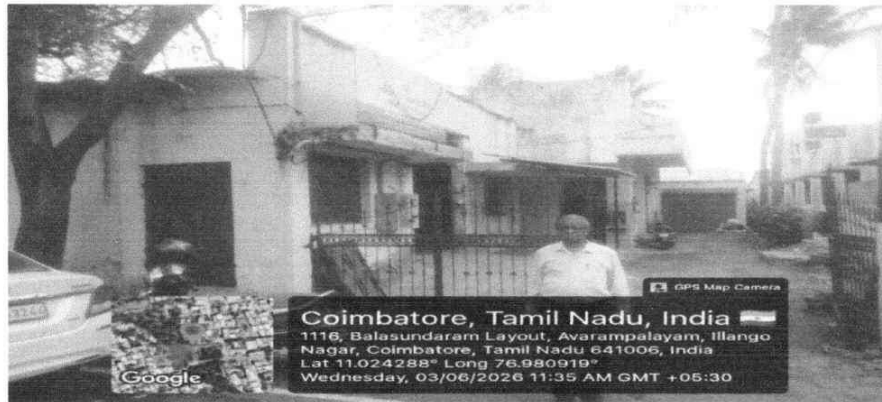


The Photo Showing the property belonging to Mr.M.Elango



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...
VALUATION REPORT
...

To
The Manager
Canara Bank
ARM Branch
Coimbatore

Dated: 03-06-2026

...
PART - A (BASIC DATA)
...

I. General Details

- 1 Purpose of valuation : Valuation of the property under SARFAESI Act
- 2a. Date of Inspection : 03-06-2026
- 2b. Date of Valuation : 03-06-2026
- 3 Name and address of the owner : Mr.M.Elango
Door No.79, Kamadenu Nagar, Avarampalayam,
Coimbatore- 641 006. Cell No. 94863 88000
- 3a Name and address of the borrower : M/s.Coimbatore Pump Engineering
Door No.17/1, Balaji Nagar Road, Balasundaram
layout, Avarampalayam, Coimbatore-641 006. Cell
No.94863 88000
- 4 Documents produced for perusal
Following Photocopies are provided
- i) Settlement Deed (Online EC copy) having document no : 4615/2022 dated : 07-10-2022 infavor of Mr.M.Elango
by Mrs.M.Annapoorani registered in the SRO of Peelamedu, Coimbatore.
- ii) Valuation report dated 18-02-2023 by Valuer Vaidyanathan and Associates
- iii) TSLR Sketch
- 5 Brief description of the property : An Industrial Property
- 6 Scope of valuation : Land and Building
- 7 User of the report : The Manager, Canara Bank, ARM Branch
,Coimbatore

...
APPROVAL DETAILS OF THE PROPERTY
...

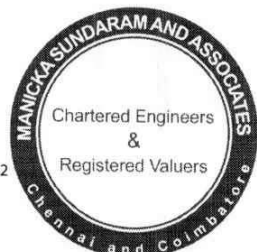
For Land : TSLR Patta Available

...
II. DESCRIPTION OF THE PROPERTY
...

- 1 Postal Address of the property : Door No.17/1, Balaji Nagar Road, Balasundaram
layout, Avarampalayam, Coimbatore-641 006.
- 2 City /Town : Coimbatore
- 2a. Nature of Locality of the property : Mixed

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3	Classification of the property	:	An Industrial Property
3a	Classification of the Area	:	Middle
3b	Classification of the locality	:	Urban
4	Coming under Corporation Limit/ Municipality Limit / Panchayat Limit	:	Coimbatore City municipal Corporation Limit
5	Whether covered under any State / Central Govt. enactments	:	No
6	In case it is an agriculture land, any conversion to house site is contemplated	:	No
7	Location of the property	:	
	Door No	:	Door No.17/1
	Survey No	:	S.F.No.162 part
	T.S No	:	T.S.No.76
	T.S.Block No	:	T.S.Block No.28
	T.S.Ward No	:	Ward-X Krishnarayapuram
	Location	:	"Balaji Nagar Road" Balasundaram - layout
	Local Administration Limit	:	Coimbatore City municipal Corporation Limit
	Village	:	Krishnarayapuram village
	Taluk	:	Coimbatore North Taluk
	District	:	Coimbatore District

8 Boundaries of the property

Title Settlement deed (Online EC copy) Doc No.4615/2022

Direction

As per Deed

As at site

North by

Property sold to Uma Gupta, Sudha,
Kultha, mamtha vagaiyara

An Industrial building

South by

26 feet wide East west road in
S.F.No.172

26 feet wide East west Balaji
Nagar Road

East by

Property belongs to Jothi

An Industrial building

West by

Remaining land belongs to
Balasundaram in S.F.No.162

Vacant land

9	Latitude and Longitude Co ordinates of the property	:	11.024393, 76.980914
10	Details of the property tax referred Assessment Number	:	Detail is not available
	Tax Amount	:	—
	In the name of	:	—
11	Electricity connection details Service connection Number	:	03-027-001-713, 1054 and 669
	In the name of	:	—
12	Property is presently occupied by	:	Owner
13	Monthly Rent	:	—
14	if Occupied by both	:	No

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- i Assuming the entire building is let out rent :
what is the probable monthly rent?
- ii What is the advance amount? :

PART - B (LAND)

1 Dimension of the land

Title Settlement deed (Online EC copy) Doc No.4615/2022

<u>Dimension</u>	<u>As per Deed</u>	<u>As at site</u>
East - West on the North	80 ' 00 "	80 ' 00 "
East - West on the South	80 ' 00 "	80 ' 00 "
North - South on the East	84 ' 00 "	84 ' 00 "
North - South on the West	84 ' 00 "	84 ' 00 "
Extent of land	6720 .0 Sft	6720 .0 Sft

2 Extent of Site

- a Extent of site as per Document : **6720.0 sft or 15.43Cents**
- b Extent of site as at Site : **6720.0 sft or 15.43Cents**
- c Extent of site as per Patta : —
- d Deduction for road widening : —
- e Extent of site Considered for Valuation : **6720.0 sft or 15.43Cents**
- f Size of the Plot : **80' 00" x 84' 00"**
- North & South : **80 ' 00 " & 80 ' 00 "**
- East & West : **84 ' 00 " & 84 ' 00 "**

3 CHARACTERISTICS OF THE SITE

- a Character of the locality : Middle
- b Classification of the locality : Urban
- c Development of the surrounding areas : Developed
- d Possibility of flooding : No
- e Feasibility to the civic amenities like school, hospital, market etc. : Nearby
- f Topography of the land : Level
- g Shape of the plot : Rectangle
- h Any usage restriction : Coimbatore City municipal Corporation Limit Building rules
- i Is the plot in Town planning approved layout : NA
- j Will there be any problem to get drawing approval at a later date : No
- k Position of the plot : Intermittent

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