

Ref: PERIYAKULAM / CB / PS / AU / 04 / JUNE 2026

Date: 19.06.2026

REVALUATION OF PROPERTY BY LAND AND BUILDING METHOD

REPORT ON VALUATION

PART-A-BASIC DATA

1) GENERAL:

1. Purpose of Valuation : To ascertain the present market value of the property – land & building
- 2a. Date of Inspection : 19.06.2026
- 2b. Date on which the valuation is made : 19.06.2026
3. Name of the reported owner with
Present address and phone number. : **Tmt.P.RAJAMMAL,**
W/o.Thiru.R.PANDI Avl.,
Perumalpuram,
Keelavadagarai Village,
Periyakulam Taluk,
Theni District.
4. Documents produced for perusal : 1. Previous valuation report is given by me on
Dated: 24.07.2024.
2. Photocopy of Approved Plan obtained
from Keelavadakarai Panchayt,
Plan Approved by The Special Officer,
Dated: 01.12.2017, Approved No: 3163/2017/B1,
Validity Period: 01.12.2017 to 30.11.2018
(Pro.Ground Floor Built-up Are: 852.38 SFT,
Pro.First Floor Built-up Area: 852.38 SFT)
5. Brief description of the property : The property is a Residential Building. Ground Floor
RCC Roof House Building of 742.50 SFT, First
Floor RCC Roof House Building of 652.50 SFT,



Building Facing is South. The Total Area of the Site is 1091.25 SFT (or) 2.50 Cents.

6. Scope of valuation

: To assess the present market value of the Land & building

7. If this report is to be used for any bank Purpose, State the name of the bank & Branch, if known

: **Canara bank**
Periyakulam Branch

II) DESCRIPTION OF THE PROPERTY

1. Postal address of the property with pin code

: Survey No: 67/3A2,
Ward No: 02,
Door No: 2/165,
Perumalpuram,
Keelavadakarai Village,
Keelavadakarai Panchayat,
Periyakulam Taluk,
Theni District.

2. City / Town

: Keelavadakarai Panchayat

Residential Area

: Residential Area

Commercial Area

: -----

Industrial Area

: -----

3. Classification of the area

High / Middle / Poor

: Middle Class Area

Urban / Semi Urban / Rural

: Rural Area

4. Coming under Corporation limit /

Village Panchayat / Municipality

: Keelavadakarai 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

: As per Legal Opinion, Nil



6. Incas hit is an agricultural land, any
Conversion to house site plots is
Contemplated?

: No

7. Location of the property

a) Plot No / Nagar / Survey no

: Survey No: 67/3A2,

b) Door no

: Door No: 2/165,

c) S.F.No / T.S.no / R.S.No

: -----

c) Village / Block

: Keelavadakarai Village

d) Taluk / Ward

: Periyakulam Taluk/ Ward No: 02

e) Mandal/ District / Municipality /

Corporation

: Theni District/ Keelavadakarai Panchayat

8. Boundaries of the property

AS PER PREVIOUS VALUATION REPORT & SITE CONDITION

North

: Colony

South

: East-West Pathway

East

: House sold by the M.Kamatchiammal

West

: Land sold by Muthu

9. Latitude, Longitude and

: Latitude : 10°08'00.4"N

Coordinates of the site

Longitude : 77°33'01.3"E

10. Property tax receipt referred

: Receipt not given

Assessment number

: ----

Tax amount

: ----

Receipt in the name of

: ----

11. Electricity service connection

: Receipt not given

Consumer Number

: ----

In the name of

: ----

12. Property is presently occupied by

: Self Occupation

13. If tenanted fully,

What is the total monthly rent

: Nil

14. If occupied by both

By assuming the entire building is let out

i) What is the probable monthly rent : Nil

ii) What is the advance amount : Nil



III. PROCEDURE OF VALUATION:

VALUATION DETAILS

: Discussed in part B,C,D,E & F

1) F.S.I – 1.27

2) Plot coverage: 68 %

Property details

This property is a Ground & First Floor House building. The building construction with Load bearing wall construction & the foundation in RR Masonry in cement Mortar and the superstructure in Brick work with cement mortar and wall thickness is 0'9" TK & 0'4 ½" TK. The Roof in RCC roof in all Floor. The floor finished with Ground Floor is Tiles Floor, First Floor is Cement Flooring. All the walls are inside and outside are plastered with cement mortar and finished with Inner and Outer Color wash. Joineries are Country Wood doors and Windows are furnished with Paints. The Age of the building ground floor is 14 years old, First Floor is 9 years old.

PART – B -LAND

1. Dimensions of the site

AS PER PREVIOUS VALUATION REPORT

North	: 45'0"
South	: 45'0"
East	: 24'3"
West	: 24'3"
Extent	: 1091.25 SFT

AS PER SITE CONDITION

North	: 50'0"
South	: 50'0"
East	: 24'0"
West	: 24'0"
Extent	: 1200.00 SFT

Note: Lesser area to be taken for this valuation Purpose.

2. Extent of the Site : 1091.25 SFT (or) 2.50 Cents

Size of Plot

<u>East-West</u>	: 45'0"
<u>North-South</u>	: 24'3"

Total Extent of the Site : 1091.25 SFT (or) 2.50 Cents



3. Characteristics of the site

- a. What is the character of the locality : Residential Class IV Type - III
 - b. Classification of locality : Middle class
 - c. Development of Surrounding area : Developing Residential Area
 - d. Possibility of frequent flooding /
sub – merging : No
 - e. Feasibility to the Civic amenities : Nearby VAO Office & Elementary School
like School, Hospital, Bus stop,
Market etc.,
 - f. Level of land with topographical
conditions : Level
 - g. Shape of Land : Rectangular
 - h. Type of use to which it can be put : Residential
 - i. Any usage restriction : No
 - j. Is plot in town planning approved
layout? : No
 - k. Corner Plot or Intermittent Plot : Intermittent Plot
 - l. Type of Road available at present : Available
 - m. Road Facilities are available : 12'0" wide Paver Block Street is Available
 - n. Is it land - Locked land? : No
 - o. Water Potentiality : Available
 - p. Width of Road - is it below 20 ft. : Below 20'0"
or more than 20ft.
 - q. Underground sewerage system : No
 - r. Is Power supply available at the site? : Available
 - s. Advantages of the site : Developing Residential Area
- Special remarks, if any like threat of
Acquisition of land for public service
purpose, Road widening or applicability
of CRZ provisions etc.,
- * Any factors which affect the
marketability of the land : Nil
 - * Type of the Land : Residential Plot
 - * Accessibility : By Four Wheeler



4. Value on adopting GLR:

i) Guideline rate as obtained from

www.tnreginet.net

as on 19.06.2026 @ 11.11 AM : Rs.71.00 per SFT

Note: Guideline Value referred by Streetwise.

ii) Value of land by adopting GLR

1091.25 SFT x Rs.71.00 : **Rs.77,478.00**

5. Value by adopting PMR:

(Prevailing Market Rate)

1. Prevailing market rate (Along

with details/reference of at least

two latest deals/transactions with

respect to adjacent properties in

the areas) : Rs.1,50,000.00 per Cent

2. Unit rate adopted in this valuation

After considering the characteristics

Of the subject plot. : Rs.1,50,000.00 per Cent

3. Value of land by adopting PMR

2.50 Cents x Rs.1,50,000.00 : **Rs.3,75,000.00**

PART: C – BUILDING

Type of Building : Residential Building

1. Type of Construction : Load Bearing wall Construction

2. Quality of construction : Normal

3. Appearance of building : Common

(Common / Attractive / Aesthetic)

4. Maintenance/Condition of

the Building

i. Exterior : New one/Excellent /

Good /Normal Average/ Poor : Average

ii. Interior : Excellent / Good /

Normal / Average / Poor : Average

5. Plinth area : As per IS 3861-1975

6. Number of floors and height of each

floor including basement , if any : Double floor at height of 10'0" in each floor



(As per Approved Plan Built-up Area)

Floor	Year of construction	Roof	Plinth area		
			Main portion A	Cantilevered portion B	Total (A+50% of B)
Ground Floor	2012	RCC Roof	852.38 SFT	-----	852.38 SFT
First Floor	2017	RCC Roof	852.38 SFT	-----	852.38 SFT

(As per Site Condition Built-up Area)

Floor	Year of construction	Roof	Plinth area		
			Main portion A	Cantilevered portion B	Total (A+50% of B)
Ground Floor	2012	RCC Roof	742.50 SFT	-----	742.50 SFT
First Floor	2017	RCC Roof	652.50 SFT	-----	652.50 SFT

Note: Approved Plan Built up Area is more than the Site Condition Built up Area, So Lesser (Site Condition) Built up Area is taken for this Valuation Purpose.

7. Drawing Approval

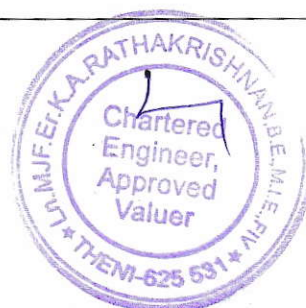
- a. Date of issue and validity of layout Of Approved map/ plan : Dated: 01.12.2017
Approved Map/ Plan issuing Authority : Validity Period: 01.12.2017 to 30.11.2018
Whether genuinesss of authenticity of Approved map/ Plan is verified : Approved Plan obtained from Keelavadakarai Panchayat, Approved by The Special Officer : Yes
- b. Any other comments by our empanelled Valuers on authentic of Approved plan : Approved Plan Built-up Area is more than Site Condition Built-up Area
(Discuss on the building approval, reference, violations observed, consequences of violation etc.)

8. Value of building is estimated by adopting suitable unit plinth area rate, depending Upon the specifications. Depreciation is calculated by straight-line method assuming a Salvage value of 23% & 15 %



8. VALUATION OF BUILDING:

Building specification	Ground floor	First floor
Specification		
Basement	RR Masonry in Cement Mortar	-----
Floor finish	Tiles Flooring	Cement Flooring
Superstructure	Brick work in cement mortar and wall thickness is 0'9" TK & 0'4 ½" TK	Brick work in cement mortar and wall thickness is 0'9" TK & 0'4 ½" TK
Roof	RCC Roof	RCC Roof
Doors & Windows	Country Wood Doors and Windows are furnished with Paints	Country Wood Doors and Windows are furnished with Paints
Plastering	Plastered with cement mortar and finished with Inner and Outer Colour wash	Plastered with cement mortar and finished with Inner and Outer Colour wash
Weathering course	-----	Provided
Plinth area	742.50 SFT	652.50 SFT
Year of construction	2012	2017
Age of the building	14 years old	9 years old
If the age is not exactly known, Further life expected	46 Years	51 Years
Total life of the building estimated	60 Years	60 Years
Depreciation percentage (assuming salvage value)	23 %	15 %
Replacement rate of construction with the existing conditions and specifications	Rs.1750.00 per SFT	Rs.1400.00 per SFT
Replacement value	Rs.12,99,375.00	Rs.9,13,500.00
Depreciation Value at the rate of 23 % & 15 %	Rs.2,98,856.00	Rs.1,37,025.00
Present value of the building	Rs.10,00,518.00	Rs.7,76,475.00
Total value of the building (GF + FF)	Rs.10,00,518.00 + Rs.7,76,475.00 = Rs.17,76,993.00	



S l N o	Particu lars of items	Plinth Area	Roof Hei ght	Age of the buildi ng	Estimated replacemen t rate of constructio n Rs.	Replacement Cost Rs.	Depreciation 23 % & 15 %	Net value after depreciations Rs.
1	Ground Floor	742.50 SFT	10'0"	14 years old	Rs.1750.00 per SFT	Rs.12,99,375.00	Rs.2,98,856.00	Rs.10,00,518.00
2	First Floor	652.50 SFT	10'0"	9 years old	Rs.1400.00 per SFT	Rs.9,13,500.00	Rs.1,37,025.00	Rs.7,76,475.00
	Total							Rs.17,76,993.00

PART D – AMENITIES & EXTRA ITEMS

(Value after Depreciation)

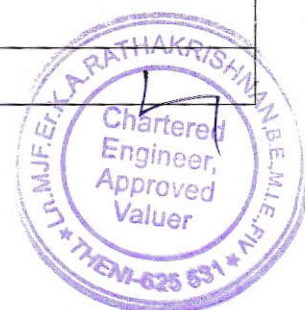
1.	Lumpsum Value of Balcony Work Arrangements 111.25 SFT	:	Rs.50,000.00
2.	Ornamental Front / Pooja door	:	----
3.	Sitout/Verandah with Steel grills	:	----
4.	Extra Steel/collapsible gates	:	----
5.	Outer staircase	:	Included
6.	Cupboard Work Arrangements	:	----
7.	Glazed tiles	:	----
8.	Extra sinks and bath tub	:	----
9.	Tiles & Cement mortar flooring	:	Included
10.	Interior decorations	:	----
11.	Architectural Elevation works	:	----
12.	False ceiling works Arrangements	:	----
13.	Wall Paneling works Arrangements	:	----
14.	Aluminum works	:	----
15.	Second Floor Head Room	:	----
16.	Separate Lumber Room	:	----
17.	Separate Toiler Room	:	----
18.	Separate water tank/sump	:	----
19.	Trees, gardening	:	----
20.	Any other	:	----
	Total	:	Rs.50,000.00



PART E – SERVICES

(Value after Depreciation)

1.	Water supply arrangements	:	
	Open Well	:	-----
	Deep bore	:	-----
	Motor	:	-----
	Corporation Tap	:	-----
	Underground level sump	:	-----
	Overhead water tank	:	-----
2.	Drainage arrangements	:	
	Septic Tank	:	-----
	Underground sewerage	:	-----
3.	Compound Wall	:	Yes
	Height & Length	:	-----
	Type of construction	:	Load Bearing Wall Structure
4.	Filling arrangements	:	-----
5	Steel gate arrangements	:	-----
6.	E.B Deposits (1 No), water deposits (1 No), drainage deposits etc.	:	Rs.50,000.00
7.	Electrical fittings & others	:	
	Type of wiring	:	Concealed
	Class of fittings (superior/Ordinary/Poor)	:	Ordinary
	Number of light Points	:	-----
	Fan Points	:	-----
	Spare Plug Points	:	-----
	Any other item	:	-----
8.	Plumbing installation	:	-----
	No. of water closets and their type	:	-----
	No.of wash basins	:	-----
	No.of bath tubs	:	-----
	Water meter, taps etc	:	-----
	Any other fixtures	:	-----
9.	Any other	:	-----
	Total	:	Rs.50,000.00



PART: F – ABSTRACT VALUE

Part	Description	Value by adopting	
		GLR	PMR
B	Land	Rs.77,478.00	Rs.3,75,000.00
C	Building	Rs.17,76,993.00	Rs.17,76,993.00
D	Amenities	Rs.50,000.00	Rs.50,000.00
E	Services	Rs.50,000.00	Rs.50,000.00
	Total	Rs.19,54,471.00	Rs.22,51,993.00
	Say	-----	Rs.22,51,000.00
	Factors favoring additional value (+)		-----
	Factors favoring less value (-)		-----
	Present market value		Rs.22,51,000.00

ANY OTHER DETAILS:

Developing Residential area and marketable is good.

As a result of my appraisal and analysis, it is my considered opinion that the present fair market value of the above property

- The **Prevailing Condition** with aforesaid specifications is **Rs.22,51,000.00/-**
(Rupees Twenty Two Lakhs and Fifty One Thousand Only)
- The **Realizable Value** is **Rs.20,25,000.00/-**
(Rupees Twenty Lakhs and Twenty Five Thousand Only)
- The **Book Value** of the above property as of is **Rs.19,54,471.00/-**
(Rupees Nineteen Lakhs Fifty Four Thousand Four Hundred and Seventy One Only)
- The **Distress Value** is **Rs.18,00,000.00/-**
(Rupees Eighteen Lakhs Only)

Place: Theni

Date: 19.06.2026

RATHAKRISHNAN
ARUNACHALAM

Digitally signed by RATHAKRISHNAN
ARUNACHALAM
Date: 2026.06.20 12:20:48 +05'30'

Signature

(Name and Official seal of the Approved Valuer)

Ln.MJF Er.K.A.RATHAKRISHNAN
B.E.,M.I.E.,FIV
Chartered Engineer,Licensed Surveyor
Govt.Approved Engineer
(R.O.C.No:37134/2020/Class-1A)
BANK PANEL VALUER
Post Office Odai Street, Near Anandha Malai
THENI.Ph.04546 250286,253396

PART G- CERTIFICATE

1. It is hereby certified in my opinion
 - a) The **Prevailing Condition** with aforesaid specifications is **Rs.22,51,000.00/-**
(Rupees Twenty Two Lakhs and Fifty One Thousand Only)
 - b) The **Realizable Value** is **Rs.20,25,000.00/-**
(Rupees Twenty Lakhs and Twenty Five Thousand Only)
 - c) The **Distress Value** is **Rs.18,00,000.00/-**
(Rupees Eighteen Lakhs Only)
2. Number of Documents involve in this property is Two Numbers.
 - a) Previous valuation report, Dated: 24.07.2024.
 - b) Photocopy of Approved Plan, Dated: 01.12.2017.
3. If this property is offered as collateral 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 purpose and date. This report is not to be referred, if the purpose is different other than mentioned in (1).
5. The property was inspected by me on 19.06.2026.
6. **The legal aspects were considered based on the Legal Opinion.**
7. It is certified that the Property is **SARFAESI** Compliant.
8. This valuation work is undertaken by this valuer based upon the request from
The Branch Manager, **Canara bank, Periyakulam Branch.**

Place: Theni.

Date : 19.06.2026

Enclosure: Key map, Google map, Photocopy of the building, Guide line & Approved plan

This report contains 16 pages.

RATHAKRISHNAN
ARUNACHALAM

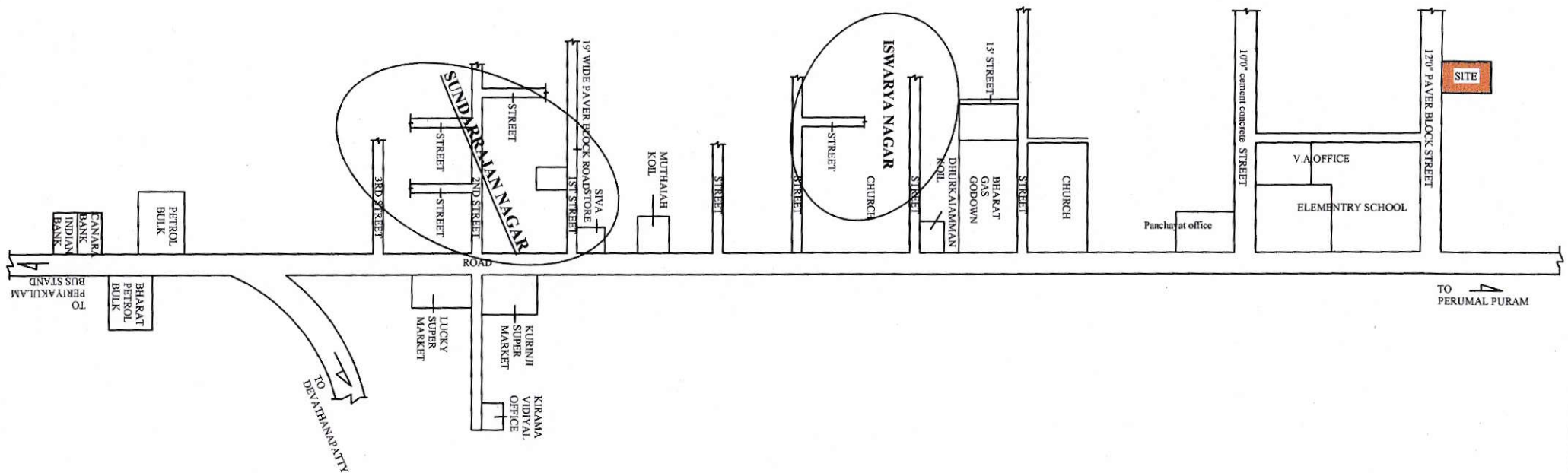
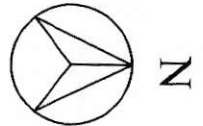
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RATHAKRISHNAN
ARUNACHALAM
Date: 2026.06.20 12:21:09 +05'30'

Signature of Canara bank Panel valuer

Ln. MJF Er. K.A. RATHAKRISHNAN
B.E., M.I.E., FIV
Chartered Engineer, Licenced Surveyor
Govt. Approved Engineer
(R.O.C. No: 37134/2020/Class-1A)
BANK PANEL VALUER
Post Office Odai Street, Near Anandha Mahal
THENI. Ph: 04546 250286, 253396

KEY MAP VIEW SHOWING LOCATION OF THE SITE AT SURVEY NO: 67/3A2, WARD NO: 2, DOOR NO: 2/165, PERUMALPURAM, KEELAVADAKARAI VILLAGE, KEELAVADAKARAI PANCHAYAT, PERIYAKULAM TALUK, THENI DISTRICT.

APPLICANT: TMT.P.RAJAMMAL, W/O.Thiru.R.PANDI Avl.,



Ln.MJF Er.K.A.RATHAKRISHNAM
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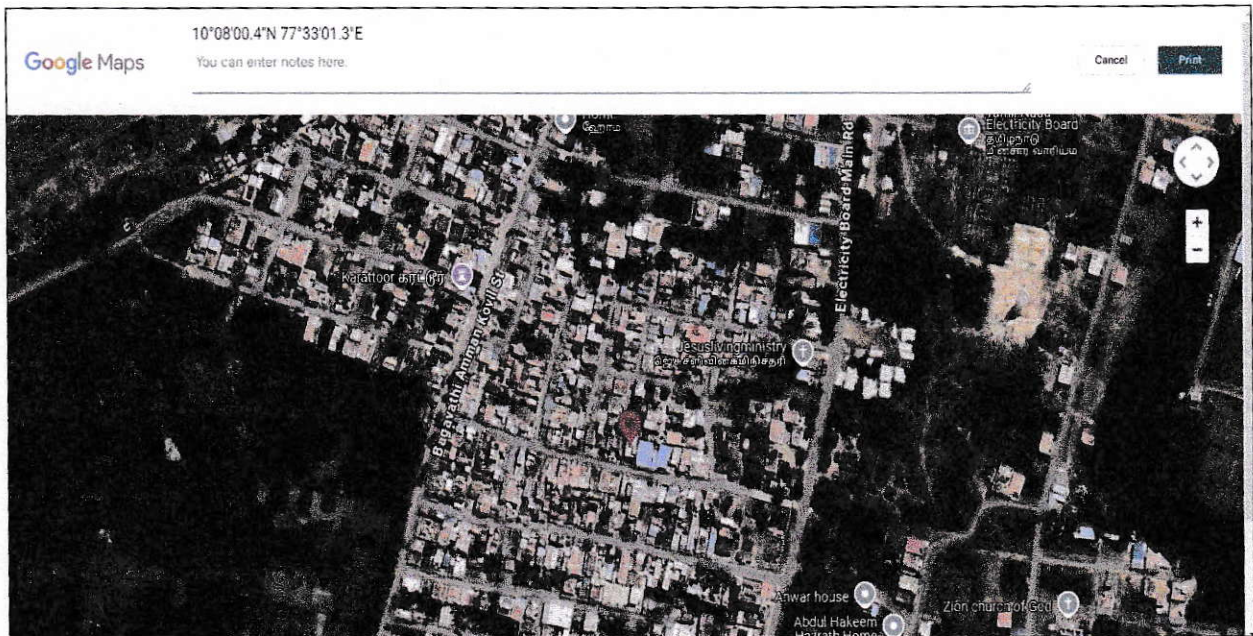
Post Office Odai Street, Near Arandha Maher
 THENI PH: 04546 250286, 253396

KEYMAP (NOT TO SCALE)

COLOUR INDEX
 APPLICANT'S PROPERTY:

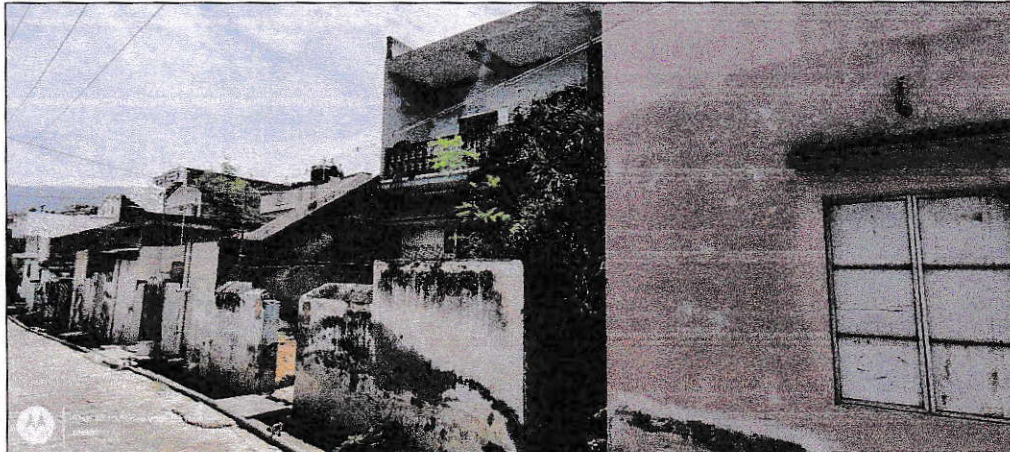
Google map view showing location of the Site at Survey No: 67/3A2, Ward No: 2, Door No: 2/165, Perumalpuram, Keelavadakarai Village, Keelavadakarai Panchayat, Periyakulam Taluk, Theni District.

Applicant: **Tmt.P.RAJAMMAL., W/o.Thiru.R.PANDI** Avl.,



Photocopy view showing location of the Site at Survey No: 67/3A2, Ward No: 2, Door No: 2/165, Perumalpuram, Keelavadakarai Village, Keelavadakarai Panchayat, Periyakulam Taluk, Theni District.

Applicant: **Tmt.P.RAJAMMAL., W/o.Thiru.R.PANDI** Avl.,



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BE M.I.E.FIV
Chartered Engineer Licenced Surveyor
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பதிவுத்துறை
REGISTRATION DEPARTMENT

GUIDELINE VALUE & PROPERTY VALUATION

Zone: Madurai
Guideline Village: KEELAVADAKARAI
Revenue District: THENI
Sub Registrar Office: Periyakulam Joint II
Revenue Village: KEELAVADAKARAI
Revenue Taluka: PERIYAKULAM

Sr. No.	Street Name	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O. Download
7	<u>PERUMALPURAM</u>	71/ Square Feet	765/ Square Metre	Residential Class IV Type - III	01-Jul-2024	-

Ln.MJF Er.K.A. RATHAKRISHNAN,
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