## Valuation of Property (Vacant Site)

## Report on Valuation

**Date: 03.09.2026**

**Part A-Basic Data**

**I. GENERAL:**

| | | | |
|---|---|---|---|
| 1. | Name of the reported owner(s) and his/their address(es) with Phone No. (details of share of each owner in case of joint ownership) and address with phone number | **:** | **Mrs. R. RAJARAJESWAREE,**<br>**W/o. Mr. K. RAJKUMAR,**<br>Gugai, Sankari Main Road, South Side, Salem Corporation, Salem – Tk & Dt. Pincode – 636006.<br>**Cell No. 94437 23250.** |
| 2. | Purpose of Valuation | **:** | **To Sarfaesi Purpose** |
| 3. | a. Date of Valuation<br>b. Date of Inspection | **:**<br>**:** | 17.07.2026<br>03.09.2026 |
| 4. | List of documents produced for Perusal<br>i) Title Deed<br>ii) Patta<br>iii) Layout Sketch | **:** | **MOD DEED DOC NO. 8213/2023,**<br>**DT. 21.12.2023,**<br>**SRO DADAGAPATTY**<br>MOD Deed<br>--<br>-- |
| | Latitude & Longitude No | **:** | **11.642119, 78.143070** |
| 5. | Location of the property | | |
| | Plot No. / Patta No. | **:** | -- |



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|---|---|---|---|
| | Name of Nagar/Layout/ Street | : | Gugai, Sankari Main Road, South Side |
| | S.F.No/T.S.No./R.S.No. | : | T.S.No. 5/4 Part |
| | Ward / Block | : | Ward – Old H, New AA, Block No. 11 |
| | Village | : | Salem Corporation |
| | Town & Taluk | : | Salem – Tk |
| | Mandal/District/Municipality/ Corporation | : | Salem – Dt |
| | Postal Address of the Property with Pin Code | : | **Mrs. R. RAJARAJESWAREE,**<br>**W/o. Mr. K. RAJKUMAR,**<br>Gugai, Sankari Main Road, South Side,<br>Salem Corporation, Salem – Tk & Dt.<br>Pincode – 636006.<br>**Cell No. 94437 23250.** |
| 6 | Boundaries of the property | | **As per MOD** |
| | North of | : | Property belongs to Mohanraj |
| | South of | : | Sankari Main Road |
| | East of | : | Property belongs to Mohanraj |
| | West of | : | Property belongs to Mothiraj & Rajkumar |
| | | | **As per site** |
| | North of | : | The Property in T.S.No. 5/14 |
| | South of | : | Sankari Main Road |
| | East of | : | The Property in T.S.No. 5/10 |
| | West of | : | 25 feet North South Road |
| 7 | Dimensions of the site | | **As per Site** |
| | North | | 13'0" |
| | South | | 9'0" |
| | East | | 189'0" |
| | West | | 188'0" |
| | Total | | **1994 Sqft** |
| 8 | Extent of the site | | |



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|---|---|---|---|
| | As per Doc : **12800 Sqft (or) 1189 Sqm**<br>**Remarks**<br>**Sold Doc No. 2041/2023 – 1254.25 Sqft Mothiraj & Puvana Karthika devi (Sale Deed)**<br>**Sold Doc No. 5666/2023 – 1860 Sqft Rajkumar (Gift Settlement Deed)**<br>**Total – 3114.25 Sqft = 12800 – 3114.25 Sqft = 9685.75 Sqft**<br>As per MOD : **9685.75 Sqft (or) 899.84 Sqm**<br>**4534.50 Sqft already given the valuation report as on date11.02.2026 ARM branch Trichy**<br>As per site remaining area : **1994 Sqft value consider area**<br><br>**Note. west side formation on earth 25 feet road, patta standing in the name of Rajkumar, including mortgaged in our bank but in east back side living people's residence is there and using road & electrical pole is there inside, please consider legal section. The remaining area on west side is available. but in this property is narrow .and occupied waste water storages. no clear measurements. i will taken on the measurements only.** | | |
| 9 | Extent of the site considered for valuation (least of 8A & B) | : | **1994 Sqft [or] 186 Sqm** |
| 10. | Property is SARFAESI compliant | : | Yes, Can be enforced under ***SARFAESI ACT 2002*** |

**II. CHARACTERISTICS OF THE SITE:**

| | | | |
|---|---|---|---|
| 1. | Character of locality | : | Commercial Class I Type - III |
| 2. | Classification of locality | : | Vacant Land |
| 3 | Development of surrounding area | : | Commercial area |
| 4 | Possibility of frequent flooding | : | No |
| 5 | Accessibility to the civic amenities like school, hospitals, offices, markets, etc. | : | Within 500 meters from property |
| 6 | Level of land with topographical conditions | : | Plain |
| 7 | Shape of land | : | Rectangular |



Internal

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|---|---|---|---|
| 8 | Type of use to which it can be put | : | -- |
| 9 | Any usage restriction? | : | No |
| 10 | Tenure of Land | : | No |
| 11 | Plot is in town planning approved Layout? | : | -- |
| 12 | Will there be any problem to get drawing approval at a later date | : | No |
| 13 | Corner plot or intermittent plot | : | Intermittent Plot |
| 14 | Ratio between the average depth and width | : | Five feet depth |
| 15 | Road facilities | : | Kondalampatty main road |
| 16 | Type of road available at present | : | Earth Road |
| 17 | Width of road – Is it below 20' or more than 20' | : | Above 20 feet |
| 18 | Is it a land locked land? | : | No |
| 19 | Water potentiality | : | Available |
| 20 | Underground Sewerage Systems | : | Available |
| 21 | Power supply is available in the site | : | Available |
| 22 | Advantages of the site | : | Fully developed Commercial area |
| 23 | Disadvantages of the site | : | Fully litigation on road and rights. and no sub division. east side road |

**III.VALUATION**:

| | | | |
|---|---|---|---|
| A<br><br>i)<br><br>ii) | Value by adopting GLR<br>Guideline rate as obtained from the Registrar's office (an evidence thereof to be enclosed)<br>Value of land by adopting GLR<br>**(1994 Sqft x 3550/ per Sqft)** | :<br><br><br><br>: | **Rs. 3550/- Per Sqft**<br><br><br><br>**Rs. 70,78,700/-** |



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|---|---|---|---|
| B<br><br>i)<br><br>ii)<br><br><br><br>iii) | Value by adopting PMR<br>Prevailing market rate (Along with details/reference of at least two latest deals/transactions with respect to adjacent properties in the areas) Unit rate adopted in this valuation after considering the characteristics of the subject plot Value of land by adopting PMR<br>**(1994 Sqft x 3760/ per Sqft)** | **:**<br><br><br><br><br><br><br>: | **Note: Litigation on west side road problem is there, So i will consider value of property Rs. 3600/- Per Sqft, present market value 5000 to 7000 per sq ft is there on main road . width of the property very less . I take less value only. I assumption 50 percent the market rate and guide line value . please verify and confirm the bank.**<br><br><br><br>**Rs. 74,97,440/-** |
| C<br>i)<br>ii)<br>iii) | Extra items<br>Compound wall / Fencing<br>Deep bore with motor/open well<br>Power supply | <br>**:**<br>**:**<br>**:** | <br>Rs. --<br>Rs. --<br>Rs. -- |

**D. Abstract Valuation**

| Part | Description | : | Value of adopting | |
|---|---|---|---|---|
| | | | GLR Rs | PMR Rs |
| 1. | Land | : | Rs. **70,78,700**/- | Rs. **74,97,440**/- |
| 2. | Extra Items | : | -- | -- |
| | **Total** | **:** | **Rs. 70,78,700/-** | **Rs. 74,97,440/-** |
| | **SAY THAT** | **:** | **Rs. 70,78,000/-** | **Rs. 75,00,000/-** |
| 3. | Factors favoring for an additional value<br>1.<br>2.<br>Add (+) Rs.<br>Factors favoring for less value<br>1.<br>2.<br>Less (-) Rs. | | | |
| | Present Market Value | | | **Rs. 75,00,000/-** |



Internal

ANY OTHER DETAILS:

(Valuation: Here the approved valuer should discuss in detail his approach to valuation of property and indicate how the value has been arrived at, supported by necessary calculations. Also, such aspects as i) Salability ii) Likely rental valuers in future in iii) Any likely income it may generate, may be discussed). As a result of my appraisal and analysis, it is my considered opinion that the present fair market value of the above property in the prevailing condition with Aforesaid specifications is **Rs. 75,00,000/- (Rupees SEVENTY FIVE LAKHS Only).** The book value of the above property as of **Rs. 3550/- per Sqft** is **Rs. 70,78,000/- (Rupees SEVENTY LAKHS AND SEVENTY-EIGHT THOUSAND Only)** and the Realizable Value **Rs. 71,25,000/- (Rupees SEVENTY ONE LAKHS AND TWENTY FIVE THOUSAND Only)** and the distress value **Rs. 63,75,000/- (**Rupees **SIXTY THREE LAKHS AND SEVENTY FIVE THOUSAND** only).

Place: Rasipuram
Date: 03.09.2026

Signature

(Name of the Branch Manager
with Office Seal)



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## IV. CERTIFICATE

1. It is hereby certified that in my opinion

i) The present market value of the property described in the report above by Adopting the prevailing market rate for land is **Rs. 75,00,000/- (Rupees SEVENTY FIVE LAKHS** only)

ii) The forced sale value of the property is estimated as 85 % less than the Present market value **Rs. 63,75,000/- (**Rupees **SIXTY THREE LAKHS AND SEVENTY FIVE THOUSAND** only)

2. Number of title deed(s) involved in this property is **Mrs. R. RAJARAJESWAREE, W/o. Mr. K. RAJKUMAR,** the relevant document's for the subject property in the opinion of this Valuer is the **MOD DEED DT. 21.12.2023** with Registration Number **8213/2023** registered in the **DADAGAPATTY** Sub-Registrar's Office.
3. If this property is offered as 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 I (1).
5. The property was inspected on 17.07.2026 in the presence of **Mrs. R. RAJARAJESWAREE, W/o. Mr. K. RAJKUMAR.**
6. The legal aspects were not considered in this valuation.
7. This valuation work is undertaken by the valuer based upon the request From ***THE MANAGER, CANARA BANK*, SPECIALISED ARM BRANCH TRICHY.**

Place: Rasipuram (Panel Valuer)
Date: 03.09.2026

Note: This report contains -7-Pages
Enclosures: Google Map, Photo, Guideline Value.

Ref. No: Priya/Canara bank– Specialised ARM Branch Trichy/ Sep /19/2026.



Internal

**CERTIFICATE**

***THE MANAGER***

***SPECIALISED ARM BRANCH***

***TRICHY***

***SUB - THE CLARIFICATION OF BOUNDARYS***

**I have visited the property for the purpose of Valuation dt. 19.09.2025 & 17.07.2026 and hereby giving the boundaries to the extent of land 4534.50 Sqft and 1994 Sqft as per the physical appearance of the boundaries**

| | | **4534.50 Sqft already given the valuation report as on date 11.02.2026** | **1994 Sqft New Valuation** |
|---|---|---|---|
| North of | : | Property jointly owned by N. Ashokkumar and N. Nandhagopal in T.S.No. 5/9 | The Property in T.S.No. 5/14 |
| South of | : | Property jointly owned by S. Mothiraj and M. Bhuvana Karthika Devi and properties in T.S.No. 5/ [5A, 5B] | Sankari Main Road |
| East of | : | 25 feet North South Road | The Property in T.S.No. 5/10 |
| West of | : | Property in T.S.No. 7/ [1A, 1B, 1C & 3] | 25 feet North South Road |

Place: Rasipuram Valuer

Date : 03.09.2026

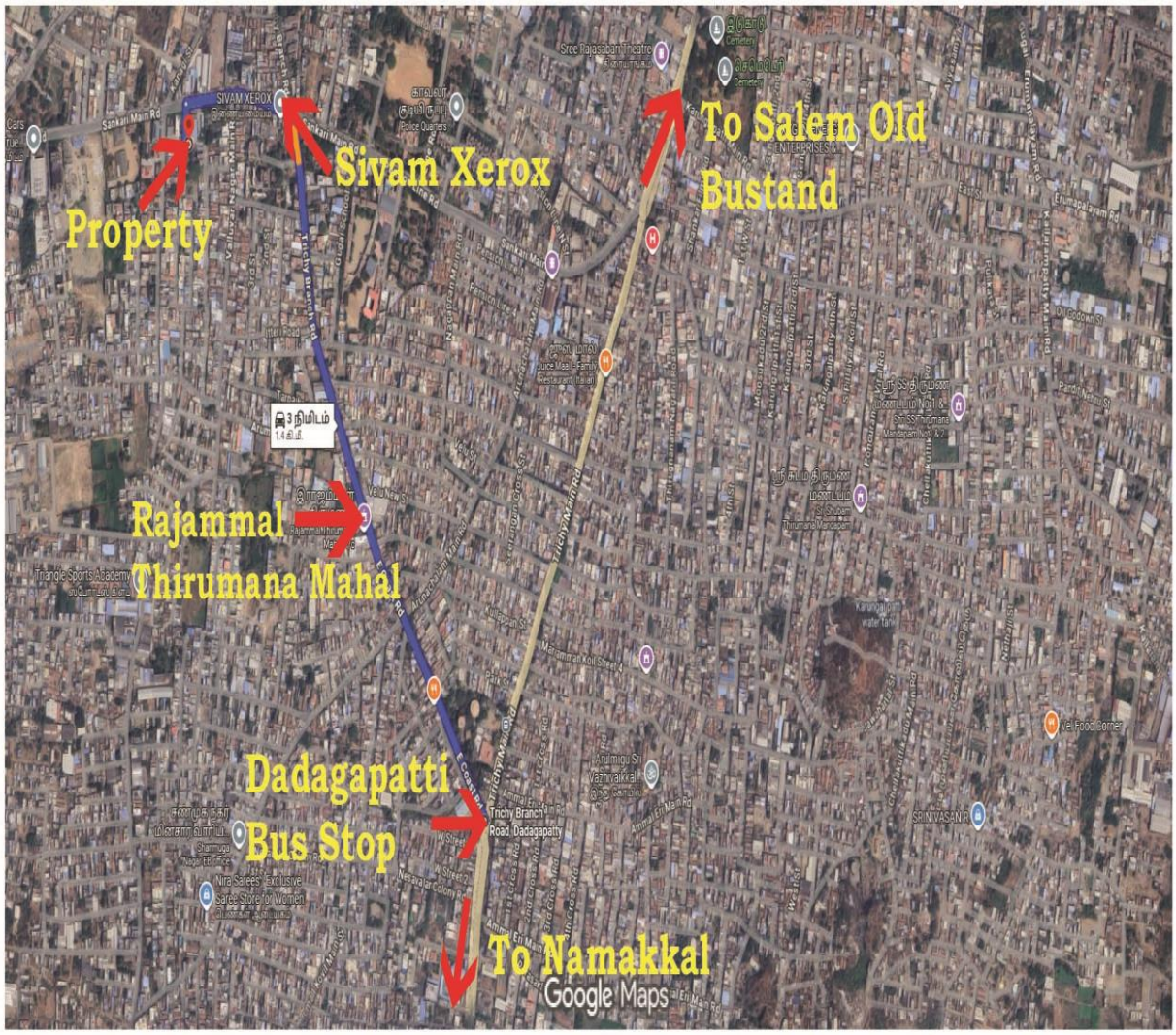


Internal

Google Maps

Trichy Branch Rd, Dadagapatty, Salem, Tamil Nadu 636006 இலிருந்து Annathanapatti, சேலம், தமிழ் நாடு 636002 வரை

பயணித்தல் 1.4 கிமீ , 3 நிமிடம்




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# 11.642119, 78.143070


Vacant Site
GPS Map Camera
Salem (m.corp.),
Tamil Nadu, India
J4rv+x57, Near Baradhi
Maruthuvamanai, Annathanapatti,
Salem (m.corp.), Tamil Nadu
636002, India
Lat 11.642402° Long 78.142911°
Friday, 17/07/2026 10:21 AM
Google


Property
Road View
GPS Map Camera
Salem (m.corp.),
Tamil Nadu, India
J4rv+x57, Near Baradhi
Maruthuvamanai, Annathanapatti,
Salem (m.corp.), Tamil Nadu
636002, India
Lat 11.64254° Long 78.142999°
Friday, 17/07/2026 10:21 AM
Google


Property
Road View
GPS Map Camera
Salem (m.corp.),
Tamil Nadu, India
5a, Annathanapatti Main Rd,
Salem (m.corp.), Tamil Nadu
636002, India
Lat 11.642186° Long 78.142889°
Friday, 17/07/2026 10:22 AM
Google



Internal

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|---|---|
| **Zone:** | Salem |
| **Guideline Village:** | WARD H |
| **Revenue District:** | - |
| **Sub Registrar Office:** | Dadagapatti |
| **Revenue Village:** | - |
| **Revenue Taluka:** | - |

**Below Search results are as on 03-Sep-2026 12:35 PM**

| Sr. No. | Street Name | Guideline Value (₹) (British Value) | Guideline Value (₹) (Metric Value) | Land Classification | Effective Start Date | G.O. Download |
|---|---|---|---|---|---|---|
| 1 | SAMPADAVAR STREET | 1350/ Square Feet | 14535/ Square Metre | Residential Class II Type - II | 01-Jul-2024 | - |
| 2 | SANGAGIRI MAIN ROAD, 25 FEET ROAD | 3550/ Square Feet | 38215/ Square Metre | Commercial Class I Type - III | 01-Jul-2024 | - |
| 3 | SANJIVIRAYAN PETAI MUNIYAPAN KOVIL ROAD, 30 FEET ROAD | 2750/ Square Feet | 29605/ Square Metre | Residential Class I Type - I | 01-Jul-2024 | - |
| 4 | SANKAR FILMS ROAD, 30FEET ROAD, 1 | 2750/ Square Feet | 29605/ Square Metre | Residential Class I Type - I | 01-Jul-2024 | - |



Internal


patta.pdf


EC 2 to 3.pdf


proposed map.pdf


MAP(3).pdf


New_Doc_2025-09-19_13.14.53.pdf



Internal