### **VALUATION REPORT (In Respect of Land & Building)**

### To,

The District Register, Registration Department,

Dindigul - 624004.

### Dear Sir,

<u>Sub:</u> 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 REGISTAR,
REGISTERATION DEPARTMENT,
DINDIGUL - 624004.

# VALUATION REPORT (IN RESPECT OF LAND/SITE)

I	GE	NERAL				
1.	Purj	pose for which the valuation is made		To Assess the Present Market Value for (Not		
				for Bank Loan and any other Purpose)		
	a)	Date of inspection	:	11.08.2025		
2.	b)	Date on which the valuation is made	:	21.08.2025		
	List	of documents produced for perusal				
3.	Cop	ies 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.	Nan	ne of the owner(s) and his/their	:	NEO MAX – Catering College		
	add	ress(es) with Phone No. (details of share		Mr.R.N.Jeyachandran S/o.Mr.Natarajan		
	of e	ach owner in case of joint ownership)		Jambuthuraikottai Village, Nilakottai Taluk,		
				Dindigul District.		
5.	Brie	ef description of the property	:	It is a Institute Building Situated at		
				Jambuthuraikottai Village, Nilakottai Taluk,		
				Dindigul District.		
6.	Loc	ation 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.	Post	tal address of the property	:	Jambuthuraikottai Village, Nilakottai Taluk,		

City/Town				Dindigul District.
Commercial Area   :   No   Industrial Area   :   No   No		City/Town	:	Jambuthuraikottai Village
Industrial Area	•	Residential Area	:	Yes
Classification of the Area  i) High/Middle/Poor ii) Urban/Semi Urban/Rural : Rural  10. Coming under Corporation limit / Village Panchayat / Municipality  11. Whether covered under any State/Central Govt. Enactments (e.g. Urban Land Ceiling Act) or notified under agency area/Scheduled area/Cantonment area  12. In Case it is an agricultural land, any conversion to house site plots is contemplated  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.338/5  14.1 Dimensions of the Site : Refer FMB  South : Refer FMB  14.2 Latitude, Longitude and Coordinates of the Site Site Latitude, Longitude and Coordinates of the Site S.F.No. 337/4 : S.F.No. 337/5   S.F.No. 337/5   S.F.No. 337/5   S.F.No. 337/5   S.F.No. 337/5   S.F.No. 337/5   S.F.No. 337/6   S.F.	•	Commercial Area	:	No
9. i) High/Middle/Poor ii) Urban/Semi Urban/Rural : Rural  10. Coming under Corporation limit / Village Panchayat / Municipality  11. Whether covered under any State/Central Govt. Enactments (e.g. Urban Land Ceiling Act) or notified under agency area/Scheduled area/Cantonment area  12. In Case it is an agricultural land, any conversion to house site plots is contemplated  13. Roundaries of the Property : As per Actual  North : Layout Plots in S.No.337/3  South : As per Actual  North : Layout Road in S.No.328/4A1  East : 30 Feet Wide Layout Road in S.No.328/4A1  East : 30 Feet Wide Layout Road in S.No.338/5  14.1 Dimensions of the Site : Refer FMB  South : Refer FMB  14.2 Latitude, Longitude and Coordinates of the Site		Industrial Area	:	No
ii		Classification of the Area		
10. Coming under Corporation limit / Village Panchayat / Municipality  11. Whether covered under any State/Central Govt. Enactments (e.g. Urban Land Ceiling Act) or notified under agency area/Scheduled area/Cantonment area  12. In Case it is an agricultural land, any conversion to house site plots is contemplated  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.338/5  14.1 Dimensions of the Site : Arasu Poormpakku Land in S.No.338/5  14.1 Dimensions of the Site : Refer FMB  South : 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	9.	i) High/Middle/Poor	:	Middle
Panchayat / Municipality   11.   Whether covered under any State/Central Govt. Enactments (e.g. Urban Land Ceiling Act) or notified under agency area/Scheduled area/Cantonment area   12.   In Case it is an agricultural land, any conversion to house site plots is contemplated   13.   Boundaries of the Property		ii) Urban/Semi Urban/Rural	:	Rural
Whether covered under any State/Central Govt. Enactments (e.g. Urban Land Ceiling Act) or notified under agency area/Scheduled area/Cantonment area   No	10.	Coming under Corporation limit / Village	:	Village Panchayat
Govt. Enactments (e.g. Urban Land Ceiling Act) or notified under agency area/Scheduled area/Cantonment area		Panchayat / Municipality		
Act) or notified under agency area/Scheduled area/Cantonment area	11.	Whether covered under any State/Central	:	Not Applicable
12.   In Case it is an agricultural land, any conversion to house site plots is contemplated		Govt. Enactments (e.g. Urban Land Ceiling		
12.		Act) or notified under agency area/Scheduled		
Conversion to house site plots is contemplated		area/Cantonment area		
13.	12.	In Case it is an agricultural land, any	:	No
North   :   Layout Plots in S.No.337/3		conversion to house site plots is contemplated		
South   : 40 Feet Wide Layout Road in S.No.328/4A1	13.	<b>Boundaries of the Property</b>	:	As per Actual
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 : Refer FMB  South : Refer FMB  West : Latitude - N 10.218640, Site : Latitude - 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		North	:	Layout Plots in S.No.337/3
West   So Feet Wide Layout Road in S.No.338/5		South	:	40 Feet Wide Layout Road in S.No.328/4A1
Arasa Foormpackt Land in S.No.338/3		East	:	30 Feet Wide Layout Road in S.No.337/7
North   :		West	:	Arasu Poormpakku Land in S.No.338/5
South   :   Refer FMB   :	14.1	Dimensions of the Site	:	
East   :     Refer FMB		North	:	
West   :		South	:	D.C. FMD
14.2       Latitude, Longitude and Coordinates of the Site       :       Latitude – N 10.218640,         15       Extent of the Site       :       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		East	:	Refer FMB
Site Longitude – E 77.898116  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		West	:	
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	14.2	Latitude, Longitude and Coordinates of the	:	Latitude – N 10.218640,
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		Site		Longitude – E 77.898116
S.F.No. 337/5 : 40999.8 Sqft or 94.12 Cents S.F.No. 337/2 : 1814.566 Sqft or 4.17 Cents	15	Extent of the Site		
S.F.No. 337/2 : 1814.566 Sqft or 4.17 Cents		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. 337/3 : 26595.28 Sqft or 61.05 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. 328/4B1 S.F.No. 328/4B1 S.F.No. 328/4B1 S.F.No. 328/4A1 S.F.No. 328/4A		S.F.No. 337/7	·	6843.683 Sqft or 15.71 Cents
S.F.No. 328/4BI S.F.No. 328/4AI S.F.No. 328/4A				•
S.F.No. 328/41  S.F.No. 328/4A1  S.F.No. 328/4A1  Extent of the Site considered for Valuation (Least of 14A & 14 B)  Whether occupied by Owner/tenant? If occupied by tenant, since how long? Rent received per month  HOMARACTERISTICS OF THE SITE  Classification of Locality  Development of Surrounding Areas  Development of Surrounding Areas  Possibility of frequent flooding / submerging  APPROVED HORSH STORE  Feasibility to the Civic amenities like school, Hospital, Bus Stop, Market, etc,  Level of land with topographical conditions.  Level of land with topographical conditions.  Any usage restriction  Is plot in Town planning approved layout?  Roads Facilities  Type of road available at present  Width of road -is it below 20 ft. or more than 20 ft.  Water potentiality  Kaling Roads  Advantage of the Site  18. Advantage of the Site  19. Available  19. Vavailable  10. Underground Sewerage System  Kaling Roads Facilities  No  No  No  No  No  No  No  No  No  N				•
S.F.No. 328/4A1 : 3978.187 Sqft or 9.13 Cents 136023 Sqft or 312.27 Cents  16 Extent of the Site considered for Valuation (Least of 14A & 14 B)  17 Whether occupied by Owner/tenant? If occupied by tenant, since how long? Rent received per month  18 CHARACTERISTICS OF THE SITE  1. Classification of Locality  2. Development of Surrounding Areas 3. Possibility of frequent flooding / submerging 4. Feasibility to the Civic amenities like school, Hospital, Bus Stop, Market, etc,  5. Level of land with topographical conditions. 6. Shape of land 7. Type of use to which it can be put 8. Any usage restriction 9. Is plot in Town planning approved layout? 10. Corner plot or Intermittent plot 11. Roads Facilities 12. Type of road available at present 13. Width of road -is it below 20 ft. or more than 20 ft. 14. Is it a Land - Locked land? 15. Water potentiality 16. Underground Sewerage System 17. Is Power supply available at the site? 18. Advantage of the Site  18. Advantage of the Site				
Bestent of the Site considered for Valuation (Least of 14A & 14 B)   136023 Sqft or 312.27 Cents				•
Extent of the Site considered for Valuation (Least of 14A & 14 B)  Whether occupied by Owner/tenant? If occupied by tenant, since how long? Rent received per month  II CHARACTERISTICS OF THE SITE  1. Classification of Locality  2. Development of Surrounding Areas  3. Possibility of frequent flooding / submerging  4. Feasibility to the Civic amenities like school, Hospital, Bus Stop, Market, etc,  5. Level of land with topographical conditions.  6. Shape of land  7. Type of use to which it can be put  8. Any usage restriction  9. Is plot in Town planning approved layout?  10. Corner plot or Intermittent plot  11. Roads Facilities  12. Type of road available at present  13. Width of road -is it below 20 ft. or more than 20 ft.  14. Is it a Land - Locked land?  15. Water potentiality  16. Underground Sewerage System  17. Is Power supply available at the site?  18. Advantage of the Site  17. Available  18. Advantage of the Site		5.1 .10. 320/ 1111	•	_
(Least of 14A & 14 B)	16	Extent of the Site considered for Valuation	:	-
Whether occupied by Owner/tenant? If occupied by tenant, since how long? Rent received per month  II CHARACTERISTICS OF THE SITE  1. Classification of Locality  2. Development of Surrounding Areas 3. Possibility of frequent flooding / submerging 4. Feasibility to the Civic amenities like school, Hospital, Bus Stop, Market, etc,  5. Level of land with topographical conditions. 6. Shape of land 7. Type of use to which it can be put 8. Any usage restriction 9. Is plot in Town planning approved layout? 10. Corner plot or Intermittent plot 11. Roads Facilities 12. Type of road available at present 13. Width of road -is it below 20 ft. or more than 20 ft. 14. Is it a Land - Locked land? 15. Water potentiality 16. Underground Sewerage System 17. Is Power supply available at the site? 18. Advantage of the Site  18. Advantage of the Site  19. Owner  Conner Double Class III Type - I Dry Maanavari Lands Type - I Dry Maenavari Lands Type - I Dry Maanavari Lands Type -				200020 2410 01 012121 20003
occupied by tenant, since how long? Rent received per month  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,  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.  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 :	17	· · · · · · · · · · · · · · · · · · ·	:	Owner
received per month  II CHARACTERISTICS OF THE SITE  1. Classification of Locality  2. Development of Surrounding Areas 3. Possibility of frequent flooding / submerging 4. Feasibility to the Civic amenities like school, Hospital, Bus Stop, Market, etc, 5. Level of land with topographical conditions. 6. Shape of land 7. Type of use to which it can be put 8. Any usage restriction 9. Is plot in Town planning approved layout? 10. Corner plot or Intermittent plot 11. Roads Facilities 12. Type of road available at present 13. Width of road -is it below 20 ft. or more than 20 ft. 14. Is it a Land - Locked land? 15. Water potentiality 16. Underground Sewerage System 17. Is Power supply available at the site? 18. Advantage of the Site				
The Characteristics of the site  1. Classification of Locality  2. Development of Surrounding Areas  3. Possibility of frequent flooding / submerging  4. Feasibility to the Civic amenities like school, Hospital, Bus Stop, Market, etc,  5. Level of land with topographical conditions.  6. Shape of land  7. Type of use to which it can be put  8. Any usage restriction  9. Is plot in Town planning approved layout?  10. Corner plot or Intermittent plot  11. Roads Facilities  12. Type of road available at present  13. Width of road -is it below 20 ft. or more than 20 ft.  14. Is it a Land - Locked land?  15. Water potentiality  16. Underground Sewerage System  17. Is Power supply available at the site?  18. Advantage of the Site  18. Advantage of the Site  19. Poveloping Area  2 Developing Area  3. Possibility Type - I  Dry Maanavari Lands Type - I  Dreveloping Area  2 Il Civic Amenities are Available in 5 Km  radius  1 Il Civic Amenities in 5 Km  radius  1 Il Civic Amenities in 5 Km  radius  1 Il Civic Amenities level and suitable in 5 Km  radius  1 Il Civic Amenities level and suitable in 5 Km  radius  1 Il Civic Amenities level and suitable in 5 Km  radius  1 All Civic Amenities level and suitable in 5 Km  radius  1 Intermittent Plot  1 Intermittent Plot  1 Intermittent Plot  1 Intermittent Plot  1 No  1 No  1 No  1 No  1 No  1 Above 20 feet Roa				
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. 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 :	II	•		
2. Development of Surrounding Areas  3. Possibility of frequent flooding / submerging  4. Feasibility to the Civic amenities like school, Hospital, Bus Stop, Market, etc,  5. Level of land with topographical conditions.  6. Shape of land  7. Type of use to which it can be put  8. Any usage restriction  9. Is plot in Town planning approved layout?  10. Corner plot or Intermittent plot  11. Roads Facilities  12. Type of road available at present  13. Width of road -is it below 20 ft. or more than 20 ft.  14. Is it a Land - Locked land?  15. Water potentiality  16. Underground Sewerage System  17. Is Power supply available at the site?  18. Advantage of the Site  19. All Civic Amenities are Available in 5 Km radius  1 All Civic Amenities are Available in 5 Km radius  2 Intermittent Blot  2 Intermittent Building  3 No  4 No  4 No  5 No  6 No  7 No  8 No  1 Available  1 Available			:	Residential Class III Type – I
3. Possibility of frequent flooding / submerging 4. Feasibility to the Civic amenities like school, Hospital, Bus Stop, Market, etc, 5. Level of land with topographical conditions. 6. Shape of land 7. Type of use to which it can be put 8. Any usage restriction 9. Is plot in Town planning approved layout? 10. Corner plot or Intermittent plot 11. Roads Facilities 12. Type of road available at present 13. Width of road -is it below 20 ft. or more than 20 ft. 14. Is it a Land - Locked land? 15. Water potentiality 16. Underground Sewerage System 17. Is Power supply available at the site? 18. Advantage of the Site  18. Advantage of the Site  2 All Civic Amenities are Available in 5 Km radius 18. All Civic Amenities are Available in 5 Km radius 18. All Civic Amenities are Available in 5 Km radius 18. All Civic Amenities are Available in 5 Km radius 18. All Civic Amenities are Available in 5 Km radius 18. All Civic Amenities are Available in 5 Km radius 18. All Civic Amenities are Available in 5 Km radius 18. All Civic Amenities are Available in 5 Km radius 18. All Civic Amenities are Available in 5 Km radius 18. All Civic Amenities are Available in 5 Km radius 18. All Civic Amenities are Available in 5 Km radius				Dry Maanavari Lands Type - I
4. Feasibility to the Civic amenities like school, Hospital, Bus Stop, Market, etc,  5. Level of land with topographical conditions.  6. Shape of land  7. Type of use to which it can be put  8. Any usage restriction  9. Is plot in Town planning approved layout?  10. Corner plot or Intermittent plot  11. Roads Facilities  12. Type of road available at present  13. Width of road -is it below 20 ft. or more than 20 ft.  14. Is it a Land - Locked land?  15. Water potentiality  16. Underground Sewerage System  17. Is Power supply available at the site?  18. Advantage of the Site  19. All Civic Amenities are Available in 5 Km radius  18. All Civic Amenities are Available in 5 Km radius  20 It.  18. Advantage of the Site	2.	Development of Surrounding Areas	:	Developing Area
Hospital, Bus Stop, Market, etc,  5. Level of land with topographical conditions.  6. Shape of land  7. Type of use to which it can be put  8. Any usage restriction  9. Is plot in Town planning approved layout?  10. Corner plot or Intermittent plot  11. Roads Facilities  12. Type of road available at present  13. Width of road -is it below 20 ft. or more than 20 ft.  14. Is it a Land - Locked land?  15. Water potentiality  16. Underground Sewerage System  17. Is Power supply available at the site?  18. Advantage of the Site  1 Irregular  1 Institution Building  1 No  1 No  1 No  2 No  4 Available  5 Available  6 Available  6 Available  7 Available  8 Advantage of the Site	3.	Possibility of frequent flooding / submerging	:	No
5. Level of land with topographical conditions. 6. Shape of land 7. Type of use to which it can be put 8. Any usage restriction 9. Is plot in Town planning approved layout? 10. Corner plot or Intermittent plot 11. Roads Facilities 12. Type of road available at present 13. Width of road -is it below 20 ft. or more than 20 ft. 14. Is it a Land - Locked land? 15. Water potentiality 16. Underground Sewerage System 17. Is Power supply available at the site? 18. Advantage of the Site  1 Levelled 1 Intermittent 1 Institution Building 1 No 1 Institution Building 1 No 1 No 1 Institution Building 1 Institution B	4.	Feasibility to the Civic amenities like school,	:	All Civic Amenities are Available in 5 Km
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.  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 :		Hospital, Bus Stop, Market, etc,		radius
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. 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 :	5.	Level of land with topographical conditions.	:	Levelled
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.  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 :	6.	Shape of land	:	Irregular
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.  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 :	7.	Type of use to which it can be put	:	Institution Building
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.  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 :	8.	Any usage restriction	:	No
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.  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 :	9.	Is plot in Town planning approved layout?	:	No
12. Type of road available at present : Mud Road  13. Width of road -is it below 20 ft. or more than 20 ft.  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 :	10.	Corner plot or Intermittent plot	:	Intermittent Plot
13. Width of road -is it below 20 ft. or more than 20 ft.  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 :	11.	Roads Facilities	:	Yes
20 ft.  14. Is it a Land - Locked land?  15. Water potentiality  16. Underground Sewerage System  17. Is Power supply available at the site?  18. Advantage of the Site  19. Is Power supply available at the site?  10. Is Power supply available at the site?  11. Is Power supply available at the site?  12. Is Power supply available at the site?  13. Is Power supply available at the site?	12.	Type of road available at present	:	Mud 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 :	13.	Width of road -is it below 20 ft. or more than	:	Above 20 feet Road
15. Water potentiality : Available  16. Underground Sewerage System : No  17. Is Power supply available at the site? : Available  18. Advantage of the Site :		20 ft.		
16. Underground Sewerage System : No  17. Is Power supply available at the site? : Available  18. Advantage of the Site :	14.	Is it a Land - Locked land?	:	No
17. Is Power supply available at the site? : Available  18. Advantage of the Site :	15.	Water potentiality	:	Available
18. Advantage of the Site :	16.	Underground Sewerage System	:	No
	17.	Is Power supply available at the site?	:	Available
19. Special remarks, if any, like threat of	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	:	No
	CRZ provisions etc. ( Distance from sea-		
	coast/ tidal level must be incorporated)		
20.	Property is Marketable	:	Yes, Marketable
21.	Property is SARFAESI Complaint: Y/N	:	Yes
22.	Property is demarcated	:	Yes
Part -	- A (Valuation of Agricultue Land)		
	Size of Plot		
1.	North & South	:	Refer Sl.No.14.1
•	East & West	:	
2.	Total Extent of the Plot	:	136023 Sqft or 312.27 Cents
	Least area to taken for this Valuation		
3.	Prevailing market rate (Along with details		
	/reference of at least two latest deals/		
	transactions with respect to adjacent	:	Rs. 240/Sqft
	properties in the areas)		
4.	Guideline rate obtained from the Registrar's		
	office (an evidence thereof to be enclosed)		
	S.F.No. 337/4, 337/5, 337/3	:	Rs. 2,00,000.00/Acre or Rs.2000/Cent
			196.67 Cent x Rs. 2000/Cent = Rs. 3,93,340
	S.F.No. 337/2, 337/7, 328/3, 328/4B1, 328/1,	:	Rs. 71/Sqft or Rs. 30,956/Cent
	328/4A1		115.6 Cent x Rs.30,956/Cent = Rs.35,78,513
			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	:	The Prevailing Market rate is Rs. 200 to
	with the rates adopted by the Registrar's		250/Sqft. There is a variation with GLR
	office? In Case of wide Variation, please		mentioned. But we adopt the Market Value of
	specify reasons		Rs.240/Sqft in our Valuation Report.
			Guideline Value fixed does not reveal the
			actual market rate Prevailing and hence the
<u></u>			

						Variation is occurre	ed.
Part -	- B (V	aluatio	on of Building)		ı		
	Tech	nical d	letails of the Building				
	a) Type of Building –  Residential/Commercial/Industrial :						
			:	Commercial Building			
	b)	Туре	of construction				
		Load I	Bearing/RCC framed/Sto	eel framed	:	Framed Structure	
	c)	Year o	of construction		:	2015	
	d)	Numb	er of floors and height o	f each	:	Ground Floor – 12	0" height
		floor i	ncluding basement, if ar	ny			
	e)	Plinth	area floor-wise		ı		
			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)	Condi	tion of the building				
		i) ]	Exterior – Excellent, Go	od,	:	Normal	
			Normal, Poor				
		ii) l	Interior – Excellent, Goo	od,	:	Normal	
			Normal, Poor				
	g)	Date o	of issue and validity of la	ayout of	:	No	
	approved Map/Plan						
	h)	h) Approved map/plan issuing authority		:	Not Submitted		
	i) Whether genuineness or authenticity of :		:	No			
		approv	ved map/plan is verified				
	j)	Any o	ther comments by our en	mpanelled	:	No	
		valuer	s on authentic of approv	ed plan			

# 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	Steel Windows & Steel
	size of frames, shutters, glazing, fitting etc. and specify	Shutter
	the species of timber)	
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,	No
	etc	
9.	Roofing including weather proof course	
10.	Drainage	No

S.No	Description	Ground Floor
	Compound Wall	
1.	Height	
	Length	
	Type of Construction	
	Electrical installation	
	Type of Wiring	Concealed Wiring
	Class of fittings (Superior/ordinary/poor)	Ordinary
	Number of Light Points	100
2.	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	Plinth	Age of	Estimated	Replacement	Depreciation	Net value
	of items	Area	the	replacement	Cost	Rs.	After deprec-
		(Sq.ft)	building	rate of	Rs.	10/60(100-10))	iations
			(years)	construction		= 15%	Rs.
				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: ஜ**ம்புதுரைக்கோட்டை** பட்டா எண்: **3270** 

## உரிமையாளர்கள் பெயர்

1 நடராஜன் மகன்									தயசர்	ந்திரன்	Т			
	புல எண்ணும் உட்பிரிவும்	நன்ெ	சய்			புன்	செய்			மற்றவை				
வ.எண்		பரப்பு தீர்வை			பரப்	பரப்பு		തഖ	பரப்பு தீர்		ர்வை	குறிப்பு		
	- <u>செ</u> ட்புப்படிய	ஹெ.	ஏர்	ரூ	பை	ஹெ	ஏர்	ரூ	பை	ஹெ.	ஏர்	ர்ளூ	பை	
1	328 - 1					0	16.00	00	40				I	RTR4693/12 07-12-2002
2	328 - 3					0	11.00	00	30				1	RTR4693/12 07-12-2002
3	328 - 4A1					О	02.50	00	10					RTR4157/13 10-10-2013
4	328 - 4A3A1					О	43.77	01	14				I	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				1	2023/0105/13/384687 31-12-2023

	புல எண்ணும் உட்பிரிவும்	நன்ெ	சய்			புன்செய்				மற்றவை				
வ.எண்		பரப்பு தீர்வை			பரப்பு		தீர்வை		பரப்பு		தீர்வை		குறிப்பு	
		ஹெ.	ஏர்	ரூ	பை	ஹெ	ஏர்	ரூ	பை	മ്തെ.	ஏர்	ரூ	பை	
9	333 - 3B					О	12.85	00	36					2023/0105/13/384687 31-12-2023
10	333 - 4A					О	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					О	52.00	01	43					RTR4693/12 27-06-2002
13	337 - 3					О	73.00	02	02					RTR4693/12 21-11-2001
14	337 - 4					О	22.00	00	60					RTR4693/12 21-11-2001
15	337 - 5					О	38.00	01	05					RTR4693/12 21-11-2001
16	338 - 10A					О	25.00	00	65					RTG4157/13 10-10-2013
17	338 - 10C					О	24.00	00	67					RTG4157/13 10-10-2013
18	338 - 1A					О	25.00	00	70					RTR4693/12 21-11-2001
19	338 - 1B					О	17.00	00	47					RTR4693/12 21-11-2001
20	338 - 1C					О	19.50	00	53					RTR4693/12 21-11-2001
21	338 - 4					О	28.50	00	77					RTR4693/12 21-11-2001
22	338 - 9					О	20.00	00	56					RTR4693/12 21-11-2001

வ.எண்	புல எண்ணும் உட்பிரிவும்	நன்செய்				புன்	மற்றவை							
		பரப்பு தீர்		தீர்வை பரப		ரப்பு		തഖ	பரப்பு		தீர்வை		குறிப்பு	
		ஹெ.	ஏர்	ল্ড	பை	ஹெ	ஏர்	ரூ	பை	മെത്ത.	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

மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை.இவற்றை 1 தாங்கள் <u>https://eservices.tn.gov.in</u> 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** 

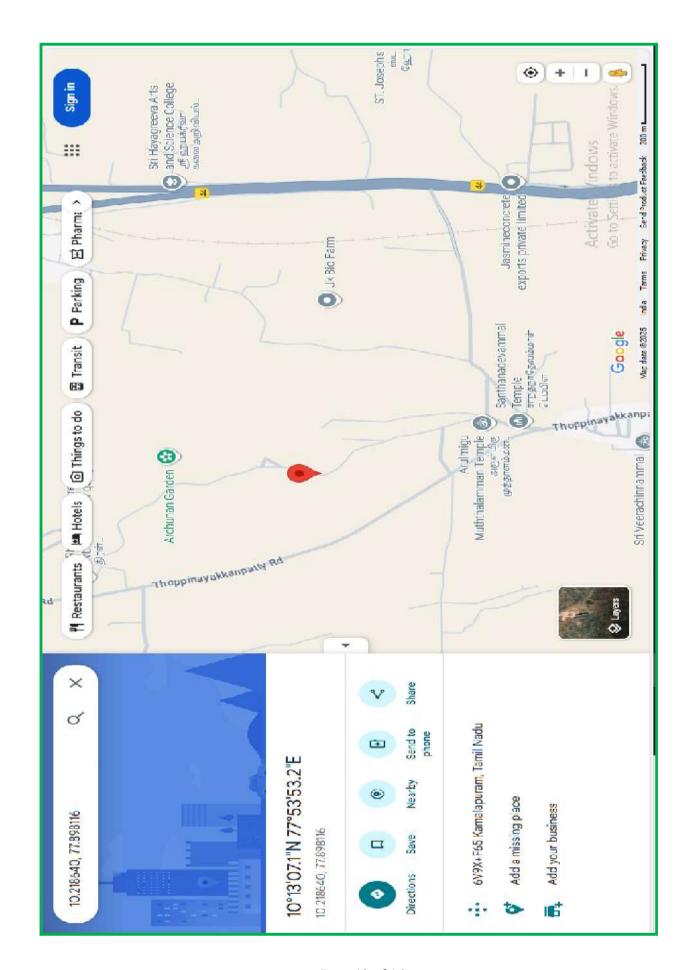
Street/Survey Number: 337

Sub Registrar Office: CHINNALAPATTI

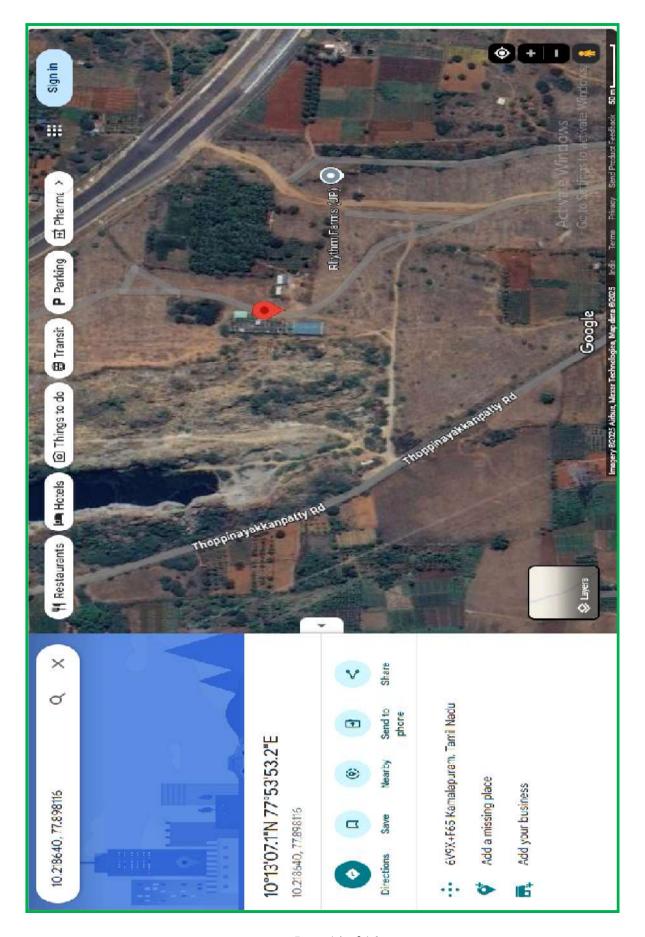
Revenue Village: JAMBUTHURAIKOTTAI

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



Page 13 of 16



Page 14 of 16

## **PHOTOGRAPH PAGE**

**Applicant Name** : **NEO MAX – Catering College** 

Mr.R.N.Jeyachandran S/o.Mr.Natarajan











