The Photo Showing the property belonging to Mr.Wilson P Thomas







SOKKALINGAM MANICKASUNDARAM

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MANICKA SUNDARAM AND ASSOCIATES
Chartered Engineers & Registered Valuers
Chennai and Coimbatore

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VALUATION REPORT

To
The Manager
Canara Bank
ARM Branch
Coimbatore

Dated: 07-09-2026

PART - A (BASIC DATA)

I. General Details

1	Purpose of valuation	:	Valuation of the property under SARFAESI Act
2a.	Date of Inspection	:	07-09-2026
2b.	Date of Valuation	:	07-09-2026
3	Name and address of the owner	:	Mr.Wilson P Thomas Door No.F-1, Akshya Garden, Jaya Nagar 3rd Cross, Coimbatore-641041, Cell No.8012587062.
3a	Name and address of the borrower	:	Mr.Wilson P Thomas Door No.F-1, Akshya Garden, Jaya Nagar 3rd Cross, Coimbatore-641041, Cell No.8012587062.
4	Documents produced for perusal Following Photocopies are provided		

i) Sale Deed having document no : 282/2024 dated : 18-03-2024 infavor of Mr.Wilson P Thomas by Mrs.S.Arockiaselvi registered in the SRO of Gudalur, The Nilgiri's

ii) MOD having document no : 283/2024 dated : 18-03-2024 infavor of Canara Bank, Gandhipuram Branch, Coimbatore by Mr.Wilson P Thomas registered in the SRO of Gudalur, The Nilgiri's

iii) Valuation report dated 12-02-2024 given by Valuer Er.K.C.Lakshmanamoorthy

iv) Legal Opinion Date :12-02-2024 given by Advocate Mr.Jesudason

5	Brief description of the property	:	Residential 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 available

II. DESCRIPTION OF THE PROPERTY

1	Postal Address of the property	:	Door No.10/400, 10/401, 10/402, New S.F.No.1083/1, Agrakaram Salai Street, Agrakaram, Gudalur-643212.
2	City /Town	:	Gudalur Town
2a.	Nature of Locality of the property	:	Residential
3	Classification of the property	:	Residential Property
3a	Classsification of the Area	:	Middle

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3b	Classification of the locality	:	Urban
4	Coming under Corporation Limit/ Municipality Limit / Panchayat Limit	:	Gudalur Municipality
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 Nos.10/400, 10/401 & 10/402
	Survey No	:	Old S.F.No.153/1D1A & 152/6, New S.F.No.1083/1
	Patta No	:	Patta No.2759
	Location	:	Agrakaram Salai Street, Agrakaram, Near Canara Bank Gudalur Branch
	Local Administration Limit	:	Gudalur Municipality
	Village	:	Gudalur-2 GR Village
	Taluk	:	Gudalur Taluk
	District	:	The Nilgiri District
8	Boundaries of the property		

Title	**For Sale Deed No.282/2024 in New S.F.No.1083/1**	
Direction	**As per Deed**	**As at site**
North by	Property belonging to M.Moni	Streem
South by	Property belonging to Kalyani	Residential building
East by	Property belonging to Kalyani	Road and Residential building
West by	Property belonging to Parvathi	Streem

9	Latitude and Longitude Co ordinates of the property	:	11.49924433874, 76.4924651030
10	Details of the property tax referred	:	
	Assessment Number	:	Detail is not available
	Tax Amount	:	—
	In the name of	:	—
11	Electricity connection details	:	
	Service conncetion Number	:	03-408-005-254, 03-408-005-893 & 03-408-005-2214,
	In the name of	:	Mrs.Arockia Selvi
12	Property is presently occupied by	:	Tenants 3 nos
13	Monthly Rent	:	On the ground floor, one portion is leased for ₹10,00,000. On the first floor, one portion is leased for ₹6,00,000, and the other portion is rented for ₹7,000 per month.
14	if Occupied by both	:	No
i	Assuming the entire building is let out rent what is the probable monthly rent?	:	—
ii	What is the adavance amount?	:	—

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PART - B (LAND)

1	Dimension of the land			
	Title		**For Sale Deed No.282/2024 in New S.F.No.1083/1**	
	Dimension		**As per Deed**	**As at site**
	East - West on the North			
	East - West on the South			
	North - South on the East			
	North - South on the West			
	Extent of land	:	**20.0 Cents**	**20.0 Cents**
		:	**(Or)**	**(Or)**
	Extent of land	:	**8712.0 Sft**	**8712.0 Sft**

2	Extent of Site	:	
a	Extent of site as per Document	:	**8712 sft or 20.00Cents**
b	Extent of site as at Site	:	**8712 sft or 20.00Cents**
c	Extent of site as per Patta	:	**8607.4 sft or 19.76Cents**
d	Deduction for road widening	:	__
e	Extent of site Considered for Valuation	:	**8607.4 sft or 19.76Cents**
f	Size of the Plot	:	__
	North & South	:	__
	East & West	:	__

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	Possiblity 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		Irregular
h	Any usage restriction	:	Gudalur Municipality 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	:	Intermittent
l	Ratio between the average depth and width	:	__
m	Road facilities	:	Available
n	Type of road available at present	:	Cement Concrete Road
o	Width of road	:	16 Feet wide Municipality Cement Conret Road
p	Is it a Land -Locked land	:	No
q	Water potential	:	Normal

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8 Plinth area details

Floor	As per Plan	As at Site	Area Considered for Valuation as at site
Ground Floor-RCC Roofing	1667.0 Sft	1656.4 Sft	1656.4 sft
First Floor-AC sheet Roofing	—	1656.4 Sft	1656.4 sft
Ground Floor-GI sheet roofing Car Parking	—	1485.5 Sft	1485.5 sft

9 Drawing approval

a) Date of issue and validity of layout of approved map/plan

For Land		:	Detail is available
For Building		:	Approved
	B.A.No	:	54/2017-2018
	R.L.No.	:	54/2017-2018
	Dated	:	05-12-2017
	Approved By	:	The Commissioner, Gudalur Municipality, Gudalur

b) F.S.I : 0.38

c) Plot Coverage : 36.50%

d) Whether genuineness or authentic of approved map/plan verified : No

e) Any other comments by our empanelled Valuers on authentic of Approved plan : Nil

11 Are all approvals required are received : Yes

12 Is the building constructed as per the approved plan : No

Violations observed

i) The plinth area is decresed about 10.6 sft in Ground Floor building

ii) The plinth area is decresed about 10.6 sft in First Floor building

iii) Additional construction of GI sheet roofing car parking

13 Specification of the building

Description	Ground Floor Building	First Floor Building
Type of Structure	R.C.C framed Structure	Load bearing structure
Foundation	RCC column Base & column	—
Basement	RCC column, Plinth beam and Brick work in cm	—
Super Structure	RCC column and Brick Work in cm	Brick Work in cm
Doors	CW frames and Doors	CW frames and Doors
Windows	CW frame and Shutters	CW frame and Shutters
Roofing	RCC roofing	AC sheet Roofing
Flooring	Ceramic Tiles Flooring	Ceramic Tiles Flooring
Finishing	Plastering the wall in cm and painting	Plastering the wall in cm and painting

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தமிழ்நாடு அரசு

வருவாய் மற்றும் பேரிடர் மேலாண்மைத் துறை

நில உரிமை விபரங்கள் : இ.எண் **10(1)** பிரிவு

மாவட்டம்: **நீலகிரி**

வட்டம்: **கூடலூர்**

வருவாய் கிராமம்: **கூடலூர் - 2 ஜி.ஆர்.**

பட்டா எண்: **2759**

உரிமையாளர்கள் பெயர்

1 தாமஸ் மகன் வில்சன் பி தாமஸ்

வ.எண்	புல எண்ணும் உட்பிரிவும்	நன்செய்				புன்செய்				மற்றவை				குறிப்பு
		பரப்பு		தீர்வை		பரப்பு		தீர்வை		பரப்பு		தீர்வை		
		ஹெ.	ஏர்	ரூ	பை	ஹெ	ஏர்	ரூ	பை	ஹெ.	ஏர்	ரூ	பை	
1	1083 - 1					0	08.00	01	24					2024/0103/11/085220 10-04-2024
	மொத்தம் -	0		0		0	08.00	1	24	0		0		

மின்கையெப்பம் / Digital Signature : **10-04-2024** அன்று **10:03:13 AM** நேரத்தில் இடப்பட்டது

பெயர்/Name : **krishnamoorthy s**
பதவி/ Designation: **Zonal Deputy Tahsildar**

இடம்/Place : **கூடலூர் (04)** வட்டம்,
நீலகிரி(11) மாவட்டம்

குறிப்பு	
1	மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை.இவற்றை தாங்கள் https://eservices.tn.gov.in என்ற இணைய தளத்தில் 2024/0103/11/085220 என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2	இத்தகவல்கள் 04-09-2026 அன்று 06:45:46 PM நேரத்தில் அச்சடிக்கப்பட்டது.
3	கைப்பேசி கேமராவின் 2D barcode படிப்பான் மூலம் இத்தகவல்களை இணையத்தளத்தில் சரிபார்க்கவும்.

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