

VALUATION REPORT (In Respect of Land & Building)

To,

The District Register,
Registration Department,
Dindigul – 624004.

Dear Sir,

Sub : NEOMAX Properties Valuation Report submitted – Regarding (Lotus Hotel,
S.F.No.316/3A, 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. 4,05,00,000.00/-**
(Rupees Four Crore and Five Lakhs Only).
2. **GUIDELINE VALUE** of the Property = **Rs. 1,49,30,000.00/-**
(Rupees One Crore Forty Nine Lakhs and Thirty Thousand Only)
3. **FORCED SALE VALUE** of the Property = **Rs. 3,24,00,000.00/-**
(Rupees Three Crore and Twenty Four Lakhs Only)
4. **REALIZABLE SALE VALUE** of the Property = **Rs. 3,64,50,000.00/-**
(Rupees Three Crore Sixty Four Lakhs and Fifty 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	: Copy of Sale Deed No. 1620/2012 Dated : 08.06.2012, Chinnalapatti SRO
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)	: Mr.S.Singaravelan S/o.Mr.S.Shanmugam Jambuthuraikottai Village, Nilakottai Taluk, Dindigul District.
5.	Brief description of the property	: It is a Hotel Building Situated at Dindigul Madurai National Highways Road, Jambuthuraikottai Village, Nilakottai Taluk, Dindigul District.
6.	Location of property	
	a) Survey No.	: S.F.No. 316/3A
	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	: No
	Commercial Area	: Yes
	Industrial Area	: No
	Classification of the Area	

9.	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 Sale deed
	North		:	Land belongs to Palanisamy
	South		:	Jallipatti Road
	East		:	Odai
	West		:	Railway Road
14.1	Dimensions of the Site		:	Refer FMB
	North		:	
	South		:	
	East		:	
	West		:	
14.2	Latitude, Longitude and Coordinates of the Site		:	Latitude – N 10.216561, Longitude – E 77.906307
15	Extent of the Site		:	2.64 Acre or 264 Cents
16	Extent of the Site considered for Valuation (Least of 14A & 14 B)		:	2.64 Acre or 264 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		:	Dry Abutting National Highways 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 2 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	:	Commercial
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	:	Tar 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	:	Available
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	:	2.64 Acre or 264 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. 1,10,000/Cents
4.	Guideline rate obtained from the Registrar's	:	Rs. 13,00,000.00/Acre or Rs.13,000/Cent

	office (an evidence thereof to be enclosed)		264 Cents x Rs. 13,000/Cent = Rs. 34,32,000 Say Rs.34,30,000.00/-
5.	Assessed / adopted rate of Valuation	:	Rs. 1,10,000/Cents
6.	Estimated Value of Land	:	264 Cents x Rs. 1,10,000.00/Cent = Rs. 2,90,40,000.00 Say Rs. 2,90,00,000.00
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. 1 to 1.5 lakhs/Cent. There is a variation with GLR mentioned. But we adopt the Market Value of Rs.1,10,000/Cent 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 (Lotus Hotel)	
	b)	Type of construction Load Bearing/RCC framed/Steel framed	:	Steel Framed Structure	
	c)	Year of construction	:	2015	
	d)	Number of floors and height of each floor including basement, if any	:	Ground Floor – 20’, 18’, 16’ & 10’ Height	
	e)	Plinth area floor-wise			
		Name of the Area	Y.OC	Roof	Plinth Area
		Dinnning Hall 1	2015	GI Sheet Roof	2978.25 Sqft
		Dinnning Hall 2	2015	GI Sheet Roof	2978.25 Sqft
		Party Hall 3	2015	GI Sheet Roof	1113.75 Sqft
		Kitchen Preparation Hall 4	2015	GI Sheet Roof	1140.56 Sqft
		Kitchen Hall 5	2015	GI Sheet Roof	1113.75 Sqft
		Store Room Hall 6	2015	GI Sheet Roof	425.25 Sqft
		Store Room Hall 7	2015	GI Sheet Roof	729 Sqft
		Hall 8	2015	GI Sheet Roof	517 Sqft
		Hall 9	2015	GI Sheet Roof	107.25 Sqft

		Hall 10	2015	GI Sheet Roof	495 Sqft
		Servent Shed - Gents	2015	GI Sheet Roof	753.25 Sqft
		Servent Shed – Ladies	2015	GI Sheet Roof	287.625 Sqft
		Toilet for Customer	2015	GI Sheet Roof	493.5 Sqft
	f)	Condition of the building			
	i)	Exterior – Excellent, Good, Normal, Poor	:	Normal	
	ii)	Interior – Excellent, Good, Normal, Poor	:	Normal	
	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 &Country Wood
5.	Roof Works	GI Sheet 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	Yes

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.	Plumbing 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. $10/40(100-10)) = 22.5\%$	Net value After depreciations Rs.
1.	Dinning Hall 1	2978.25	10 Years	Rs.1200	Rs.35,73,900	Rs. 8,04,127	Rs. 27,69,772
2.	Dinning Hall 2	2978.25	10 Years	Rs.1200	Rs.35,73,900	Rs. 8,04,127	Rs. 27,69,772
3.	Party Hall 3	1113.75	10 Years	Rs.1000	Rs. 11,13,750	Rs. 2,50,593	Rs. 8,63,156
4.	Kitchen Preparation Hall 4	1140.56	10 Years	Rs.1000	Rs. 11,40,560	Rs. 2,56,626	Rs. 8,83,934
5.	Kitchen Hall 5	1113.75	10 Years	Rs.1000	Rs. 11,13,750	Rs. 2,50,593	Rs. 8,63,156

6.	Store Room Hall 6	425.25	10 Years	Rs. 900	Rs. 3,82,725	Rs. 86,113	Rs. 2,96,611
7.	Store Room Hall 7	729	10 Years	Rs. 900	Rs. 6,56,100	Rs. 1,47,622	Rs. 5,08,477
8.	Hall 8	517	10 Years	Rs. 1000	Rs. 5,17,000	Rs. 1,16,325	Rs. 4,00,675
9.	Hall 9	107.25	10 Years	Rs. 1000	Rs. 11,13,750	Rs. 2,50,593	Rs. 8,63,156
10.	Hall 10	495	10 Years	Rs. 1000	Rs. 1,07,250	Rs. 24,131	Rs. 83,118
11.	Servent Shed - Gents	753.25	10 Years	Rs.1000	Rs. 7,53,250	Rs. 1,69,481	Rs. 5,83,768
12.	Servent Shed – Ladies	287.625	10 Years	Rs.1000	Rs. 2,87,625	Rs. 64,715	Rs. 2,22,909
13.	Toilet for Customer	493.5	10 Years	Rs.1000	Rs. 4,93,500	Rs. 1,11,037	Rs. 3,82,462
Total							Rs.1,14,90,966
Say							Rs.1,15,00,000

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. 2,90,00,000.00	Rs. 34,30,000.00
Part - B	Building	:	Rs. 1,15,00,000.00	Rs.1,15,00,000.00
Part - C	Extra Items	:	---	---
Part - D	Amenities	:	---	---
Part – E	Miscellaneous	:	---	---
Part - F	Services	:	---	---
	Total	:	Rs. 4,05,00,000.00	Rs.1,49,30,000.00

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.4,05,00,000.00/- (Rupees. Four Crore and Five Lakhs Only).**

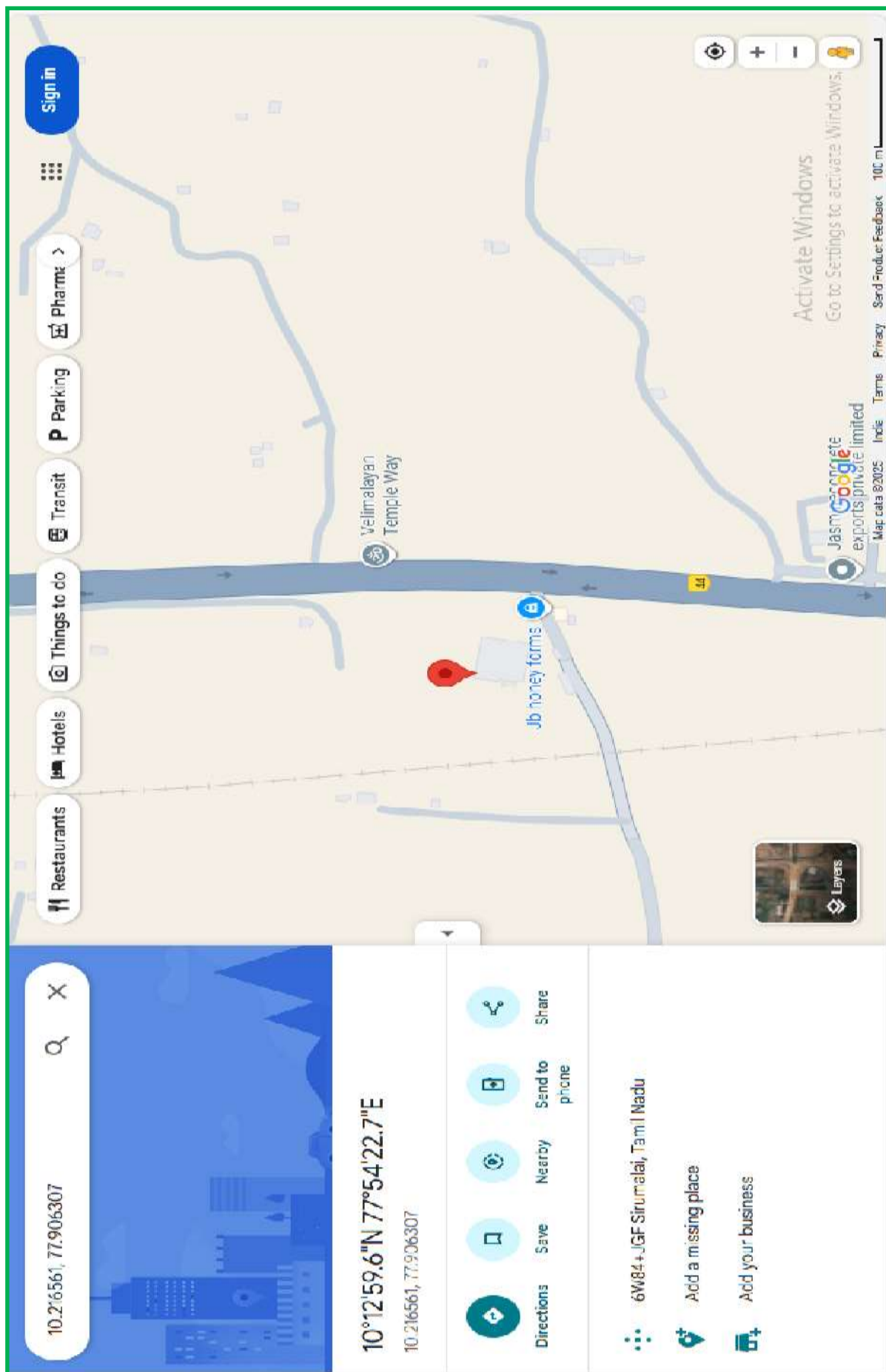
Place : Palani

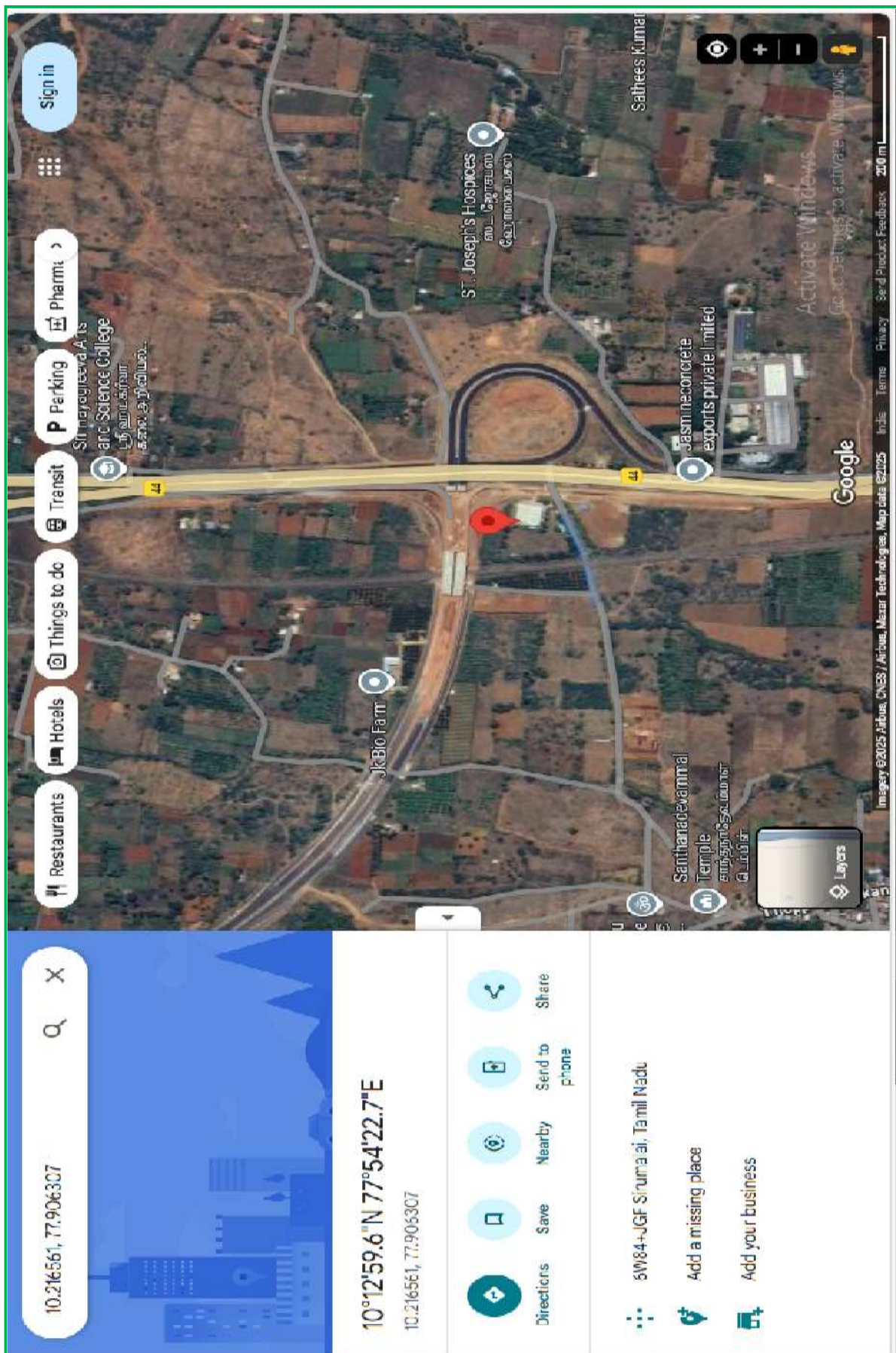
Signature

Date : 21.08.2025

2	தமிழக நாடகவக / சான்றிதழ் நகல் விவரங்கள் மீண்டும் பதிவேட்டிலிருந்து பெறப்பட்டனவ. இவற்றின் தரவுகள் https://nadarokanadaku.org என்ற இணைய தளத்தில் 2023/01/05/13:38:237 என்ற குறிப்புகளைக் கொண்டு செய்து கொடுக்கப்படும்.
3	2) இந்தகவகவின் 22-08-2025 அன்று 01:25:26 PM நேரத்தில் அச்சுக்கப்பட்டது. கவகப்பேசி மேலாண்மை 20 baranor படிப்பான் ஸ்தலம் இத்தகவகவகளை இணையத்தளத்தில் சரிபார்க்கவும்.

Zone: **MADURAI**
Guideline Village: **JAMBUTHURAIKOTTAI**
Revenue District: **DINDIGUL**
Street/Survey Number: **316**
Sub Registrar Office: **CHINNALAPATTI**
Revenue Village: **JAMBUTHURAIKOTTAI**
Revenue Taluka: **NILAKOTTAI**





PHOTOGRAPH PAGE

Applicant Name : Mr.S.Singaravelan S/o.Mr.S.Shanmugam

