Year of construction (as reported / as observed / as per the deed)	2006 & 2014
Age of the building	19 & 11 years
If the age is not exactly known, further life expected	21 & 29 years, if maintained properly
Total life of the building estimated (Future life expectancy)	40 years, if maintained properly
Depreciation percentage (assuming salvage value = 10%)	2.25% 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 @ 2.25% is considered ₹.	Net Value after Depreciation ₹.
01.	SW Shed	1,526	11'	11	250.00/sqft	3,81,500.00	94,421.00	2,87,079.00
02.	North Shed	1,481	11'	19	850.00/sqft	12,58,850.00	5,38,158.00	7,20,692.00
03.	Toilet	98	11'	11	1,200.00/sqft	1,17,600.00	29,106.00	88,494.00
					Total	17,57,590.00	6,61,685.00	**10,96,265.00**

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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	: ₹. 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	17,68,536.00	1,52,46,000.00

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C	Building	10,96,265.00	10,96,265.00
D	Amenities	----	----
E	Services	----	----
	Total	28,64,801.00	1,63,42,265.00
	Say	**28,65,000.00**	**1,63,00,000.00**
Factors favoring for an additional value 1. ..... 2. ..... Add		(+)	₹. ----
Factors favoring for an additional value 1. ..... 2. ..... Less		(-)	₹. ----
Present Market value			**₹. 1,63,00,000.00 --(F)**

OTHER DETAILS:

The property is owned by ***Mr. N. Rajamani, S/o. Mr. Nataraja Achari,*** presently residing at Melur village & Post, Veppur – 606 304. The owner availed loan from Canara Bank, Veppur Branch 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 720m East of Veppur Bus Stop. Tracing and marketing of the property is not difficult. Other public facilities like bank, school, shops etc. are in nearby areas of 1-7 km distance. There is no specific disadvantage of the location of the property.

Building: There are two, single storey shed and Toilet existing in the above said land. They have been constructed in different stages in 2006 and 2014 with RCC / AC Sheet / CCP Sheet roof, Country wood joineries, Cement Mortar flooring, etc. The building is rented out and the maintenance of the same is found to be normal.

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 **₹. 1,63,00,000.00** (Rupees One Crore Sixty Three Lakhs only)
   ii) The Present **Realizable Value** of the property as estimated by me is **₹. 1,30,00,000.00** (Rupees One Crore Thirty Lakhs only)
   iii) The **Forced Sale Value** of the property is estimated as 25.00%, lesser than the present market value, i.e. **₹. 1,22,00,000.00** (Rupees One Crore Twenty Two Lakhs only)

2. Number of title deed(s) involved in this property are 2. The relevant document for the subject property in the opinion of this Valuer is the deed dated 22.04.'05 & 28.04.'11, with Registration Number 507 of 2005 & 619 of 2011 respectively, registered in the Veppur 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 30.06.'25.

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, Veppur.

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Declaration:

I hereby declare that-

a) The information furnished in my valuation report dated 01.07.'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 30.06.'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 – 30.06.'25 Valuation date – 30.06.'25 Date of report – 01.07.'25
06.	Inspections and / or investigations undertaken	30.06.'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

Place: Puducherry
Date: 01.07.'25

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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.

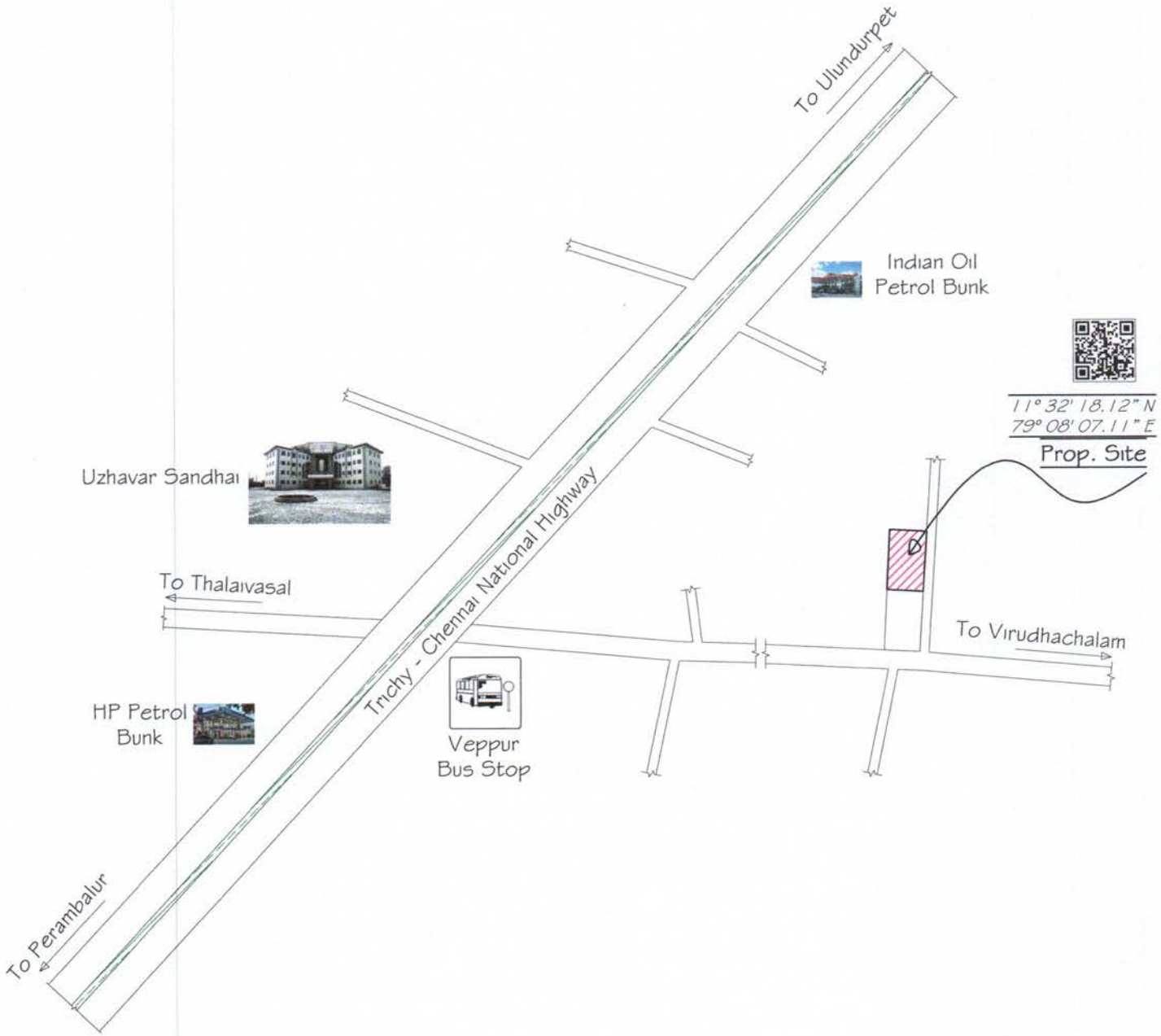
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GUIDELINE VALUE & PROPERTY VALUATION

Zone: CUDDALORE
Guideline Village: VEPPUR
Revenue District: CUDDALORE
Sub Registrar Office: VEPPUR_VIRUDDCHALAM
Revenue Village: VEPPUR
Revenue Taluka: VEPPUR

Sr.No.	Survey/ Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O.D ownload
91	58/3A1A	203/ Square Feet	2190/ Square Metre	Residential Class I Type - I	01-Jul-2024	-
92	58/3A1B	203/ Square Feet	2190/ Square Metre	Residential Class I Type - I	01-Jul-2024	-
93	58/3A1C	203/ Square Feet	2190/ Square Metre	Residential Class I Type - I	01-Jul-2024	-
94	**58/3A2**	**203/ Square Feet**	**2190/ Square Metre**	**Residential Class I Type - I**	**01-Jul-2024**	**-**
95	58/3A3	203/ Square Feet	2190/ Square Metre	Residential Class I Type - I	01-Jul-2024	-
96	58/3A4A	203/ Square Feet	2190/ Square Metre	Residential Class I Type - I	01-Jul-2024	-
97	58/3A4A1	203/ Square Feet	2190/ Square Metre	Residential Class I Type - I	01-Jul-2024	-
98	58/3A4B	203/ Square Feet	2190/ Square Metre	Residential Class I Type - I	01-Jul-2024	-
99	58/3A4C	203/ Square Feet	2190/ Square Metre	Residential Class I Type - I	01-Jul-2024	-
100	58/3A4D	203/ Square Feet	2190/ Square Metre	Residential Class I Type - I	01-Jul-2024	-





Owner's Name:	**Location of Property:**	N W E S	**Purpose:**
Mr. N. Rajamani, Melur village & Post, Veppur - 606 304.	Old S. No. 58/3, New S. No. 58/3A2, Virudhachalam Road, Veppur Rev. village & SRD, Virudhachalam RD.	**Note:** Site Plan (Not to scale)	To assess the **Realizable Value** of the property mortgaged to **Canara Bank, Veppur,** for **SARFAESI**

M. VIJAYAKUMAR
APPROVED VALUER





