

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)	Mr.M.Palanisamy, S/o.Mr.Muthusamy Gounder Door No.4/683, S.F.No.360/1 (Old), 360/1B (New), Asari Thottam, Near Sri Bagavan Nagar,& Aravind Hospital, East of Palladam Main Road, Veerapandi Village, Tiruppur Taluk, Tiruppur.
	c. Contact number	9787701983
4	Documents produced for perusal	1.Online copy of Settlement Deed No.1668/2005 dt.22.04.2005 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 Asari Thottam, Near Sri Bagavan Nagar,& Aravind Hospital, East of Palladam Main Road,Veerapandi Village, Tiruppur Taluk,Tiruppur.
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.4/683, S.F.No.360/1 (Old), 360/1B (New), Patta No.8488, Subdivision SF No.360/1B2 Part, Asari Thottam, Near Sri Bagavan Nagar,& Aravind Hospital, East of Palladam Main Road, Veerapandi Village, Tiruppur Taluk, Tiruppur.
2	a. City/Town	Veerapandi Village
	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	Tiruppur 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	Residential Class II Type - II
7	Location of the property	
	a. Plot No. / Nagar	Asari Thottam, Near Sri Bagavan Nagar
	b. Door No	Door No.4/683
	c. S.F. No. / T.S. No. / R.S. No.	S.F.No.360/1 (Old), 360/1B (New), Patta No.8488, Subdivision SF No.360/1B2 Part
	d. Village / Block	Veerapandi Village
	e. Taluk / Ward	Tiruppur Taluk / Ward No.54
	f. Mandal/District/Municipality/ Corporation	Tiruppur District & Corporation



8	Boundary description of the property			
	Extent	0.20 Acre	20.0 Cent	As per document
	North			Property retained by Vendor in S.F.No.360/1B
	South			Amaravathy Gounder & Others property
	East			20' wide pathway left by Vendor
	West			Nachimuthu Gounder & Others Property in S.F.No.360/1
9	Latitude, Longitude and Coordinates of the site		 11.061694, 77.342250	
10	Property tax receipt referred			
	Assessment No		032/054/00548	
	Amount of tax		Rs.1020/- & Rs.600/-	
	Receipt in the name of		Mr.Palanisamy	
11	Electricity service connection			
	Consumer number		03-211-001-734	
	In the name of		Mr.Palanisamy	
	Water supply		Available Connection No.032/054/02929	
12	Property if presently occupied by (Owner / Tenants/ Both / Vacant)		The party is not allowed to inside the property during the inspection	
13	If tenanted fully, What is the gross monthly rent?		NA	
14	If occupied by both, By assuming the entire building is let out		NA	
	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	a - As per document	b- As per Actual
	North	Details are mentioned in document	
	East		
	South		
	West		
	Extent	8712.00 Sq.ft	20.00 Cent
2	Extent of site (lease of 1a & 1b)	8712.00 Sq.ft	20.00 Cent
	Size of the Plot		
	North & South	Refer FMB Sketch	
	East & West		
	Total Extent of the Plot	8712.00 Sq.ft	20.00 Cent
3	Charactersitics of Site		
	* What is the character of the locality?	Residential Class II Type - II	
	* What is the classification of the locality?	Middle Class Area	
	Development of surrounding area ?	Residential & Commercial area	
	Possibility of frequent flooding/sub merging	No	
	Feasibilty of the Civic amenities like schools , hospitals, College & market ect.	Within 2 Kms	
	Level of land with Topographical conditions	Level	
	Shape of land	Rectangular	
	Type of use to which it can be put	Residential	
	Any restriction of usage	Nil	
	Is plot in town planning approved layout?	No, Details are not produced	
	Corner Plot or Intermittent Plot?	Intermittent Plot	
	Type of road available at present	20' wide pathway (Paver Block)	
	* Road facilities are available?	Available	

