

VALUATION REPORT (In Respect of Land & Building)

To,

The District Register,
Registration Department,
Dindigul – 624004.

Dear Sir,

Sub : NEOMAX Properties Valuation Report submitted – Regarding (Agri Land and Building, Vadagouchi Village, Kodaikanal 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 06.08.2025 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. 4,25,00,000.00/-**
(Rupees Four Crore and Twenty Five Lakhs Only).
2. **GUIDELINE VALUE** of the Property = **Rs. 2,10,50,000.00/-**
(Rupees Two Crore Ten Lakhs and Fifty Thousand Only)
3. **FORCED SALE VALUE** of the Property = **Rs. 3,40,00,000.00/-**
(Rupees Three Crore and Forty Lakhs Only)
4. **REALIZABLE SALE VALUE** of the Property = **Rs. 3,82,50,000.00/-**
(Rupees Three Crore Eighty Two 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	: 06.08.2025
	b) Date on which the valuation is made	: 07.08.2025
3.	List of documents produced for perusal	
	Copies of	: 1. Copy of Sale deed Doc No. 696/2021 Dated: 15.04.2021 2. Copy of Sale deed Doc No. 697/2021 Dated: 15.04.2021
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)	: 1. Mr.M.Charles S/o.Mr. Michal dass 2. Mr. J. Kabil S/o.Mr. Jokkim 73, West Alagapuri Street, Ram Nagar, Sivagangai District.
5.	Brief description of the property	: It is a Agri Land with Building Situated at Aruvika code Road via Anjuran Manthai, BL Shed, Vadagouchi Village,Kodaikanal Taluk, Dindigul District.
6.	Location of property	
	a) Survey No.	: S.F.No.883/2, 884/1, 885/2, 894/1
	b) Plot No.& Patta No.	: Patta No. 2813, 2822
	c) Street	: Aruvika code Road via Anjuran Manthai, BL Shed, Vadagouchi Village
	d) Block	: --
	e) Ward / Taluka	: Kodaikanal Taluk
	f) Mandal / District	: Dindigul District.
7.	Postal address of the property	: Aruvika code Road via Anjuran Manthai, BL Shed, Vadagouchi Village, Kodaikanal Taluk, Dindigul District.

	City/Town	:	Vadagouchi Village
	Residential Area	:	No
	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 the Document
i)	Item No. 1	:	S.F.No. 883/2, 884/1 - 1.70 Acre
	North	:	S.F.No. 12 - Land
	South	:	S.F.No. 12 – Land & Odai
	East	:	Odai
	West	:	Field No. 10 – S.F.No. 883/2 Part
ii)	Item No. 2	:	S.F.No. 885/2 – 1.63 Acre
	North	:	Odai
	South	:	Road
	East	:	Road
	West	:	Odai & S.F.No. 12 - Land
iii)	Item No. 3	:	S.F.No. 885/2 – 6 Acre
	North	:	S.F.No. 12 - Land
	South	:	S.F.No. 12 - Land
	East	:	S.F.No. 886
	West	:	M/s.Ogilvy & Mather Land
iv)	Item No. 4	:	S.F.No. 894/1 – 0.54 Acre
	North	:	S.F.No. 12 - Land
	South	:	Road

	East	:	S.F.No. 898 Part – Land, S.F.No. 12 -Land
	West	:	Field No. 4, S.F.No. 894 – Land
14.1	Dimensions of the Site	:	
	North	:	Refer FMB
	South	:	
	East	:	
	West	:	
	Splay	:	
14.2	Latitude, Longitude and Coordinates of the Site	:	Latitude – N 10.312163, Longitude – E 77.549244
15	Extent of the Site		<div>S.F.No. 883/2 : 0.77 Acre</div> <div>S.F.No. 884/1 : 0.93 Acre</div> <div>S.F.No. 885/2 : 7.63 Acre</div> <div>S.F.No. 894/1 : <u>0.54 Acre</u></div> <div>9.87 Acre</div>
16	Extent of the Site considered for Valuation (Least of 14A & 14 B)	:	9.87 Acres
17	Whether occupied by Owner/tenant? If occupied by tenant, since how long? Rent received per month	:	Owner
II	CHARACTERISTICS OF THE SITE		
1.	Whether the land under consideration is suitable for cultivation	:	Yes
2.	Irrigation facilities – canal / well /bore /rain-fed	:	Rain-fed
3.	Possibility of frequent flooding / sub-merging	:	No
4.	Level of land with topographical conditions	:	Hill Slope
5.	Shape of Land	:	Irregular
6.	Is it a Land – locked land?	:	No
7.	Whether any cottages / buildings exist in the Land?	:	Yes
8.	Whether fencing and gates are arranged?	:	No
9.	General conditions of the Land	:	Good

10.	Quality of soil of the sand	:	Good
11.	Whether the land is situated on a Main / National Highway Road? If not, distance from the Main / Highway Road.	:	5 Km from Palani to Kodaikanal main Road
12.	Types of crops grown	:	Coffee & Avakoda
13.	Water supply & electricity facilities.	:	Available
14.	Advantage of the site	:	Coffee, Avakoda are cultivated in this land,
15.	Disadvantages of the land	:	It's a hill slope land
16.	Special remarks, if any, like threat of acquisition of the land for public service purposes, road widening or applicability of CRZ provisions etc. (Distance from sea-coast / tidal level must be incorporated)	:	Nil
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	:	9.87 Acre
3.	Prevailing market rate (Along with details /reference of at least two latest deals/ transactions with respect to adjacent properties in the areas)	:	Rs. 25,00,000.00/Acre
4.	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed) S.F.No. 883/2, 894/1 S.F.No. 884/1, 885/2	:	Rs. 5,00,000.00/Acre 1.31 Acre x Rs. 5,00,000/Acre = Rs.6,55,000 Rs. 3,00,010.00/Acre 8.56 Acre x Rs.3,00,010/Acre = <u>Rs.25,68,085</u> Rs.32,23,085 = Rs.32,23,085.00/- Say Rs.32,25,000.00/-
5.	Assessed / adopted rate of Valuation	:	Rs. 25,00,000.00/Acre
6.	Estimated Value of Land	:	9.87 Acre x Rs. 25,00,000.00/Acre = Rs. 2,46,75,000.00

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. 25 to 30 lakhs/Acre. There is a variation with GLR mentioned. But we adopt the Market Value of Rs.25,00,000.00/Acre in our Valuation Report. Guideline Value fixed does not reveal the actual market rate Prevailing and hence the Variation is occurred.
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Part – B (Valuation of Building)

	Technical details of the Building						
	a)	Type of Building – Residential/Commercial/Industrial	:	Residential Building			
	b)	Type of construction Load Bearing/RCC framed/Steel framed	:	Load Bearing Structure			
	c)	Year of construction	:	2004			
	d)	Number of floors and height of each floor including basement, if any	:	Ground Floor – 10’0’’ height First Floor – 10’0’’ height			
	e)	Plinth area floor-wise					
		Floor	Y.O.C	Roof	Plinth Area in Sqft	Total A + 50% of B	
					Main Portion		Cantilever Portion
		G.F	2004	RCC Roof	2100	---	2100 Sqft
		F.F	2004	RCC Roof	1500	---	1500 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	First Floor
1.	Foundation	RR Masanry	
2.	Basement	Masanry	
3.	Superstructure	RR Stone & Brick Work	RR Stone & Brick Work
4.	Joinery/ Doors & Windows (please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber)	Country Wood	Country Wood
5.	Roof Works	Done	Done
6.	Plastering	Done	Done
7.	Flooring, Skirting, dadoing	Tiles	Tiles
8.	Special finish as marble, granite, Wooden panelling, grills, etc	No	No
9.	Roofing including weather proof course	No	Yes
10.	Drainage	No	---

Details of Valuation

As per Actual

Sl. No	Particulars of items	Plinth Area (Sq.ft)	Roof Height	Age of the building (years)	Estimated replacement rate of construction Rs.	Replacement Cost Rs.	Depreciation Rs. 21/60(100-10) = 31.5%	Net value After depreciations Rs.
1.	G.F	2100	10'0"	21 Years	Rs.3500	Rs. 73,50,000	Rs. 23,15,250	Rs. 50,34,750
2.	F.F	1500	10'0"	21 Years	Rs.3300	Rs. 49,50,000	Rs. 15,59,250	Rs. 33,90,750
Total								Rs. 84,25,500
Say								Rs. 84,25,000

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	:	Rs. 90,00,000.00
2.	Compound Wall	:	---
3.	Sump	:	---
4.	E.B & Water supply arrangements	:	Rs. 4,00,000.00
	Total	:	Rs. 94,00,000.00

Total Abstract of the entire property

			Market Rate	Guideline Rate
Part - A	Land	:	Rs. 2,46,75,000.00	Rs. 32,25,000.00
Part - B	Building	:	Rs. 84,25,000.00	Rs. 84,25,000.00
Part - C	Extra Items	:	---	---
Part - D	Amenities	:	---	---
Part – E	Miscellaneous	:	---	---
Part - F	Services	:	Rs.94,00,000.00	Rs.94,00,000.00
	Total	:	Rs. 4,25,00,000.00	Rs.2,10,50,000.00

Note:

1. I have Personally Inspected the Property on 06.08.2025 along with The District Registrar, Dindigul, At the Time of Inspection no one is not arrived in the property owners , and the farm house building is locked so i am not inspect the inner side of the building.
2. The property has all amenities like a Electricity power connection, water supply Arrangements and good road formation,
3. The property have a RR Stone Farm house building its in good condition for outer views
4. The agri land is poor maintained, Surrounding areas land are sold to Rs.25 to 30 Lakhs/Acre as per local enquiry and so the above rate is adopted.

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.4,25,00,000.00/- (Rupees. Four Crore and Twenty Five Lakhs Only).**

Place : Palani

Signature

Date : 07.08.2025



தமிழ்நாடு அரசு

வருவாய் மற்றும் பேரிடர் மேலாண்மைத் துறை
நில உரிமை விபரங்கள் : இ. எண் 10(1) பிரிவு

மாவட்டம் : திண்டுக்கல்

வட்டம் : கொடைக்கானல்

வருவாய் கிராமம் : வடகவுஞ்சி

பட்டா எண் : 2813

உரிமையாளர்கள் பெயர்

1.	ஜோக்கிம்	மகன்	கபில்	
புல எண்	உட்பிரிவு	புன்செய்	நன்செய்	மற்றவை
		பரப்பு ஹெக்ட - ஏர்	பரப்பு ஹெக்ட - ஏர்	பரப்பு ஹெக்ட - ஏர்
883	2	0 - 31.00	1.53	--
884	1	0 - 37.50	1.85	--
		0 - 68.50	3.38	

குறிப்பு :	
	1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் https://eservices.tn.gov.in என்ற இணைய தளத்தில் P/13/31/015/02813/150544 என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
	2. இத் தகவல்கள் 29-08-2025 அன்று 11:09:16 AM நேரத்தில் அச்சடிக்கப்பட்டது.
	3. கைப்பேசி கேமராவின் 2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்



தமிழ்நாடு அரசு

வருவாய் மற்றும் பேரிடர் மேலாண்மைத் துறை
நில உரிமை விபரங்கள் : இ. எண் 10(1) பிரிவு

மாவட்டம் : திண்டுக்கல்

வட்டம் : கொடைக்கானல்

வருவாய் கிராமம் : வடகவுஞ்சி

பட்டா எண் : 2822

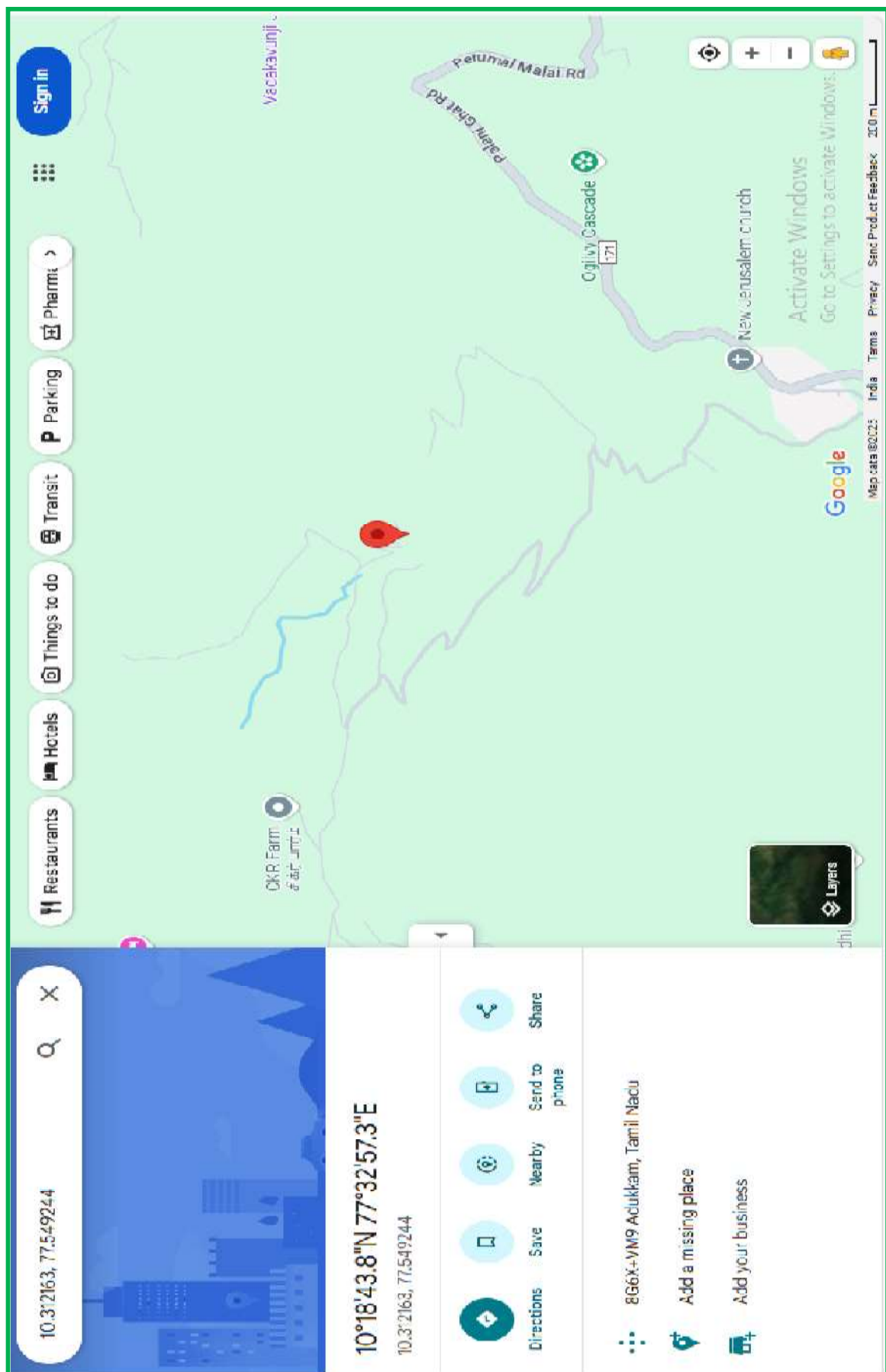
உரிமையாளர்கள் பெயர்

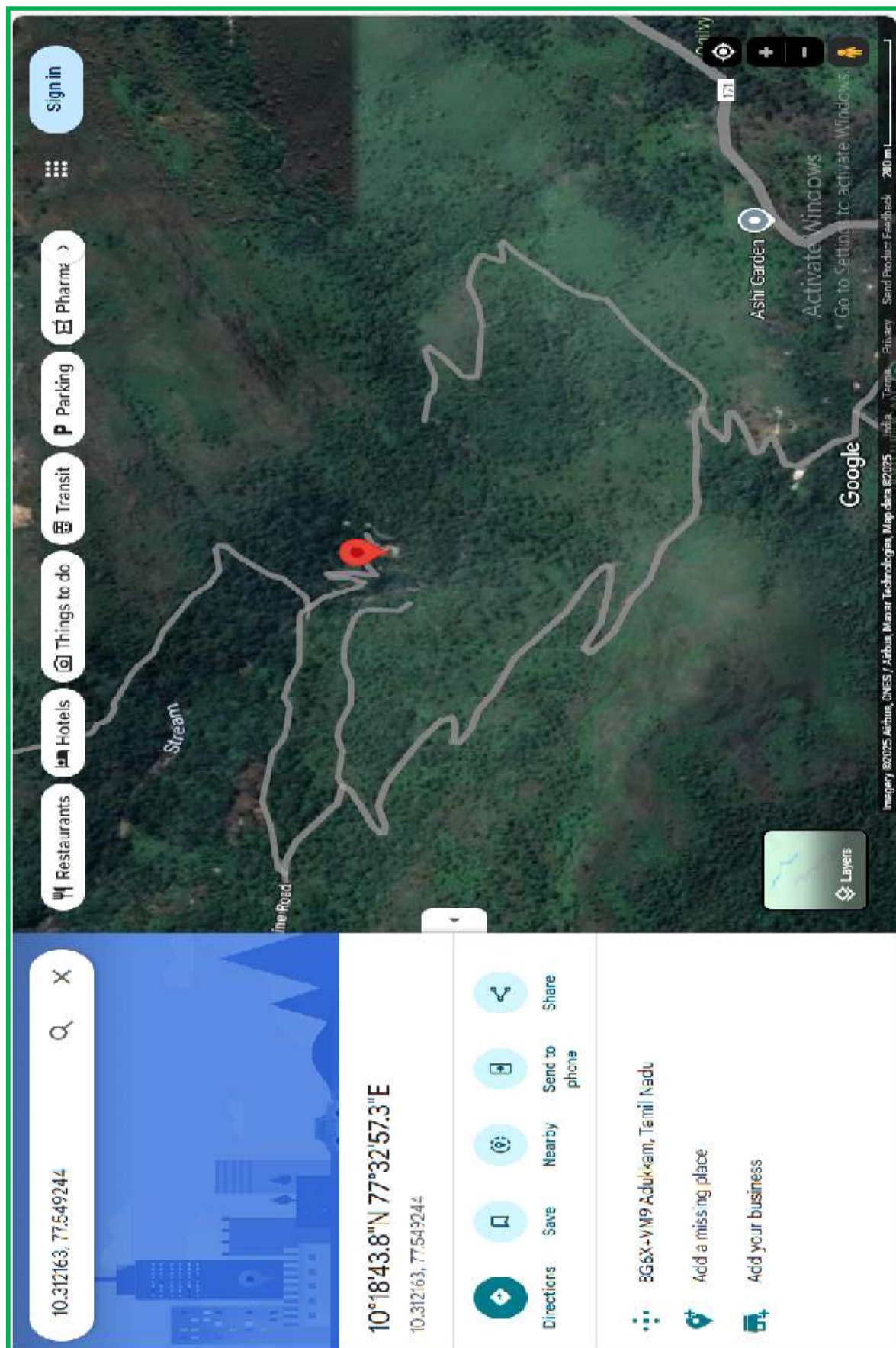
1.	மிக் கேல்தாஸ்	மகன்	சார்லஸ்	
புல எண்	உட்பிரிவு	புன்செய்	நன்செய்	மற்றவை
		பரப்பு ஹெக்ட - ஏர்	பரப்பு ஹெக்ட - ஏர்	பரப்பு ஹெக்ட - ஏர்
885	2	3 - 9.00	15.26	--
894	1	0 - 21.70	1.07	--
		3 - 30.70	16.33	

குறிப்பு :	
	1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் https://eservices.tn.gov.in என்ற இணைய தளத்தில் P/13/31/015/02822/150534 என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
	2. இத் தகவல்கள் 29-08-2025 அன்று 11:10:25 AM நேரத்தில் அச்சடிக்கப்பட்டது.
	3. கைப்பேசி கேமராவின் 2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

Zone: **MADURAI**
 Guideline Village: **VADAKAVUNGI**
 Revenue District: **DINDIGUL**
 Street/Survey Number: **883**
 Sub Registrar Office: **KODAIKKANAL**
 Revenue Village: **VADAGOUNCHI**
 Revenue Taluka: **KODAIKANNAL**

Sr.No.	Survey/ Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date
1	883/2	500000/ Acre	1235500/ Hectare	Dry Special Type - II	01-Jul-2024
2	884/1	300010/ Acre	741500/ Hectare	Dry Special Type - III	01-Jul-2024
3	885/2	300010/ Acre	741500/ Hectare	Dry Special Type - III	01-Jul-2024
4	894/1	500000/ Acre	1235500/ Hectare	Dry Special Type - II	01-Jul-2024





PHOTOGRAPH PAGE

Applicant Name : 1. Mr.M.Charles S/o.Mr. Michal dass
2. Mr. J. Kabil S/o.Mr. Jokkim



