

VALUATION OF PROPERTY (LAND & BUILDING)		
Ref. No :		Date : 19.06.2026
Branch	ARM Branch, Canara Bank, Coimbatore.	
Customer	M/s SRS Tex	
Panel Engineer	Er.N.Karthikeyan.	
PART - A - BASIC DATA		
I.GENERAL		
1	Purpose of valuation	SARFAESI
2	a. Date of Inspection	11.06.2026
	b. Date on which the valuation is made	19.06.2026
3	a. Name of the reported Owner with present address and phone number	M/s SRS Tex
	b. Name of the Owner(s) and his/their addresses(es) with Phone No.(details of share of each owner in case of joint ownership)	Late Mr.N.Subramaniam S/o Mr.Nachimuthu (Owner) Legal heris 1.Mr.Palanisamy 2.Mr.Krishna 3.Miss.Sumitra 4.Miss.Lakshmi
	c. Contact number	99229 94434
4	Documents produced for perusal	1.Online copy of sale deed no.415/2000, dt:09.03.2000 Nallur SRO. 2.Online copy of MOD no.2888/2024, dt:19.08.2024 Nallur SRO.
5	Brief description of the property taken for valuation (Including leasehold/freehold etc)	This property is located at Balaji Nagar, TKT Mill, Ganapathipalayam Pirivu, Palladam Main Road, Veerapandi Village, Tiruppur District.
6	Scope of valuation	Land & Building
7	If this report is to be used for any bank purpose, state the name of the bank and branch, if known	Nil



II. DESCRIPTION OF THE PROPERTY:

1	Postal address of the property with Pin code	Door No.3/606F, Site No.16, SF No.317/64, Balaji Nagar, TKT Mill, Ganapathipalayam Pirivu, Palladam Main Road, Veerapandi Village, Tiruppur South Taluk, Tiruppur District - 641 605.
2	a. City/Town	Tiruppur
	b. Residential Area	Yes
	c. Commercial Area	Yes
	d. Industrial Area	No
3	Classification of the Area	Urban
4	Coming under Corporation Limit /Village Panchayat/Municipality	Corporation
5	Whether covered under any State/Central Govt. enactments (e.g.Urban Land Ceiling Act) or notified under agency area/scheduled area/cantonment area	Please refer legal opinion
6	In case it is an agricultural land, any conversion to house site plots is contemplated	No, Mixed Special Type - II
7	Location of the property	
	a. Plot No. / Nagar	Site No.16 / Balaji Nagar
	b. Door No	Door No.3/606F
	c. S.F. No. / T.S. No. / R.S. No.	SF No.317/64
	d. Village / Block	Veerapandi Village
	e. Taluk / Ward	Tiruppur South Taluk
	f. Mandal/District/Municipality/ Corporation	Tiruppur District



8	Boundary description of the property			
	Extent	2940.0 Sq.ft	6.75 Cent	As per Online EC
	North			Site No.17
	South			Property belonging to Sangaralingam
	East			Site No.15
	West			Site No.43
9	Latitude, Longitude and Coordinates of the site		 11.057667, 77.335194	
10	Property tax receipt referred			
	Assessment No		Not produced	
	Amount of tax		Not available	
	Receipt in the name of		Not available	
11	Electricity service connection			
	Consumer number		Not produced	
	In the name of		Not available	
	Water supply		Not available	
12	Property if presently occupied by (Owner / Tenants/ Both / Vacant)		Owner	
13	If tenanted fully, What is the gross monthly rent?		NA	
14	If occupied by both, By assuming the entire building is let out			
	i) What is the probable monthly rent		NA	
	ii) What is the advance amount		NA	
III. PROCEDURE OF VALUATION:				
	Valuation Details		Discussed in Part B,C,D,E & F	
PART B – LAND				
1	Dimension of Site		As per Online EC	b- as per actual
	North side East- West		73'6"	73'6"



*	South side East-West	73'6"		73'6"	
	East side North- South	40'0"		40'0"	
	West side North- South	40'0"		40'0"	
2	Extent of the land	2940.0 Sq.ft		6.75 Cent	
	Size of the Plot				
	North & South	N	73'6"	S	73'6"
	East & West	E	40'0"	W	40'0"
	Total Extent of the Plot	2940.0 Sq.ft		6.75 Cent	
3	Charactersitics of Site				
	* What is the character of the locality?	Residential & Commercial area			
	* What is the classification of the locality?	Middle Class Area			
	Development of surrounding area ?	Yes, Good			
	Possibility of frequent flooding/sub merging	No			
	Feasibility of the Civic amenities like schools , hospitals, College & market ect.	Nearby			
	Level of land with Topographical conditions	Leveled			
	Shape of land	Rectangle			
	Type of use to which it can be put	Residential			
	Any restriction of usage	Nil			
	Is plot in town planning approved layout?	Not produced			
	Corner Plot or Intermittent Plot?	Intermittent Plot			
	Type of road available at present	Concrete Road			
	* Road facilities are available?	Available			
	Is it a land – locked land?	No			
	* What is the width of the Road?	More than 20' wide road			
	Width of road – is it below 20ft or more than 20 ft.	More than 20' wide road			
	Water Potentialities	Available			

