

VALUATION REPORT (In Respect of Land & Building)

To,

The District Register,
Registration Department,
Dindigul – 624004.

Dear Sir,

Sub : NEOMAX Properties Valuation Report submitted – Regarding (Catering
College, Jambuduraikottai Village, Nilakottai Taluk, Dindigul District)

Ref : Letter from District Revenue officer, Dindigul

As per the instructions from the District Revenue officer, I have inspected the above said Property on **11.08.2025** to assess the present market value of the fixed assets in its.

1. Valuation is done by adopting Land & Building method.
2. Based upon the actual observations and also the particulars provided to me, detailed Valuation report has been prepared and furnished.
3. After giving careful considerations to the various aspects such as location of the property, road approach, Size & Shape of the site, Surrounding developments, Present condition of the building, Potential for marketability, etc.,

I am of opinion that the

- | | | |
|----|---|------------------------|
| 1. | MARKET VALUE of the Property | = Rs. 4,58,00,000.00/- |
| | (Rupees Four Crore and Fifty Eight Lakhs Only). | |
| 2. | GUIDELINE VALUE of the Property | = Rs.1,72,40,000.00/- |
| | (Rupees One Crore Seventy Two Lakhs and Forty Thousand Only) | |
| 3. | FORCED SALE VALUE of the Property | = Rs.3,66,40,000.00/- |
| | (Rupees Three Crore Sixty Six Lakhs and Forty Thousand Only) | |
| 4. | REALIZABLE SALE VALUE of the Property | = Rs.4,12,20,000.00/- |
| | (Rupees Four Crore Twelve Lakhs and Twenty Thousand Only) | |

To,

THE DISTRICT REGISTRAR,
REGISTRATION DEPARTMENT,
DINDIGUL - 624004.

VALUATION REPORT (IN RESPECT OF LAND/SITE)

I	GENERAL	
1.	Purpose for which the valuation is made	To Assess the Present Market Value for (Not for Bank Loan and any other Purpose)
2.	a) Date of inspection	: 11.08.2025
	b) Date on which the valuation is made	: 21.08.2025
3.	List of documents produced for perusal	
	Copies of	: Sale Deed No. 1759/2012 Dt.25.06.2012 Sale Deed No. 991/2012 Dt. 28.03.2012 Sale Deed No. 1008/2012 Dt.28.03.2012 Sale Deed No. 1669/2012 Dt. 14.06.2012 Sale Deed No. 1758/2012 Dt. 25.06.2012 Registered in Chinnalapatti SRO, Jambuthuraikottai Village
4.	Name of the owner(s) and his/their address(es) with Phone No. (details of share of each owner in case of joint ownership)	: NEO MAX – Catering College Mr.R.N.Jeyachandran S/o.Mr.Natarajan Jambuthuraikottai Village, Nilakottai Taluk, Dindigul District.
5.	Brief description of the property	: It is a Institute Building Situated at Jambuthuraikottai Village, Nilakottai Taluk, Dindigul District.
6.	Location of property	
	a) Survey No.	: S.F.No. 337/4, 337/5, 337/2, 337/3, 337/7, 328/3, 328/4B1, 328/1, 328/4A1
	b) Plot No	: ---
	c) Street	: Jambuthuraikottai Village
	d) Block	: --
	e) Ward / Taluka	: Nilakottai Taluk
	f) Mandal / District	: Dindigul District.
7.	Postal address of the property	: Jambuthuraikottai Village, Nilakottai Taluk,

			Dindigul District.
	City/Town	:	Jambuthuraikottai Village
	Residential Area	:	Yes
	Commercial Area	:	No
	Industrial Area	:	No
9.	Classification of the Area		
	i)	High/Middle/Poor	: Middle
	ii)	Urban/Semi Urban/Rural	: Rural
10.	Coming under Corporation limit / Village Panchayat / Municipality		: Village Panchayat
11.	Whether covered under any State/Central Govt. Enactments (e.g. Urban Land Ceiling Act) or notified under agency area/Scheduled area/Cantonment area		: Not Applicable
12.	In Case it is an agricultural land, any conversion to house site plots is contemplated		: No
13.	Boundaries of the Property		: As per Actual
	North		: Layout Plots in S.No.337/3
	South		: 40 Feet Wide Layout Road in S.No.328/4A1
	East		: 30 Feet Wide Layout Road in S.No.337/7
	West		: Arasu Poormpakku Land in S.No.338/5
14.1	Dimensions of the Site		:
	North		:
	South		:
	East		:
	West		:
14.2	Latitude, Longitude and Coordinates of the Site		: Latitude – N 10.218640, Longitude – E 77.898116
15	Extent of the Site		
	S.F.No. 337/4	:	18077.34 Sqft or 41.50 Cents
	S.F.No. 337/5	:	40999.8 Sqft or 94.12 Cents
	S.F.No. 337/2	:	1814.566 Sqft or 4.17 Cents
	S.F.No. 337/3	:	26595.28 Sqft or 61.05 Cents

	S.F.No. 337/7	:	6843.683 Sqft or 15.71 Cents
	S.F.No. 328/3	:	7856.091 Sqft or 18.04 Cents
	S.F.No. 328/4B1	:	12,656.67 Sqft or 29.06 Cents
	S.F.No. 328/1	:	17,202.01 Sqft or 39.49 Cents
	S.F.No. 328/4A1	:	<u>3978.187 Sqft or 9.13 Cents</u>
			136023 Sqft or 312.27 Cents
16	Extent of the Site considered for Valuation (Least of 14A & 14 B)	:	136023 Sqft or 312.27 Cents
17	Whether occupied by Owner/tenant? If occupied by tenant, since how long? Rent received per month	:	Owner
II	CHARACTERISTICS OF THE SITE		
1.	Classification of Locality	:	Residential Class III Type – I Dry Maanavari Lands Type - I
2.	Development of Surrounding Areas	:	Developing Area
3.	Possibility of frequent flooding / submerging	:	No
4.	Feasibility to the Civic amenities like school, Hospital, Bus Stop, Market, etc.,	:	All Civic Amenities are Available in 5 Km radius
5.	Level of land with topographical conditions.	:	Levelled
6.	Shape of land	:	Irregular
7.	Type of use to which it can be put	:	Institution Building
8.	Any usage restriction	:	No
9.	Is plot in Town planning approved layout?	:	No
10.	Corner plot or Intermittent plot	:	Intermittent Plot
11.	Roads Facilities	:	Yes
12.	Type of road available at present	:	Mud Road
13.	Width of road -is it below 20 ft. or more than 20 ft.	:	Above 20 feet Road
14.	Is it a Land - Locked land?	:	No
15.	Water potentiality	:	Available
16.	Underground Sewerage System	:	No
17.	Is Power supply available at the site?	:	Available
18.	Advantage of the Site	:	---
19.	Special remarks, if any, like threat of		

	acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc. (Distance from sea-coast/ tidal level must be incorporated)	:	No
20.	Property is Marketable	:	Yes, Marketable
21.	Property is SARFAESI Complaint: Y/N	:	Yes
22.	Property is demarcated	:	Yes
Part – A (Valuation of Agriculture Land)			
1.	Size of Plot		
	North & South	:	Refer Sl.No.14.1
	East & West	:	
2.	Total Extent of the Plot Least area to taken for this Valuation	:	136023 Sqft or 312.27 Cents
3.	Prevailing market rate (Along with details /reference of at least two latest deals/ transactions with respect to adjacent properties in the areas)	:	Rs. 240/Sqft
4.	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed) S.F.No. 337/4, 337/5, 337/3 S.F.No. 337/2, 337/7, 328/3, 328/4B1, 328/1, 328/4A1	:	Rs. 2,00,000.00/Acre or Rs.2000/Cent 196.67 Cent x Rs. 2000/Cent = Rs. 3,93,340 Rs. 71/Sqft or Rs. 30,956/Cent 115.6 Cent x Rs.30,956/Cent = <u>Rs.35,78,513</u> Rs.39,71,853 Say Rs.39,70,000.00/-
5.	Assessed / adopted rate of Valuation	:	Rs. 240/Sqft
6.	Estimated Value of Land	:	136023 Sqft x Rs. 240/Sqft = Rs. 3,26,45,520.00 Say Rs. 3,26,00,000.00
7.	Whether the adopted rates are Commensurate with the rates adopted by the Registrar's office? In Case of wide Variation, please specify reasons	:	The Prevailing Market rate is Rs. 200 to 250/Sqft. There is a variation with GLR mentioned. But we adopt the Market Value of Rs.240/Sqft in our Valuation Report. Guideline Value fixed does not reveal the actual market rate Prevailing and hence the

			Variation is occurred.																				
Part – B (Valuation of Building)																							
Technical details of the Building																							
a)	Type of Building – Residential/Commercial/Industrial	:	Commercial Building																				
b)	Type of construction Load Bearing/RCC framed/Steel framed	:	Framed Structure																				
c)	Year of construction	:	2015																				
d)	Number of floors and height of each floor including basement, if any	:	Ground Floor – 12’0” height																				
e)	Plinth area floor-wise <table border="1" data-bbox="469 716 1395 1022"> <thead> <tr> <th>Floor</th> <th>Y.O.C</th> <th>Roof</th> <th>Total A + 50% of B</th> </tr> </thead> <tbody> <tr> <td>G.F</td> <td>2015</td> <td>RCC Roof</td> <td>7220 Sqft</td> </tr> <tr> <td>Portico</td> <td>2015</td> <td>RCC Roof</td> <td>981.25 Sqft</td> </tr> <tr> <td>Storage Shed</td> <td>2015</td> <td>GI Sheet Roof</td> <td>4042 Sqft</td> </tr> <tr> <td>Connecting Shed</td> <td>2015</td> <td>GI Sheet Roof</td> <td>152 Sqft</td> </tr> </tbody> </table>			Floor	Y.O.C	Roof	Total A + 50% of B	G.F	2015	RCC Roof	7220 Sqft	Portico	2015	RCC Roof	981.25 Sqft	Storage Shed	2015	GI Sheet Roof	4042 Sqft	Connecting Shed	2015	GI Sheet Roof	152 Sqft
Floor	Y.O.C	Roof	Total A + 50% of B																				
G.F	2015	RCC Roof	7220 Sqft																				
Portico	2015	RCC Roof	981.25 Sqft																				
Storage Shed	2015	GI Sheet Roof	4042 Sqft																				
Connecting Shed	2015	GI Sheet Roof	152 Sqft																				
f)	Condition of the building																						
	i)	Exterior – Excellent, Good, Normal, Poor	:																				
	ii)	Interior – Excellent, Good, Normal, Poor	:																				
g)	Date of issue and validity of layout of approved Map/Plan	:	No																				
h)	Approved map/plan issuing authority	:	Not Submitted																				
i)	Whether genuineness or authenticity of approved map/plan is verified	:	No																				
j)	Any other comments by our empanelled valuers on authentic of approved plan	:	No																				

Specifications of Proposed Construction (floor – wise) in respect of

S.No	Description	Ground Floor
1.	Foundation	Column Footing
2.	Basement	Footing
3.	Superstructure	Brick Work
4.	Joinery/ Doors & Windows (please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber)	Steel Windows & Steel Shutter
5.	Roof Works	GI Sheet & RCC Roof
6.	Plastering	Done
7.	Flooring, Skirting, dadoing	Vitrified Tiles, Granolithic Flooring
8.	Special finish as marble, granite, Wooden panelling, grills, etc	No
9.	Roofing including weather proof course	--
10.	Drainage	No

S.No	Description	Ground Floor
1.	Compound Wall	
	Height	---
	Length	---
	Type of Construction	---
2.	Electrical installation	
	Type of Wiring	Concealed Wiring
	Class of fittings (Superior/ordinary/poor)	Ordinary
	Number of Light Points	100
	Fan Points	50
	Spare plug points	40
	Any other item	---
3.	Pluming installations	
	a) No. of Water Closets and their type	10
	b) No. of Wash basins	---
	c) No. of Urinals	---

d)	No. of bath tubs	---
e)	Water meter, taps, etc	30 Taps
f)	Any other fixtures	----

Details of Valuation

As per Actual

Sl. No	Particulars of items	Plinth Area (Sq.ft)	Age of the building (years)	Estimated replacement rate of construction Rs.	Replacement Cost Rs.	Depreciation Rs. 10/60(100-10) = 15%	Net value After depreciations Rs.
1.	G.F	7220	10 Years	Rs.1600	Rs.1,15,52,000	Rs. 17,32,800	Rs. 98,19,200
2.	Portico	981.25	10 Years	Rs.800	Rs. 7,85,000	Rs. 1,17,750	Rs. 6,67,250
3.	Storage Shed	4042	10 Years	Rs.800	Rs. 32,33,600	Rs. 4,85,040	Rs. 27,48,560
4.	Connecting Shed	152	10 Years	Rs.250	Rs. 38,000	Rs. 5,700	Rs. 32,300
Total							Rs.1,32,67,310
Say							Rs.1,32,70,000

Part –C (Extra Items)

1.	Portico.	:	---
2.	Ornamental front door (Teak)	:	---
3.	Sit out/Verandah with Steel grills	:	---
4.	Overhead water tank & Sump	:	---
5.	Extra Steel/collapsible gates	:	---
	Total	:	---

Part –D (Amenities)

1.	Wardrobes	:	---
2.	Glazed tiles	:	---
3.	Extra sinks and bath tub	:	---
4.	Marble/ Ceramic Tiles Flooring	:	---
5.	Interior Decorations	:	---
6.	Architectural Elevation Works	:	---
7.	Panelling Works	:	---
8.	Aluminium Works	:	---
9.	Aluminium Hand rails	:	---
10.	False Ceiling	:	---
	Total	:	---

Part E – (Miscellaneous)

1.	Separate Toilet Room	:	---
2.	Separate lumber room	:	---
3.	Separate water tank/sump	:	---
4.	Trees, Gardening	:	---
	Total	:	---

Part F – (Services)

1.	Road Formation with Retainning Wall	:	---
2.	Compound Wall	:	---
3.	Sump	:	---
4.	E.B & Water supply arrangements	:	---
	Total	:	---

Total Abstract of the entire property

			Market Rate	Guideline Rate
Part - A	Land	:	Rs. 3,26,00,000.00	Rs. 39,70,000.00
Part - B	Building	:	Rs. 1,32,70,000.00	Rs.1,32,70,000.00
Part - C	Extra Items	:	---	---
Part - D	Amenities	:	---	---
Part – E	Miscellaneous	:	---	---
Part - F	Services	:	---	---
	Total	:	Rs. 4,58,70,000.00	Rs.1,72,40,000.00
	Say	:	Rs. 4,58,00,000.00	Rs. 1,72,40,000.00

The above Value has been arrived Market Approach. That Property Marketability 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 in the prevailing condition with aforesaid specifications is **Rs.4,58,00,000.00/- (Rupees. Four Crore and Fifty Eight Lakhs Only).**

Place : Palani

Signature

Date : 21.08.2025



தமிழ்நாடு அரசு

வருவாய் மற்றும் பேரிடர் மேலாண்மைத் துறை

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

மாவட்டம்: திண்டுக்கல்

வட்டம்: நிலக்கோட்டை

வருவாய் கிராமம்: ஜம்புதுரைக்கோட்டை

பட்டா எண்: 3270

உரிமையாளர்கள் பெயர்

1 நடராஜன்

மகன்

ஜெயசந்திரன்

வ.எண்	புல எண்ணும் உட்பிரிவும்	நன்செய்			புன்செய்			மற்றவை			குறிப்பு
		பரப்பு	தீர்வை	பரப்பு	தீர்வை	பரப்பு	தீர்வை	பரப்பு	தீர்வை	பரப்பு	
		ஹெ.ஏர்	ரூபை	ஹெ.ஏர்	ரூபை	ஹெ.ஏர்	ரூபை	ஹெ.ஏர்	ரூபை	ஹெ.ஏர்	
1	328 - 1				0	16.00	00	40			RTR4693/12 07-12-2002
2	328 - 3				0	11.00	00	30			RTR4693/12 07-12-2002
3	328 - 4A1				0	02.50	00	10			RTR4157/13 10-10-2013
4	328 - 4A3A1				0	43.77	01	14			2024/0105/13/397157 28-02-2024
5	328 - 4B1				0	22.50	00	50			RTA4157/13 10-10-2013
6	328 - 4B3				0	51.00	01	60			10-10-2013
7	333 - 2A				0	23.38	00	64			2023/0105/13/334887 11-04-2023
8	333 - 3A				0	00.85	00	10			2023/0105/13/384687 31-12-2023

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	
9	333 - 3B					0	12.85	00	36					2023/0105/13/384687 31-12-2023
10	333 - 4A					0	39.39	01	08					2022/0105/13/304046 26-10-2022
11	337 - 1A					1	04.50	02	89					2023/0105/13/385481 31-12-2023
12	337 - 2					0	52.00	01	43					RTR4693/12 27-06-2002
13	337 - 3					0	73.00	02	02					RTR4693/12 21-11-2001
14	337 - 4					0	22.00	00	60					RTR4693/12 21-11-2001
15	337 - 5					0	38.00	01	05					RTR4693/12 21-11-2001
16	338 - 10A					0	25.00	00	65					RTG4157/13 10-10-2013
17	338 - 10C					0	24.00	00	67					RTG4157/13 10-10-2013
18	338 - 1A					0	25.00	00	70					RTR4693/12 21-11-2001
19	338 - 1B					0	17.00	00	47					RTR4693/12 21-11-2001
20	338 - 1C					0	19.50	00	53					RTR4693/12 21-11-2001
21	338 - 4					0	28.50	00	77					RTR4693/12 21-11-2001
22	338 - 9					0	20.00	00	56					RTR4693/12 21-11-2001

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				
	மொத்தம் -	0		0		6	717.40	18	56	0		0		

மின்கையெப்பம் / Digital Signature : 28-02-2024 அன்று 07:40:28 PM நேரத்தில் இடப்பட்டது

பெயர்/Name : DHANUSKODI T

பதவி/ Designation: Tahsildar

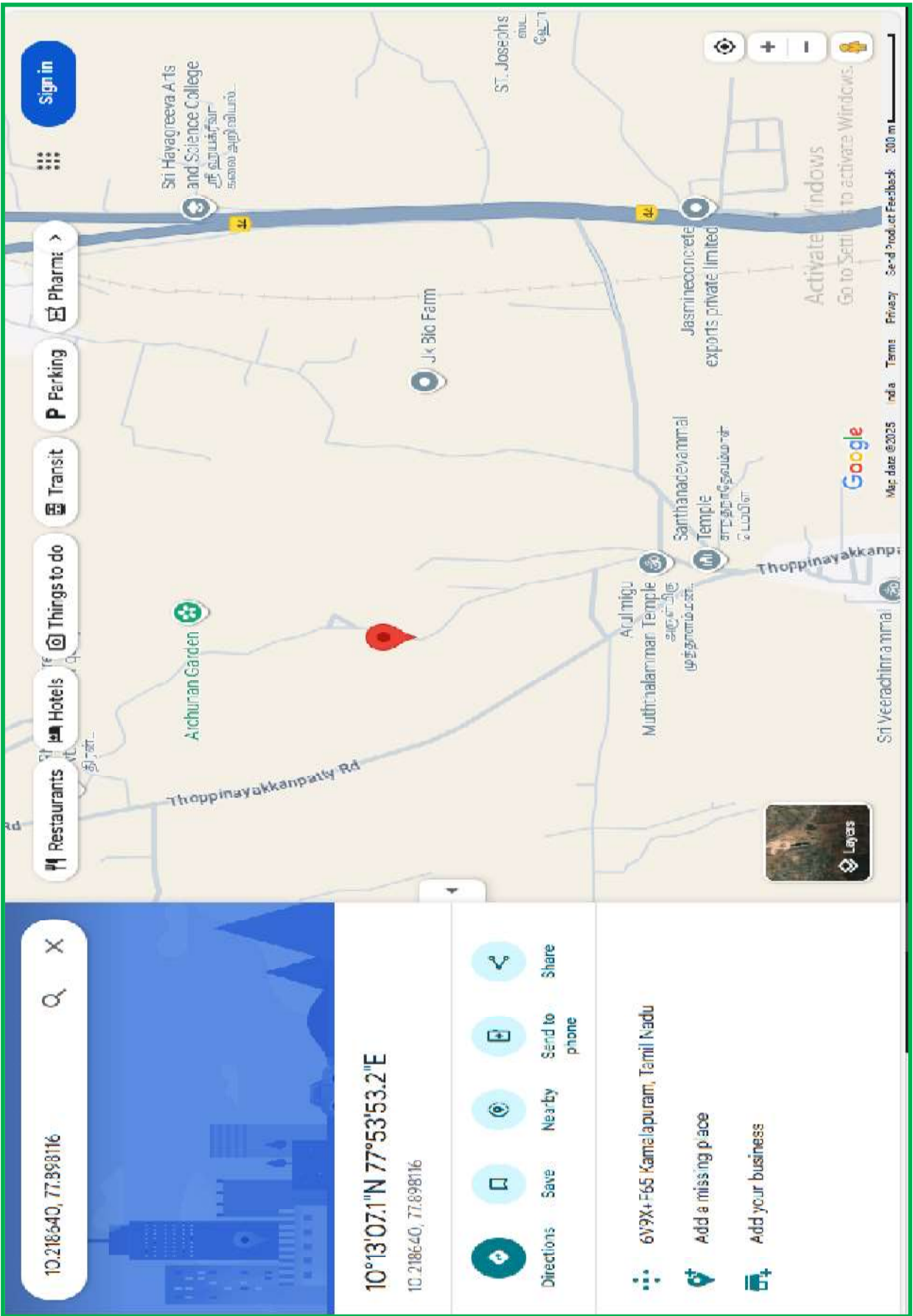
இடம்/Place : நிலக்கோட்டை (12) வட்டம்,

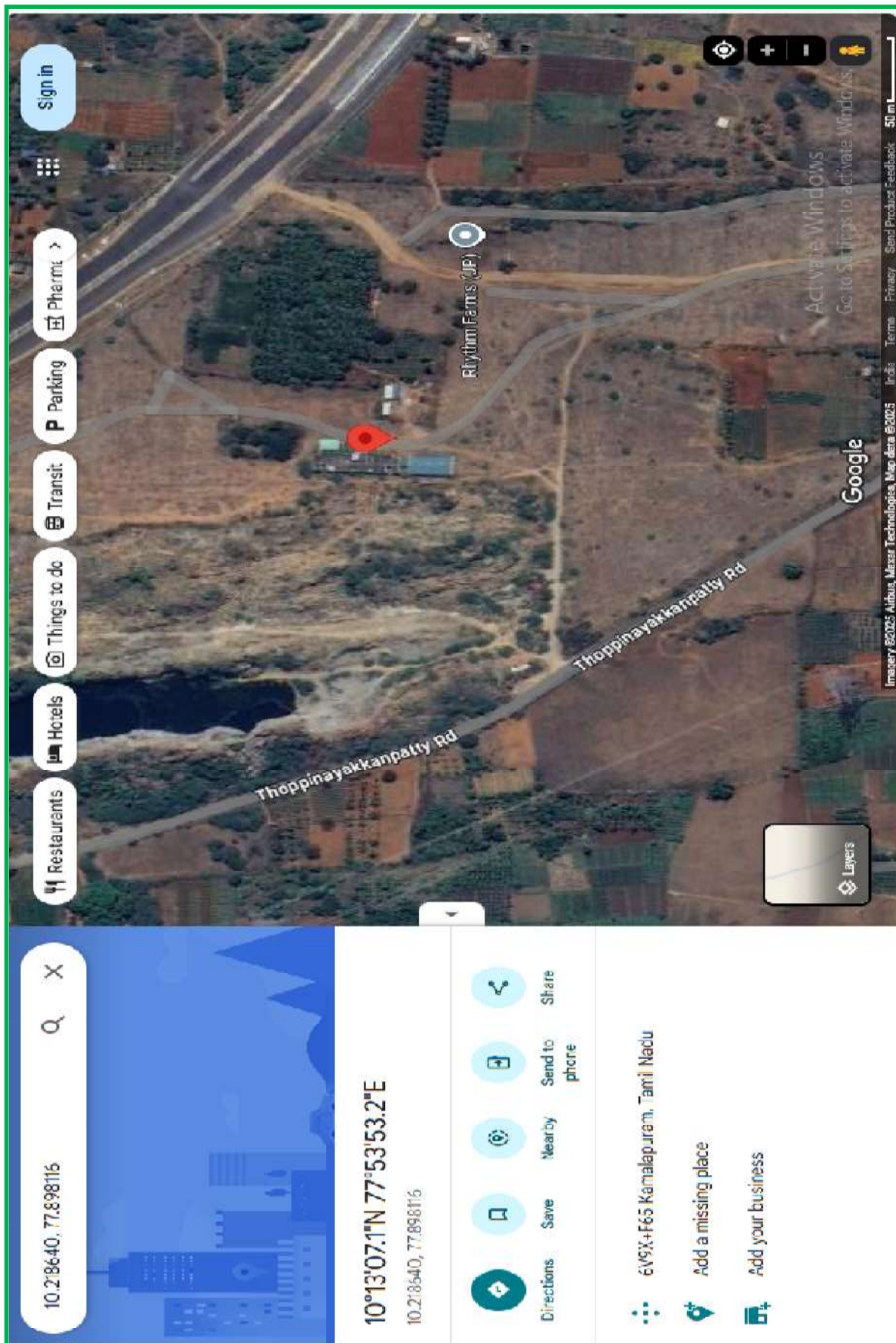
திண்டுக்கல்(13) மாவட்டம்

குறிப்பு	
1	மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை.இவற்றை தாங்கள் https://eservices.tn.gov.in என்ற இணைய தளத்தில் RTR4693/12 என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2	இத்தகவல்கள் 21-08-2025 அன்று 07:13:33 PM நேரத்தில் அச்சடிக்கப்பட்டது.
3	கைப்பேசி கேமராவின் 2D barcode படிப்பான் மூலம் இத்தகவல்களை இணையத்தளத்தில் சரிபார்க்கவும்.

Zone: **MADURAI**
 Guideline Village: **JAMBUTHURAIKOTTAI**
 Revenue District: **DINDIGUL**
 Street/Survey Number: **337**
 Sub Registrar Office: **CHINNALAPATTI**
 Revenue Village: **JAMBUTHURAIKOTTAI**
 Revenue Taluka: **NILAKOTTAI**

Sr.No.	Survey/ Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date
1	337/2	71/ Square Feet	765/ Square Metre	Residential Class III Type - I	01-Jul-2024
2	337/3	200000/ Acre	494500/ Hectare	Dry Maanavari Lands Type - I	01-Jul-2024
3	337/4	200000/ Acre	494500/ Hectare	Dry Maanavari Lands Type - I	01-Jul-2024
4	337/5	200000/ Acre	494500/ Hectare	Dry Maanavari Lands Type - I	01-Jul-2024
5	337/7	71/ Square Feet	765/ Square Metre	Residential Class III Type - I	01-Jul-2024
6	328/1	71/ Square Feet	765/ Square Metre	Residential Class III Type - I	01-Jul-2024
7	328/3	71/ Square Feet	765/ Square Metre	Residential Class III Type - I	01-Jul-2024
8	328/4A1	71/ Square Feet	765/ Square Metre	Residential Class III Type - I	01-Jul-2024
9	328/4B1	71/ Square Feet	765/ Square Metre	Residential Class III Type - I	01-Jul-2024





PHOTOGRAPH PAGE

Applicant Name : NEO MAX – Catering College
Mr.R.N.Jeyachandran S/o.Mr.Natarajan



