

II DESCRIPTION OF THE PROPERTY

1.	Postal address of the property with Pin code	:	Door No. 3/298, Plot No.3, S.F.Nos. 33/Part & 34/Part, Sri Vinayaga Nagar, Chinnampalayam Village, Pollachi Taluk, Coimbatore District.																	
2.	City /Town	:	-----																	
	Residential Area	:	Residential Area																	
	Commercial Area	:	-----																	
	Industrial Area	:	-----																	
3.	Classification of the Area	:	Middle Class																	
4.	Coming under Corporation Limit/ Village Panchayat/Municipality	:	Village Panchayat																	
5.	Whether covered under any State/ Central Govt, enactments (e.g. Urban Land ceiling Act or notified under agency area/scheduled area/cantonment area	:	Not Applicable																	
6.	In case it is an agricultural Land, any conversion to house site plots is contemplated	:	Not Applicable																	
7.	Location of the property Plot No. / Nagar/ Survey No. Door No. S.F.No. / T.S.No. / R.S.No. Village/ Block Taluk /Ward Mandal / District/ Municipality/Corporation	:	Plot No.3, Sri Vinayaga Nagar Door No. 3/298 , S.F.Nos. 33/Part & 34/Part Chinnampalayam Village Pollachi Taluk, Coimbatore district																	
8.	Boundaries of the property		<table border="1"> <thead> <tr> <th>A</th> <th>B</th> </tr> <tr> <th>As per Legal opinion</th> <th>As per visit & Actuals</th> </tr> </thead> <tbody> <tr> <td>North of</td> <td>Plot No. 5</td> </tr> <tr> <td>South of</td> <td>Plot No. 2</td> </tr> <tr> <td>East of</td> <td>30' Width North south road</td> </tr> <tr> <td>West of</td> <td>Properties in S.F.No. 33</td> </tr> </tbody> </table>	A	B	As per Legal opinion	As per visit & Actuals	North of	Plot No. 5	South of	Plot No. 2	East of	30' Width North south road	West of	Properties in S.F.No. 33	<table border="1"> <tbody> <tr> <td>Plot No.5</td> </tr> <tr> <td>Plot No. 2</td> </tr> <tr> <td>30' Width North south road</td> </tr> <tr> <td>Properties in S.F.No. 33</td> </tr> </tbody> </table>	Plot No.5	Plot No. 2	30' Width North south road	Properties in S.F.No. 33
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9.	Latitude, Longitude and Coordinates of the site	:	N 10.658823 E 77.042411																	

10.	Property tax receipt referred Assessment number Tax amount Receipt in the name of	:	Lates property tax receipt copy has not been Produced
11.	Electricity service connection consumer number	:	EB Bill receipt copy has not been produced
12.	Property is presently occupied by	:	First Floor : Owner & Ground Floor : At present vacant
13.	If tenanted fully, What is the gross monthly rent	:	Notional Rent :11,000 / month
14.	If occupied by both By assuming the entire building is let out, (i) What is the probable monthly rent ? (ii) What is the advance amount ?	:	Not applicable

III PROCEDURE OF VALUATION :

	Valuation Details	:	Discussed in Part B, C, D, E & F
1.	F.S.I = 1.24 [As on site]	2.	Plot Coverage = 61 % [As on site]

(Describe the property details)

PART B – LAND

1.	Dimension of the site				

3.	Characteristics of the site	
	* What is the character of the locality]	: Residential
	* What is the classification of the Locality]	: Middle Class
	* Development of surrounding areas]	: Under Developing area
	* Possibility of frequent flooding / sub merging]	: No
	* Feasibility to the Civic amenities like school, hospital, bus stop, market etc.]	: All amenities and services are available within 4 Km radius from the property.
	* level of land with topographical conditions]	: Level
	* Shape of land	: Regular
	* Type of use to which it can be put]	: Residential
	* Any Usage restriction	: No
	* Is plot in town planning approved layout]	: Not Applicable
	* Corner plot or Intermittent Plot	: Intermittent plot
	* Type of road available at Present]	: BT Road
	* Road facilities are available	: Available
	* Is it a Land – locked land	: No
	* Water Potentiality	: Available
	* What is the width of the road	: 30' BT Road
	* Width of road is it below 20ft or more than 20ft]	: More than 20'
	* Underground sewerage system	: Not Available

PART C – BUILDINGS

	Type of building		RCC roof residential building
1.	Type of Construction	:	Load Bearing
2.	Quality of Construction	:	II Class
3.	Appearance of building	:	Average
4.	Maintenance / Condition of the building	:	Average
5.	Plinth Area	:	RCC roof Ground Floor Building [Year :1990] RCC roof Ground Floor Building [Including Passage Half area 104/2] [Year : 2014] - 461 Sq.ft - 513 Sq.ft
			RCC roof First Floor Building [Including Passage Half area 133/2] [Year : 2014] - 959 Sq.ft
			RCC roof First Floor outer Toilet - 50 Sq.Ft
6.	Number of floors and height of each floor including basement, if any	:	Two : RCC roof Ground Floor & First Floor Height : 10' 0"