

PHOTOS of the PROPERTY



Report on Valuation

Name of Bank	CANARA BANK
Branch	Asset Recovery Management Branch, RS Puram, Coimbatore – 641 002
Engagement Letter Number & Date	oral request dated 16.06.2026

PART A - BASIC DATA

I	GENERAL	
1	Purpose of Valuation	To estimate Present Market Value for Bank Purpose
2	a	Date of inspection
	b	Date of document perusal
	c	Date on which the valuation is made
3	Name of the owner(s) and his /their address (es) with phone no. (Details of share of each owner in case of joint ownership)	Mr. A. Subramani S/o. Mr. Arumuga Gounder
	Mobile No.	--
	Sole / Joint / Co ownership	Sole ownership
	Share of each owner (50% / 100% / Not applicable)	100%
	Name of the proposed purchaser	--
	Mobile No.	--
	Name of borrower / borrower unit	M/s. S. R. S. Tex.,
4	Documents produced for perusal	Xerox & Scanned copies of
	i	ONLINE Sale Deed bearing Regn. No.: 4335/2006 dated 10.05.2006 registered at Tirupur Joint I S.R.O.
	ii	ONLINE MOD Deed bearing Regn. No.: 8641/2023 dated 20.09.2023 & 7308/2024 dated 20.08.2024 respectively registered at Tirupur Joint I S.R.O.
	iii	ONLINE Patta
	iv	ONLINE FMB SKETCH / Topo SKETCH
	v	ONLINE E.C.
5	Brief description of the property	The property is set of Industrial Buildings in 1.97 Acres of Land
	Leasehold / Freehold	Freehold
6	Scope of valuation	Land – 1.97 Acres & Actual Buildings – 36338.00 Sq.ft.
7	If this report is to be used for any bank purpose State the name of the bank and branch if known	Canara Bank, Asset Recovery Management Branch, RS Puram, Coimbatore – 641 002

II	DESCRIPTION OF THE PROPERTY	
1	Postal address of the property	S.F.No. 32/1 part, Patta No. 263, Door No. S/175-A & 7/175-A1, Sambavayal Thottam, Vettuvapalayam Area, Mangalam Village, Tiruppur South Taluk & Tiruppur District - 641 663
2	City / Town / Village	Village

	Residential Area	No
	Commercial Area	No
	Agriculture Area	No
	Industrial Area	Yes
3	Classification of the area	
	i) High / Middle / Poor	Middle class
	ii) Urban / Semi Urban / Rural	Rural
4	Coming under Corporation limit / Village Panchayat / Municipality	Village Panchayat Limit
5	Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area	No
6	In case it is an agricultural land, any conversion to house site plots is contemplated	No
7	Location of property	
	i Plot no. / Nagar / Survey No.	S.F.No. 32/1 part
	ii Door No.	Door No. 5/175-A & 7/175-A1
	iii S. F. No. / T.S. No. / R.S. No.	Patta No. 263
	iv Village / Block	Mangalam Village
	v Taluk / Ward	Tirupur South Taluk
	vi Panchayat / Municipality / Corporation	-
	vii Mandal / District	Tiruppur District - 641 663
8	Boundaries of the property	
	Direction	As per Deed
		As per visit / Actuals
	Item 01	S.F.No.: 32/1 part, Patta No.: 263, Land Extent = 1.97 Acres out of 2.04 Acres
	North	Land in S.F.No. 40/2B2B & 0.025 Acre North East Corner Thadam Land in S.F.No. 32/1 belonging to Rasammal, A.Subramanian & S.Kavitha
	South	S.F.No. 530 & 0.045 Acre Well Land in S.F.No. 32/1
	East	North South Road
	West	S.F.No. 41 & 530
9	LATITUDE, LONGITUDE & COORDINATES of the PROPERTY	
	N 11.103137 E 77.259129	
10	Property tax receipt referred	
	Period	Details not made available
	Assessment No.	--
	Tax Amount	--
	Receipt in the name of	--



11	Electricity Service Connection consumer number	S.C.No. 03-294-001-1616, 1836, 1919, 1920, 1959
	In the name of	Mr. Subramani
	Others details, if any	--
12	Property is presently occupied (Owner / Tenant / Both / vacant)	Occupied by owner
13	If tenanted fully, what is the gross monthly rent?	--
14	If occupied by both by assuming the entire building is let out,	
	i What is the probable monthly rent?	--
	ii What is the advance amount?	--

III PROCEDURE OF VALUATION			
Valuation Details		Discussed in Parts B, C, D, E & F	
Particulars		Approvals	Actuals
Max. FSI	Industrial	--	36338.00
Max. Plot Coverage	Industrial	--	0.42
Note : FSI should not exceed 2.0 as per building byelaws. Existing FSI is 0.42 is within the permissible limit.			

PART B – LAND

1	Dimensions of the site							
	Sides	As per the Deed (A)				Actuals (B)		
	North	Not mentioned in Document				As per FMB Sketch		
	South	-do-				-do-		
	East	-do-				-do-		
	West	-do-				-do-		
	Land Extent	1.97 Acres	i.e.,	-	1.97 Acres	i.e.,	-	
2	Extent of land as per Document				1.97 Acres			
	Extent of land as per Patta				2.04 Acres			
	Extent of land as per Legal opinion				-			
	Extent of the site considered for valuation (least of 14.2 A & 14.2 B)				1.97 Acres			
	Deductions if any				-			
	Land acquired for road widening				-			
	Net Extent of Land is considered for valuation				1.97 Acres			
3	Characteristics of the site							
a	Character of the locality							
	as per https://tnreginet.gov.in/				Dry Abutting State highways Type or other roads - II			

