

19/05/2026.

M/S. Manickasundaram & Associates
Coimbatore - 641 038

VALUATION



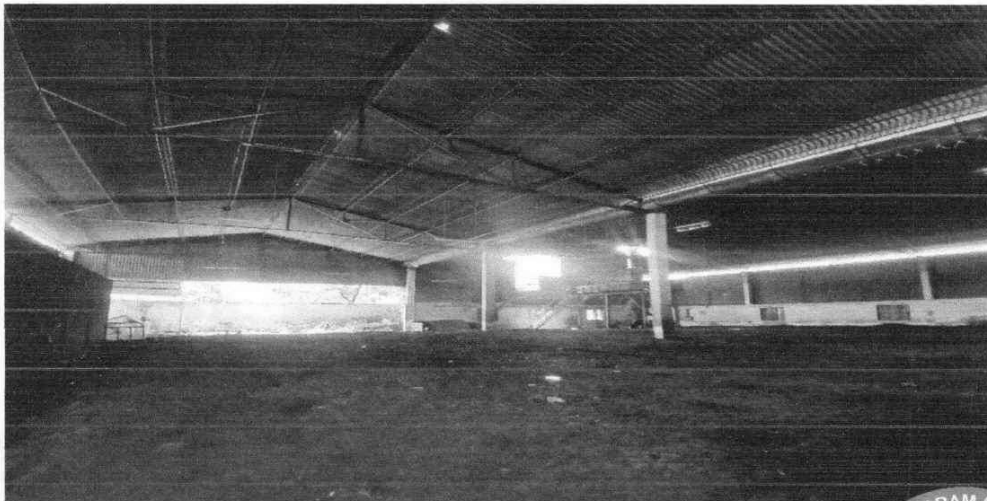
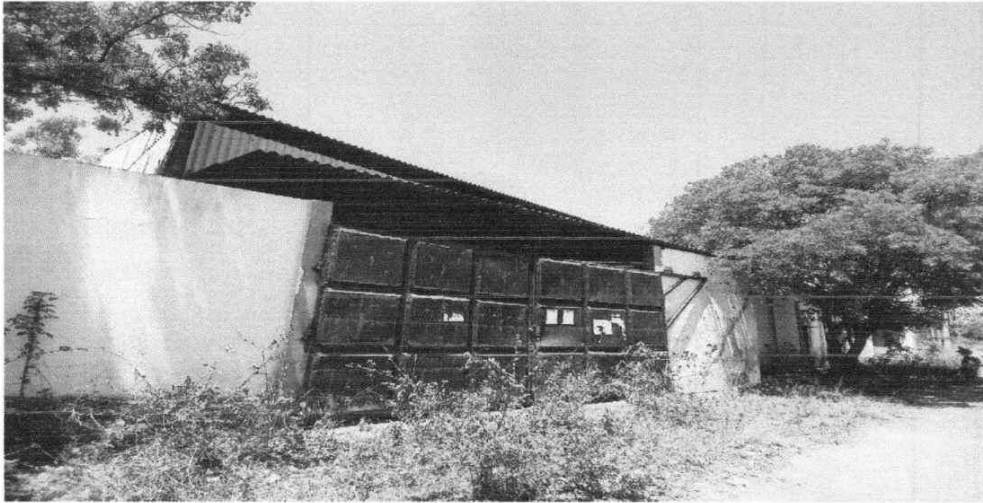
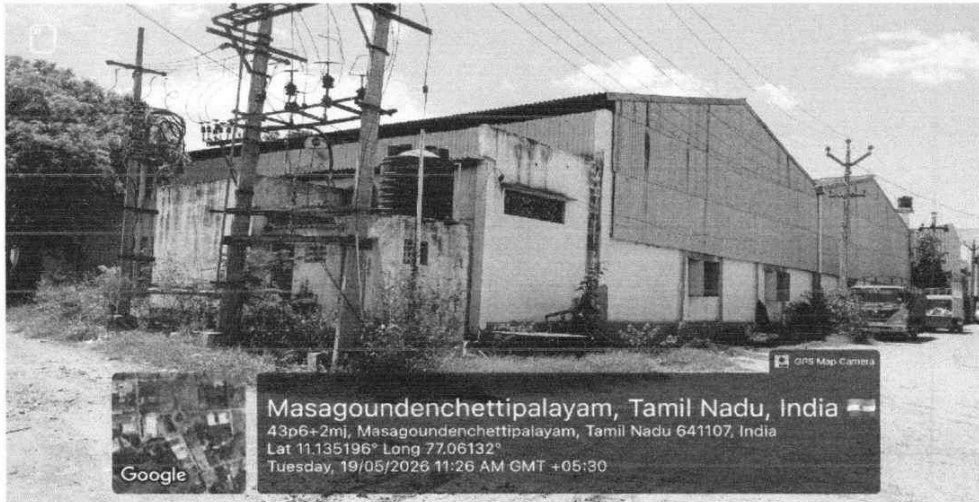
REPORT

Bank and Branch : CANARA BANK - ARM BRANCH

BORROWER AND OWNER : M/S.TARMO PUMP FABRICATION'S

PROPERTY ADDRESS : Door No.3/313D & 3/313F, S.F.No.76/1A1 Part, Near Co-India Castings, Avarampalayam Road, Manickampalayam, Kunnathur, Annur-641107.

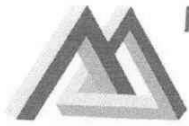
The Photo Showing the property belonging to M/s.Tarmo Pump Fabrication's



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**MANICKA SUNDARAM
&
ASSOCIATES**



RICS®

S. Manicka Sundaram, B.E., FIV., MIE

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Date: 19-05-2026

FAIR MARKET ASSESSMENT OF IMMOVABLE PROPERTY AS ON DATE AT DOOR NO.3/313D & 3/313F,

S.F.NO.76/1A1 PART, NEAR CO-INDIA CASTINGS, AVARAMPALAYAM ROAD, MANICKAMPALAYAM,

KUNNATHUR, ANNUR-641107. SAID TO BE OWNED BY M/S.TARMO PUMP FABRICATION'S

Name of the borrower : M/s.Tarmo Pump Fabrication's

Pursuant request from The Manager, Canara Bank, ARM Branch, Coimbatore the property at Door No.3/313D & 3/313F, S.F.No.76/1A1 Part, Near Co-India Castings, Avarampalayam Road, Manickampalayam, Kunnathur, Annur-641107. said to be owned by M/s.Tarmo Pump Fabrication's is inspected as on 19-05-2026.

The property is inspected to ascertain the present fair market value of the property to bring under the SARFAESI Act.

The property is an Industrial Property.

Based upon the actual observations and also the particulars provided to me detailed valuation report is prepared and furnished.

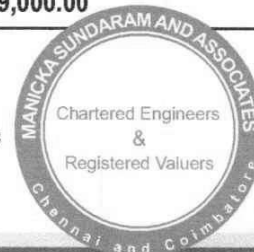
After giving careful considerations to the various important factors like the specifications, the present condition, age, future life, replacement cost, depreciation, potential for marketability, etc., as per known principles of valuation, our opinion that the present value of the property is as follows.

VALUE OF PROPERTY AS AT SITE

Description	Value of the Property
Present Fair Market Value of the property	₹ 2,34,15,000.00
Realisable Value of the property	₹ 2,10,70,000.00
Distress Value of the property	₹ 1,87,30,000.00
Guideline value of the Property	₹ 1,95,69,000.00

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④ Main Office : #8, Kamarajar Street, 6th Cross, Cauvery Nagar, K.K.Pudur, Coimbatore - 641038.

Branch Office : Flat No.J-103, 1st Floor, S&P Living Spaces, Vanagaram to Ambattur Road,
Ponnamman Nagar, Ayanampakkam, Chennai - 600 095.



VALUATION REPORT

To
The Manager
Canara Bank
ARM Branch
Coimbatore

PART - A (BASIC DATA)

I. General Details

- 1 Purpose of valuation : Valuation of the property under SARFAESI Act
- 2a. Date of Inspection : 19-05-2026
- 2b. Date of Valuation : 19-05-2026
- 3 Name and address of the owner : M/s.Tarmo Pump Fabrication's
Door No.106B, Near Text Tool Part Road, Appanaidu Layout,
Ganapathy Post, Coimbatore-641006.
- 3a Name and address of the borrower : M/s.Tarmo Pump Fabrication's
Door No.106B, Near Text Tool Part Road, Appanaidu Layout,
Ganapathy Post, Coimbatore-641006.
- 4 Documents produced for perusal
Following Photocopies are provided
- i) Sale Deed(Online E.C.Copy) having document no : 2695/2015 dated : 16-04-2015 infavor of M/s.Tarmo Pump Fabrication's by Mr.S.Kanisamy registered in the SRO of Annur
- ii) MOD(Online E.C.Copy) having document no : 5274/2015 dated : 29-07-2015 infavor of Syndicate Now Canara Bank by M/s.Tarmo Pump Fabrication's registered in the SRO of Annur
- iii) MOD(Online E.C.Copy) having document no : 3170/2017 dated : 24-07-2017 infavor of Syndicate Now Canara Bank by M/s.Tarmo Pump Fabrication's registered in the SRO of Annur
- iv) Valuation report dated 02-01-2025 given by Valuer Er.N.Karthikeyan
- 5 Brief description of the property : Industrial Property
- 6 Scope of valuation : Land & Building
- 7 User of the report : The Manager,Canara Bank, ARM Branch ,Coimbatore

APPROVAL DETAILS OF THE PROPERTY

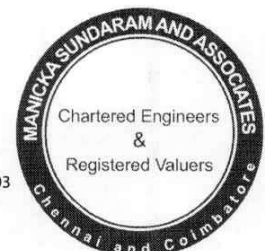
For Land : Detail is not available

II. DESCRIPTION OF THE PROPERTY

- 1 Postal Address of the property : Door No.3/313D & 3/313F, S.F.No.76/1A1 Part, Near Co-India Castings, Avarampalayam Road, Manickampalayam, Kunnathur, Annur-641107.
- 2 City /Town : Kunnathur
- 2a. Nature of Locality of the property : Industrial
- 3 Classification of the property : Industrial Property

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3a	Classification of the Area	:	Middle
3b	Classification of the locality	:	Semi Urban
4	Coming under Corporation Limit/ Municipality Limit / Panchayat Limit	:	Kunnathur Village Panchayat
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	:	3/313D & 3/313F
	Survey No	:	S.F.No.76/1 Part (As per Patta S.F.No.76/1A1)
	Patta No	:	Patta No.941 (Joint Patta)
	Village	:	Kunnathur Village
	Taluk	:	Annur Taluk
	District	:	Coimbatore District
	Location	:	Manickampalayam Near Co-India Castings, Avarampalayam road
	Local Administration Limit	:	Kunnathur Village Panchayat
8	Boundaries of the property	:	

Title For Sale Deed(Online E.C.Copy) No.2695/2015 in S.F.No.76/1 Part (As per Patta S.F.No.76/1A1 Part)-Extent of land = 0.37 Acres

Direction

As per Deed

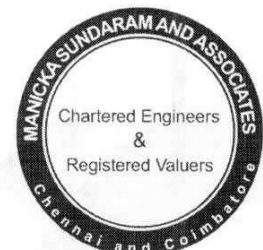
As at site

North of	Land property belonging to Mr.Swaminathan	Industrial property in S.F.No.76/1A3
South of	25 Feet Wide East West Common Road	25 Feet Wide East West Common Road
East of	30 Feet Wide North South Road	30 Feet Wide North South Road
West of	Property belongs to Mr.Rampaal Sowdhiri	M/s.Lakshmi Industries in S.F.No.76/2

9	Latitude and Longitude Co ordinates of the property	:	11.134977,77.061649
10	Details of the property tax referred	:	
	Assessment Number	:	Ass No.1440 & 1442
	Tax Amount	:	Rs.9,600.00/- & Rs.1,200.00/Yearly
	In the name of	:	M/s.Tarmo Pump Fabrication's
11	Electricity connection details	:	
	Service connction Number	:	123-002-1808 & 1352
	In the name of	:	M/s.Tarmo Pump Fabrication's
12	Property is presently occupied by	:	Owner
13	Monthly Rent	:	—
14	if Occupied by both	:	NA
i	Assuming the entire building is let out rent what is the probable monthly rent?	:	—
ii	What is the advance amount?	:	—

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PART - B (LAND)

1 Dimension of the land

Title For Sale Deed(Online E.C.Copy) No.2695/2015 in S.F.No.76/1 Part (As per Patta S.F.No.76/1A1 Part)

<u>Dimension</u>	<u>As per Deed</u>	<u>As at site</u>
East - West on the North	—	128 ' 00 "
East - West on the South	—	103 ' 00 "
North - South on the East	—	136 ' 00 "
North - South on the West	—	158 ' 00 "
Extent of land	16118.0 Sft	16118.0 Sft

2 Extent of Site

a Extent of site as per Document	: 16118 sft or 37.00Cents
b Extent of site as at Site	: 16118 sft or 37.00Cents
c Extent of site as per Patta	: —
d Deduction for road widening	: —
e Extent of site Considered for Valuation	: 16118 sft or 37.00Cents
f Size of the Plot	: 103' 00" x 136' 00"
North & South	: 128 ' 00 " & 103 ' 00 "
East & West	: 136 ' 00 " & 158 ' 00 "

3 **CHARACTERISTICS OF THE SITE**

a Character of the locality	: Middle
b Classification of the locality	: Semi Urban
c Development of the surrounding areas	: Developed
d Possibility of flooding	: No
e Feasibility to the civic amenities like school, hospital, market etc.	: Moderate Distance
f Topography of the land	: Level
g Shape of the plot	: Rectangle
h Any usage restriction	: Kunnathur Village Panchayat Building rules
i Is the plot in Town planning approved layout	: No
j Will there be any problem to get drawing approval at a later date	: Yes
k Position of the plot	: Corner
l Ratio between the average depth and width	: 1.53:1
m Road facilities	:
n Type of road available at present	: Earthen Road
o Width of road	: 30 feet wide Road
p Is it a Land -Locked land	: No
q Water potential	: Normal
r Under ground sewage system	: No

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Valuation of Industrial Property for M/s.Tarmo Pump Fabrication

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