

SP ASSOCIATES

(Engineer & Valuer)

Er.Surendran.K.V M.E., A.M.I.E., C.Engg(I).,

Chartered Engineer & Valuer

Chartered Engineer - AM1995335

IBBI Registered Valuer -IBBI/RV/07/2021/14322

Registered Engineer Grade II – Kangayam Municipality

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L-6, DL Complex,

Tiruppur Road,

Kangayam,

Tiruppur-638111.

09047784539.

VALUATION REPORT

I) GENERAL

- 1a). Name of the owner : 1.Mr.R.Ravi S/o. Mr.Rajaram
2.Mr.V.Kannan S/o.Mr.N.Velu
3. Mr.R.Natesh Babu S/o.Mr.C.S.Rathinam Pillai
4. Mr.R.M.Arun S/o.Mr.D.R.Manoharan.
- 1b). Name of the Applicant : THE HON'BLE JUDGE, Hon'ble Madurai Bench,
Madras High Court, Madurai
- 2). Purpose of Valuation : To determine the Prevailing Market Value
of the Given Property
- 3a). Date of Inspection : 17.07.2025
- b). Date of Valuation : 30.07.2025
- 4). List of documents produced for :
Perusal
- i) Layout Sketch Copy
- ii) Sold & Unsold Details
- iii) Sale document – i) 5217/2012 date :05.12.2012
ii) 3116/2013 date 19.06.2013
- iv) Online Guideline value
- v) Online EC

5a). Location of the Property :

SF.No. - SF.No: 108/3B
 Nagar (Plot Name) - Galaxy Avenue
 Land mark - Near to Vijay Vikas International School
 Village - Kampuliyampatti
 Taluk - Perundurai
 District/Corporation/Municipality - Erode
 Postal Address of the property - SF.No: 108/3B, Galaxy Avenue
 With Pincode Kampuliyampatti Village
 Palladam Taluk, Tirupur District – 638 056.

5b). Brief Description of the Property : This is Vacant Layout Plots. This layout have 4 Blocks (Block A,B,C,D) in that 238 plots

Sold Plots	Un Sold Plots
<u>Block A</u> Plot No. 01,02,03,05,06, 07, 15, 21, 22,23,26, 27, 30, 31, 32, 33, 57, 58, 59,60,62	<u>Block A</u> Plot No. 04,08-14, 16,16A, 17-20 24, 25,28,29, 34-56, 61
<u>Block B</u> Plot No. 25,26, 27, 28,29	<u>Block B</u> Plot No. 1-24, 30-41, 41A,41B, 42-51
<u>Block C</u> Plot No. 07,09,10,23,44,45,46, 47,48,55	<u>Block C</u> Plot No. 1-6, 8,11 - 22, 24-32, 32A,33-43,49-54,56
<u>Block D</u>	<u>Block D</u> Plot No. 1-6, 6A,7-64

Block	Park Site No
Block A	16A, 59A
Block B	41A, 41B, 42, 43
Block C	32A
Block D	6A,34,46,47,48,57,63

Total plots = 238 Nos
 Sold plots = 36 Nos
 Un Sold plots = 202 Nos
 (in that 14 marked as park in the given layout sketch & 188 as unsold plots)
 • 188 plots are only consider for valuation



- 6). Google Co-Ordinates : 11.235984, 77.531009 (Block A)
 11.235927, 77.531483 (Block B)
 11.236780, 77.529528 (Block C)
 11.236305, 77.530450 (Block D)

- 7). Boundaries of the Property :
Block – A : As per Layout

S.No	Direction/ Plots	North	South	East	West
1	Plot No.4	S.No.108/3A	9.15m Wide Road	Plot No.03	7.0m Wide Road
2	Plot No.8	S.No.108/3A	9.15m Wide Road	Plot No.07	Plot No.09
3	Plot No.9	S.No.108/3A	9.15m Wide Road	Plot No.08	Plot No.10
4	Plot No.10	S.No.108/3A	9.15m Wide Road	Plot No.09	Plot No.11
5	Plot No.11	S.No.108/3A	9.15m Wide Road	Plot No.10	Plot No.12
6	Plot No.12	S.No.108/3A	9.15m Wide Road	Plot No.11	Plot No.13
7	Plot No.13	S.No.108/3A & Park 16A part	9.15m Wide Road	Plot No.12	Plot No.14
8	Plot No.14	Plot No.16part & Park 16A part	9.15m Wide Road	Plot No.13	Plot No.15
9	Plot No.16	Park 16A	Plot No.15 part & 14 part	Park 16A	7.0m Wide Road
10	Plot No.17	9.15m Wide Road	Plot No.48	Plot No.18	7.0m Wide Road
11	Plot No.18	9.15m Wide Road	Plot No.47	Plot No.19	Plot No.17
12	Plot No.19	9.15m Wide Road	Plot No.46	Plot No.20	Plot No.18
13	Plot No.20	9.15m Wide Road	Plot No.45	Plot No.21	Plot No.19
14	Plot No.24	9.15m Wide Road	Plot No.41	Plot No.25	Plot No.23
15	Plot No.25	9.15m Wide Road	Plot No.40	Plot No.26	Plot No.24
16	Plot No.28	9.15m Wide Road	Plot No.37	Plot No.29	Plot No.27
17	Plot No.29	9.15m Wide Road	Plot No.36	Plot No.30	Plot No.28
18	Plot No.34	Plot No.31	7.0m Wide Road	Plot No.33	Plot No.35
19	Plot No.35	Plot No.30	7.0m Wide Road	Plot No.34	Plot No.36
20	Plot No.36	Plot No.29	7.0m Wide Road	Plot No.35	Plot No.37



21	Plot No.37	Plot No.28	7.0m Wide Road	Plot No.36	7.0m Wide Road
22	Plot No.38	Plot No.27	7.0m Wide Road	7.0m Wide Road	Plot No.39
23	Plot No.39	Plot No.26	7.0m Wide Road	Plot No.38	Plot No.40
24	Plot No.40	Plot No.25	7.0m Wide Road	Plot No.39	Plot No.41
25	Plot No.41	Plot No.24	7.0m Wide Road	Plot No.40	Plot No.42
26	Plot No.42	Plot No.23	7.0m Wide Road	Plot No.41	Plot No.43
27	Plot No.43	Plot No.22	7.0m Wide Road	Plot No.42	Plot No.44
28	Plot No.44	Plot No.21	7.0m Wide Road	Plot No.43	Plot No.45
29	Plot No.45	Plot No.20	7.0m Wide Road	Plot No.44	Plot No.46
30	Plot No.46	Plot No.19	7.0m Wide Road	Plot No.45	Plot No.47
31	Plot No.47	Plot No.18	7.0m Wide Road	Plot No.46	Plot No.48
32	Plot No.48	Plot No.17	7.0m Wide Road	Plot No.47	7.0m Wide Road
33	Plot No.49	7.0m Wide Road	Plot No.15 (Block B)	Plot No.50	7.0m Wide Road
34	Plot No.50	7.0m Wide Road	Plot No.14 (Block B)	Plot No.51	Plot No.49
35	Plot No.51	7.0m Wide Road	Plot No.13 (Block B)	Plot No.52	Plot No.50
36	Plot No.52	7.0m Wide Road	Plot No.12 (Block B)	Plot No.53	Plot No.51
37	Plot No.53	7.0m Wide Road	Plot No.11 (Block B)	Plot No.54	Plot No.52
38	Plot No.54	7.0m Wide Road	Plot No.10 (Block B)	Plot No.55	Plot No.53
39	Plot No.55	7.0m Wide Road	Plot No.09 (Block B)	Plot No.56	Plot No.54
40	Plot No.56	7.0m Wide Road	Plot No.08 (Block B)	Plot No.57	Plot No.55
41	Plot No.61	7.0m Wide Road	Plot No.01 (Block B)	Plot No.62	Plot No.60

Block – B : As per Layout

S.No	Direction/ Plots	North	South	East	West
1	Plot No.1	Plot No. 62 & 63 (Block A)	7.0m Wide Road	SF. No. 109 Panchayat Road	Plot No.02
2	Plot No.2	Plot No. 60 (Block A)	7.0m Wide Road	Plot No.01	Plot No.03
3	Plot No.3	Plot No. 59A (Block A)	7.0m Wide Road	Plot No.02	Plot No.04
4	Plot No.4	Plot No. 59A (Block A)	7.0m Wide Road	Plot No.03	7.0m Wide Road



5	Plot No.5	Plot No. 59 (Block A)	7.0m Wide Road	7.0m Wide Road	Plot No.06
6	Plot No.6	Plot No. 58 (Block A)	7.0m Wide Road	Plot No.05	Plot No.07
7	Plot No.7	Plot No. 57 (Block A)	7.0m Wide Road	Plot No.06	Plot No.08
8	Plot No.8	Plot No. 56 (Block A)	7.0m Wide Road	Plot No.07	Plot No.09
9	Plot No.9	Plot No. 55 (Block A)	7.0m Wide Road	Plot No.08	Plot No.10
10	Plot No.10	Plot No. 54 (Block A)	7.0m Wide Road	Plot No.09	Plot No.11
11	Plot No.11	Plot No. 53 (Block A)	7.0m Wide Road	Plot No.10	Plot No.12
12	Plot No.12	Plot No. 52 (Block A)	7.0m Wide Road	Plot No.11	Plot No.13
13	Plot No.13	Plot No. 51 (Block A)	7.0m Wide Road	Plot No.12	Plot No.14
14	Plot No.14	Plot No. 50 (Block A)	7.0m Wide Road	Plot No.13	Plot No.15
15	Plot No.15	Plot No. 49 (Block A)	7.0m Wide Road	Plot No.14	7.0m Wide Road
16	Plot No.16	7.0m Wide Road	Park Plot 41A	Plot No.17	7.0m Wide Road
17	Plot No.17	7.0m Wide Road	Park Plot 41A	Plot No.18	Plot No.16
18	Plot No.18	7.0m Wide Road	Park Plot 41A	Plot No.19	Plot No.17
19	Plot No.19	7.0m Wide Road	Park Plot 41A	Plot No.20 & 41 part	Plot No.18
20	Plot No.20	7.0m Wide Road	Plot No.41	Plot No.21	Plot No.19 & park 41 A part
21	Plot No.21	7.0m Wide Road	Plot No.40	Plot No.22	Plot No.20
22	Plot No.22	7.0m Wide Road	Plot No.39	Plot No.23	Plot No.21
23	Plot No.23	7.0m Wide Road	Plot No.38	Plot No.24	Plot No.22
24	Plot No.24	7.0m Wide Road	Plot No.37	Plot No.25	Plot No.23
25	Plot No.30	7.0m Wide Road	Plot No.31	SF. No. 109 Panchayat Road	Plot No.29
26	Plot No.31	Plot No.30	7.0m Wide Road	SF. No. 109 Panchayat Road	Plot No.32
27	Plot No.32	Plot No.29	7.0m Wide Road	Plot No.31	Plot No.33
28	Plot No.33	Plot No.28	7.0m Wide Road	Plot No.32	Plot No.34
29	Plot No.34	Plot No.27	7.0m Wide Road	Plot No.33	7.0m Wide Road
30	Plot No.35	Plot No.26	7.0m Wide Road	Plot No.34	Plot No.36
31	Plot No.36	Plot No.25	7.0m Wide Road	Plot No.35	Plot No.37



32	Plot No.37	Plot No.24	7.0m Wide Road	Plot No.36	Plot No.38
33	Plot No.38	Plot No.23	7.0m Wide Road	Plot No.37	Plot No.39
34	Plot No.39	Plot No.22	7.0m Wide Road	Plot No.38	Plot No.40
35	Plot No.40	Plot No.21	7.0m Wide Road	Plot No.39	Plot No.41
36	Plot No.41	Plot No.20	7.0m Wide Road	Plot No.40	Plot No.19part & park 41 A part
37	Plot No.44	7.0m Wide Road	SF. No. 111	Plot No.45	Park Plot 43 part
38	Plot No.45	7.0m Wide Road	SF. No. 111	7.0m Wide Road	Plot No.44
39	Plot No.46	7.0m Wide Road	Plot No.51	Plot No.47	7.0m Wide Road
40	Plot No.47	7.0m Wide Road	Plot No.50	Plot No.48	Plot No.46
41	Plot No.48	7.0m Wide Road	Plot No.49	SF. No. 109 Panchayat Road	Plot No.47
42	Plot No.49	Plot No.48	SF. No. 109 Panchayat Road	SF. No. 109 Panchayat Road	Plot No.50
43	Plot No.50	Plot No.47	SF. No. 109 Panchayat Road	Plot No.49	Plot No.51
44	Plot No.51	Plot No.46	SF. No. 109 Panchayat Road	Plot No.50	7.0m Wide Road

Block – C : As per Layout

S.No	Direction/ Plots	North	South	East	West
1	Plot No.1	SF.No.108/3A	Plot No.11	SF.No.108/3A	7.0m Wide Road
2	Plot No.2	SF.No.108/3A	7.0m Wide Road	7.0m Wide Road	Plot No.03
3	Plot No.3	SF.No.108/3A	7.0m Wide Road	Plot No.02	Plot No.04
4	Plot No.4	SF.No.108/3A	7.0m Wide Road	Plot No.03	Plot No.05
5	Plot No.5	SF.No.108/3A	7.0m Wide Road	Plot No.04	SF.No.112
6	Plot No.6	7.0m Wide Road	Plot No.18	Plot No.07	SF.No.112
7	Plot No.8	7.0m Wide Road	Plot No.16	Plot No.09	Plot No.07
8	Plot No.11	Plot No.01	Plot No.12	SF.No.108/3A	7.0m Wide Road
9	Plot No.12	Plot No.11	Plot No.13	SF.No.108/3A	7.0m Wide Road
10	Plot No.13	Plot No.12	Plot No.24	SF.No.108/3A	7.0m Wide Road
11	Plot No.14	Plot No.10	7.0m Wide Road	7.0m Wide Road	Plot No.15
12	Plot No.15	Plot No.09	7.0m Wide Road	Plot No.14	Plot No.16



13	Plot No.16	Plot No.08	7.0m Wide Road	Plot No.15	Plot No.17
14	Plot No.17	Plot No.07	7.0m Wide Road	Plot No.16	Plot No.18
15	Plot No.18	Plot No.06	7.0m Wide Road	Plot No.17	SF.No.112
16	Plot No.19	7.0m Wide Road	Plot No.32	Plot No.20	SF.No.112
17	Plot No.20	7.0m Wide Road	Plot No.31	Plot No.21	Plot No.19
18	Plot No.21	7.0m Wide Road	Plot No.30	Plot No.22	Plot No.20
19	Plot No.22	7.0m Wide Road	Plot No.29	Plot No.23	Plot No.21
20	Plot No.24	Plot No.13	Plot No.25	SF.No.108/3A	7.0m Wide Road
21	Plot No.25	Plot No.24	Plot No.26	SF.No.108/3A	7.0m Wide Road
22	Plot No.26	Plot No.25	Plot No.27	SF.No.108/3A	7.0m Wide Road
23	Plot No.27	Plot No.26	7.0m Wide Road	SF.No.108/3A	7.0m Wide Road
24	Plot No.28	Plot No.23	7.0m Wide Road	7.0m Wide Road	Plot No.29
25	Plot No.29	Plot No.22	7.0m Wide Road	Plot No.228	Plot No.30
26	Plot No.30	Plot No.21	7.0m Wide Road	Plot No.238	Plot No.31
27	Plot No.31	Plot No.20	7.0m Wide Road	Plot No.239	Plot No.32
28	Plot No.32	Plot No.19	7.0m Wide Road	Plot No.240	SF.No.112
29	Plot No.33	7.0m Wide Road	Plot No.56	9.15m Wide Road	SF.No.112
30	Plot No.34	Plot No.35	9.15m Wide Road	Plot No.36	9.15m Wide Road
31	Plot No.35	SF.No.108/3A	Plot No.34	Plot No.36	9.15m Wide Road
32	Plot No.36	SF.No.108/3A	9.15m Wide Road	Plot No.37	Plot No.34&35
33	Plot No.37	SF.No.108/3A	9.15m Wide Road	Plot No.38	Plot No.36
34	Plot No.38	SF.No.108/3A	9.15m Wide Road	Plot No.39&40	Plot No.37
35	Plot No.39	SF.No.108/3A	Plot No.40	7.0m Wide Road	Plot No.38
36	Plot No.40	Plot No.39	9.15m Wide Road	7.0m Wide Road	Plot No.38
37	Plot No.41	Plot No.42	9.15m Wide Road	Plot No.45 & 44 part	7.0m Wide Road
38	Plot No.42	SF.No.108/3A	Plot No.41	Plot No.43 & 44 part	7.0m Wide Road
39	Plot No.43	SF.No.108/3A	Plot No.44	7.0m Wide Road	Plot No.42



40	Plot No.49	9.15m Wide Road	Plot No.04 (Block D)	Plot No.48	Plot No.50
41	Plot No.50	9.15m Wide Road	Plot No.05 (Block D)	Plot No.49	Plot No.51
42	Plot No.51	9.15m Wide Road	Plot No.06 (Block D)	Plot No.50	Plot No.52
43	Plot No.52	9.15m Wide Road	Plot No.6A(Block D)	Plot No.51	Plot No.53
44	Plot No.53	9.15m Wide Road	Plot No.6A(Block D)	Plot No.52	Plot No.54
45	Plot No.55	9.15m Wide Road	Plot No.07	Plot No.54	7.0m Wide Road
46	Plot No.56	Plot No.33	Plot No. 08 & 09	7.0m Wide Road	SF.No. 112

Block – D : As per Layout

S.No	Direction/ Plots	North	South	East	West
1	Plot No.1	Plot No.46 (Block C)	7.0m Wide Road	7.0m Wide Road	Plot No.02
2	Plot No.2	Plot No.47 (Block C)	7.0m Wide Road	Plot No.01	Plot No.03
3	Plot No.3	Plot No.48 (Block C)	7.0m Wide Road	Plot No.02	Plot No.04
4	Plot No.4	Plot No.49 (Block C)	7.0m Wide Road	Plot No.03	Plot No.05
5	Plot No.5	Plot No.50 (Block C)	7.0m Wide Road	Plot No.04	Plot No.06
6	Plot No.6	Plot No.51 (Block C)	7.0m Wide Road	Plot No.05	Plot No.6A
7	Plot No.7	Plot No.55 (Block C)	Plot No.13	Plot No.6A	7.0m Wide Road
8	Plot No.8	Plot No.56 (Block C)	7.0m Wide Road	7.0m Wide Road	Plot No.09
9	Plot No.9	Plot No.56 (Block C)	7.0m Wide Road	Plot No.08	SF.No. 112
10	Plot No.10	7.0m Wide Road	Plot No.32&33	Plot No.11	SF.No. 112
11	Plot No.11	7.0m Wide Road	Plot No.31	Plot No.12	Plot No.10
12	Plot No.12	7.0m Wide Road	Plot No.30	7.0m Wide Road	Plot No.11
13	Plot No.13	Plot No.07	Plot No.29	Plot No.6A part	7.0m Wide Road
14	Plot No.14	7.0m Wide Road	Plot No.25	Plot No.15	Plot No.6A part
15	Plot No.15	7.0m Wide Road	Plot No.24	Plot No.16	Plot No.14
16	Plot No.16	7.0m Wide Road	Plot No.23	Plot No.17	Plot No.15
17	Plot No.17	7.0m Wide Road	Plot No.22	Plot No.18	Plot No.16



18	Plot No.18	7.0m Wide Road	Plot No.21	Plot No.19	Plot No.17
19	Plot No.19	7.0m Wide Road	Plot No.20	7.0m Wide Road	Plot No.18
20	Plot No.20	Plot No.19	7.0m Wide Road	7.0m Wide Road	Plot No.21
21	Plot No.21	Plot No.18	7.0m Wide Road	Plot No.20	Plot No.22
22	Plot No.22	Plot No.17	7.0m Wide Road	Plot No.21	Plot No.23
23	Plot No.23	Plot No.16	7.0m Wide Road	Plot No.22	Plot No.24
24	Plot No.24	Plot No.15	7.0m Wide Road	Plot No.23	Plot No.25
25	Plot No.25	Plot No.14	7.0m Wide Road	Plot No.24	Plot No.26
26	Plot No.26	Plot No.6A part	7.0m Wide Road	Plot No.25	Plot No.27
27	Plot No.27	Plot No.6A part	7.0m Wide Road	Plot No.26	Plot No.28
28	Plot No.28	Plot No.6A part	7.0m Wide Road	Plot No.27	Plot No.29
29	Plot No.29	Plot No.13	7.0m Wide Road	Plot No.28	7.0m Wide Road
30	Plot No.30	Plot No.12	7.0m Wide Road	7.0m Wide Road	Plot No.31
31	Plot No.31	Plot No.11	7.0m Wide Road	Plot No.30	Plot No.32
32	Plot No.32	Plot No.10 part	7.0m Wide Road	Plot No.31	Plot No.33
33	Plot No.33	Plot No.10 part	7.0m Wide Road	Plot No.32	SF.No. 112
34	Plot No.35	7.0m Wide Road	SF.No. 111	Plot No.36	Plot No.34 park
35	Plot No.36	7.0m Wide Road	SF.No. 111	Plot No.37 & 38	Plot No.35
36	Plot No.37	Plot No.38	SF.No. 111	7.0m Wide Road	Plot No.36
37	Plot No.38	7.0m Wide Road	Plot No.37	7.0m Wide Road	Plot No.36
38	Plot No.39	7.0m Wide Road	Plot No.56	Plot No.40	7.0m Wide Road
39	Plot No.40	7.0m Wide Road	Plot No.55	Plot No.41	Plot No.39
40	Plot No.41	7.0m Wide Road	Plot No.54	Plot No.42	Plot No.40
41	Plot No.42	7.0m Wide Road	Plot No.53	Plot No.43	Plot No.41
42	Plot No.43	7.0m Wide Road	Plot No.52	Plot No.44	Plot No.42
43	Plot No.44	7.0m Wide Road	Plot No.51	Plot No.45	Plot No.43
44	Plot No.45	7.0m Wide Road	Plot No.50	Plot No.46 park	Plot No.44



45	Plot No.50	Plot No.45	7.0m Wide Road	Plot No.49 park	Plot No.51
46	Plot No.51	Plot No.44	7.0m Wide Road	Plot No.50	Plot No.52
47	Plot No.52	Plot No.43	7.0m Wide Road	Plot No.51	Plot No.53
48	Plot No.53	Plot No.42	7.0m Wide Road	Plot No.52	Plot No.54
49	Plot No.54	Plot No.41	7.0m Wide Road	Plot No.53	Plot No.55
50	Plot No.55	Plot No.40	7.0m Wide Road	Plot No.54	Plot No.56
51	Plot No.56	Plot No.39	7.0m Wide Road	Plot No.55	7.0m Wide Road
52	Plot No.58	7.0m Wide Road	SF.No. 111	Plot No.59 & 60	Plot No.57 park
53	Plot No.59	Plot No.60	Plot No.63 park	7.0m Wide Road	Plot No.58
54	Plot No.60	7.0m Wide Road	Plot No.59	7.0m Wide Road	Plot No.58
55	Plot No.61	7.0m Wide Road	Plot No.62	SF.No. 111	7.0m Wide Road
56	Plot No.62	Plot No.61	Plot No.63 park	SF.No. 111	7.0m Wide Road

8). Dimension of the Property : Layout sketch has been attached as given.

9). Extent of the Sites

Block – A: As per Layout

S.No	Plot No	Extent in sqft	Extent in sqm	Extent in cent
1	Plot No.4	1200.00	111.48	2.75
2	Plot No.8	1200.00	111.48	2.75
3	Plot No.9	1200.00	111.48	2.75
4	Plot No.10	1200.00	111.48	2.75
5	Plot No.11	1200.00	111.48	2.75
6	Plot No.12	1200.00	111.48	2.75
7	Plot No.13	1200.00	111.48	2.75
8	Plot No.14	1200.00	111.48	2.75
9	Plot No.16	1600.00	148.64	3.67
10	Plot No.17	1200.00	111.48	2.75
11	Plot No.18	1200.00	111.48	2.75
12	Plot No.19	1200.00	111.48	2.75
13	Plot No.20	1200.00	111.48	2.75
14	Plot No.24	1200.00	111.48	2.75
15	Plot No.25	1200.00	111.48	2.75
16	Plot No.28	1200.00	111.48	2.75
17	Plot No.29	1200.00	111.48	2.75
18	Plot No.34	1200.00	111.48	2.75
19	Plot No.35	1200.00	111.48	2.75
20	Plot No.36	1200.00	111.48	2.75
21	Plot No.37	1200.00	111.48	2.75



22	Plot No.38	1200.00	111.48	2.75
23	Plot No.39	1200.00	111.48	2.75
24	Plot No.40	1200.00	111.48	2.75
25	Plot No.41	1200.00	111.48	2.75
26	Plot No.42	1200.00	111.48	2.75
27	Plot No.43	1200.00	111.48	2.75
28	Plot No.44	1200.00	111.48	2.75
29	Plot No.45	1200.00	111.48	2.75
30	Plot No.46	1200.00	111.48	2.75
31	Plot No.47	1200.00	111.48	2.75
32	Plot No.48	1200.00	111.48	2.75
33	Plot No.49	1200.00	111.48	2.75
34	Plot No.50	1200.00	111.48	2.75
35	Plot No.51	1200.00	111.48	2.75
36	Plot No.52	1200.00	111.48	2.75
37	Plot No.53	1200.00	111.48	2.75
38	Plot No.54	1200.00	111.48	2.75
39	Plot No.55	1200.00	111.48	2.75
40	Plot No.56	1200.00	111.48	2.75
41	Plot No.61	1200.00	111.48	2.75
Total (Block -A)		49600.00	4607.95	113.87

Block – B : As per Layout

S.No	Plot No	Extent in sqft	Extent in sqm	Extent in cent
1	Plot No.1	2115.00	196.49	4.86
2	Plot No.2	1200.00	111.48	2.75
3	Plot No.3	1200.00	111.48	2.75
4	Plot No.4	1200.00	111.48	2.75
5	Plot No.5	1200.00	111.48	2.75
6	Plot No.6	1200.00	111.48	2.75
7	Plot No.7	1200.00	111.48	2.75
8	Plot No.8	1200.00	111.48	2.75
9	Plot No.9	1200.00	111.48	2.75
10	Plot No.10	1200.00	111.48	2.75
11	Plot No.11	1200.00	111.48	2.75
12	Plot No.12	1200.00	111.48	2.75
13	Plot No.13	1200.00	111.48	2.75
14	Plot No.14	1200.00	111.48	2.75
15	Plot No.15	1200.00	111.48	2.75
16	Plot No.16	1500.00	139.35	3.44
17	Plot No.17	1500.00	139.35	3.44
18	Plot No.18	1500.00	139.35	3.44
19	Plot No.19	1500.00	139.35	3.44
20	Plot No.20	1200.00	111.48	2.75



21	Plot No.21	1200.00	111.48	2.75
22	Plot No.22	1200.00	111.48	2.75
23	Plot No.23	1200.00	111.48	2.75
24	Plot No.24	1200.00	111.48	2.75
25	Plot No.30	1670.00	155.15	3.83
26	Plot No.31	1355.00	125.88	3.11
27	Plot No.32	1200.00	111.48	2.75
28	Plot No.33	1200.00	111.48	2.75
29	Plot No.34	1200.00	111.48	2.75
30	Plot No.35	1200.00	111.48	2.75
31	Plot No.36	1200.00	111.48	2.75
32	Plot No.37	1200.00	111.48	2.75
33	Plot No.38	1200.00	111.48	2.75
34	Plot No.39	1200.00	111.48	2.75
35	Plot No.40	1200.00	111.48	2.75
36	Plot No.41	1200.00	111.48	2.75
37	Plot No.44	1736.00	161.27	3.98
38	Plot No.45	2212.50	205.55	5.08
39	Plot No.46	1200.00	111.48	2.75
40	Plot No.47	1200.00	111.48	2.75
41	Plot No.48	2070.00	192.31	4.75
42	Plot No.49	1840.00	170.94	4.22
43	Plot No.50	1155.00	107.30	2.65
44	Plot No.51	1065.00	98.94	2.44
Total (Block -B)		58418.50	5427.21	134.11

Block – C : As per Layout

S.No	Plot No	Extent in sqft	Extent in sqm	Extent in cent
1	Plot No.1	1602.00	148.83	3.68
2	Plot No.2	1800.00	167.22	4.13
3	Plot No.3	1735.00	161.19	3.98
4	Plot No.4	1477.50	137.26	3.39
5	Plot No.5	1233.50	114.59	2.83
6	Plot No.6	1260.00	117.06	2.89
7	Plot No.8	1200.00	111.48	2.75
8	Plot No.11	1526.00	141.77	3.50
9	Plot No.12	1633.50	151.76	3.75
10	Plot No.13	1588.00	147.53	3.65
11	Plot No.14	1200.00	111.48	2.75
12	Plot No.15	1200.00	111.48	2.75
13	Plot No.16	1200.00	111.48	2.75
14	Plot No.17	1200.00	111.48	2.75
15	Plot No.18	1450.00	134.71	3.33
16	Plot No.19	1750.00	162.58	4.02



17	Plot No.20	1200.00	111.48	2.75
18	Plot No.21	1200.00	111.48	2.75
19	Plot No.22	1200.00	111.48	2.75
20	Plot No.24	1725.00	160.26	3.96
21	Plot No.25	1489.00	138.33	3.42
22	Plot No.26	1514.00	140.65	3.48
23	Plot No.27	2694.00	250.28	6.18
24	Plot No.28	1200.00	111.48	2.75
25	Plot No.29	1200.00	111.48	2.75
26	Plot No.30	1200.00	111.48	2.75
27	Plot No.31	1200.00	111.48	2.75
28	Plot No.32	1735.00	161.19	3.98
29	Plot No.33	2113.75	196.37	4.85
30	Plot No.34	1590.00	147.71	3.65
31	Plot No.35	1470.75	136.64	3.38
32	Plot No.36	1818.75	168.97	4.18
33	Plot No.37	1878.75	174.54	4.31
34	Plot No.38	1942.50	180.46	4.46
35	Plot No.39	1446.00	134.34	3.32
36	Plot No.40	1739.00	161.56	3.99
37	Plot No.41	1800.00	167.22	4.13
38	Plot No.42	1513.00	140.56	3.47
39	Plot No.43	1190.00	110.55	2.73
40	Plot No.49	1200.00	111.48	2.75
41	Plot No.50	1200.00	111.48	2.75
42	Plot No.51	1200.00	111.48	2.75
43	Plot No.52	1200.00	111.48	2.75
44	Plot No.53	1200.00	111.48	2.75
45	Plot No.54	1200.00	111.48	2.75
46	Plot No.56	2550.00	223.43	5.85
Total (Block -C)		68865.00	6397.71	158.09

Block – D : As per Layout

S.No	Plot No	Extent in sqft	Extent in sqm	Extent in cent
1	Plot No.1	1200.00	111.48	2.75
2	Plot No.2	1200.00	111.48	2.75
3	Plot No.3	1200.00	111.48	2.75
4	Plot No.4	1200.00	111.48	2.75
5	Plot No.5	1200.00	111.48	2.75
6	Plot No.6	1200.00	111.48	2.75
7	Plot No.7	1260.00	117.06	2.89
8	Plot No.8	1200.00	111.48	2.75
9	Plot No.9	2055.00	190.91	4.72
10	Plot No.10	1975.00	183.48	4.53
11	Plot No.11	1200.00	111.48	2.75
12	Plot No.12	1200.00	111.48	2.75
13	Plot No.13	1260.00	115.38	2.89
14	Plot No.14	1200.00	111.48	2.75
15	Plot No.15	1200.00	111.48	2.75
16	Plot No.16	1200.00	111.48	2.75
17	Plot No.17	1200.00	111.48	2.75



18	Plot No.18	1200.00	111.48	2.75
19	Plot No.19	1200.00	111.48	2.75
20	Plot No.20	1200.00	111.48	2.75
21	Plot No.21	1200.00	111.48	2.75
22	Plot No.22	1200.00	111.48	2.75
23	Plot No.23	1200.00	111.48	2.75
24	Plot No.24	1200.00	111.48	2.75
25	Plot No.25	1200.00	111.48	2.75
26	Plot No.26	1800.00	167.22	4.13
27	Plot No.27	1800.00	167.22	4.13
28	Plot No.28	1800.00	167.22	4.13
29	Plot No.29	1800.00	167.22	4.13
30	Plot No.30	1200.00	111.48	2.75
31	Plot No.31	1200.00	111.48	2.75
32	Plot No.32	1200.00	111.48	2.75
33	Plot No.33	1475.00	137.03	3.39
34	Plot No.35	1646.00	152.92	3.78
35	Plot No.36	2425.00	225.29	5.57
36	Plot No.37	2195.00	203.92	5.04
37	Plot No.38	1600.00	148.64	3.67
38	Plot No.39	1200.00	111.48	2.75
39	Plot No.40	1200.00	111.48	2.75
40	Plot No.41	1200.00	111.48	2.75
41	Plot No.42	1200.00	111.48	2.75
42	Plot No.43	1200.00	111.48	2.75
43	Plot No.44	1200.00	111.48	2.75
44	Plot No.45	1200.00	111.48	2.75
45	Plot No.50	1200.00	111.48	2.75
46	Plot No.51	1200.00	111.48	2.75
47	Plot No.52	1200.00	111.48	2.75
48	Plot No.53	1200.00	111.48	2.75
49	Plot No.54	1200.00	111.48	2.75
50	Plot No.55	1200.00	111.48	2.75
51	Plot No.56	1200.00	111.48	2.75
52	Plot No.58	1545.00	143.53	3.55
53	Plot No.59	1110.00	103.12	2.55
54	Plot No.60	1110.00	103.12	2.55
55	Plot No.61	1830.00	170.01	4.20
56	Plot No.62	1260.00	117.06	2.89
Total (Block -D)		75546.00	7018.39	173.43

- 10). i) Extent of Total Layout formed : 10.695 acres
- ii) Extent of the site taken for valuation : **579.50 Cents (or) 252429.50 Sqft (or)**
(Only unsold sites) **23451.27 Sqm**



II) CHARACTERISTICS OF THE SITE :

1. Character of Locality : Rural
2. Classification of Locality : Residential class I type - I
3. Development of surrounding area : No recent developments for 1.5km Surroundings
4. Accessibility to the civic amenities like : Some amenities area available within 3 km
surroundings and all amenities around 5 km
surroundings
5. Level of land with topographical Condition : almost Plain
6. Shape of Land : Irregular
7. Type of use which it can be put : Residential only
8. Any Usage Restriction : No
9. Will there be any problems to get Drawing Approval at a later date : No. Since the Layout formed before 2016, So that we can get Regularisation of site and Building Approval.
10. Road Facilities : 9.15m wide Road & 7.0m wide Road
in Layout
11. Type of Road available at Present : Earthen Road only
12. Width of Road : More than 20'0" wide Road
13. Is it Land Locked? : No
14. Advantages of the Site : 1.The Property Located in 1.60 km from
Salem – Kochi NH
2. The property is located about
2.0 to 2.50 km from SIPCOT, Perundurai
3. Water connection may get from Panchayat
15. Disadvantages of the Site : 1. No recent developments in surroundings.
2. No tar Road & EB Connection Facilities.
3. The underground water is polluted as per
local enquires since both well are not suitable



III) VALUATION

VALUATION OF LAND

a). GUIDELINE VALUE OF PROPERTY

Value by adopting Guideline rate as obtained from the Official website tnreginet.gov.in. Based on street value taken on tnreginet.	:	S. No	Guideline Value (Rs)	Extent	Value (Rs.)
		1	150/sqft (or) 1615.00/sqm	252429.50 sqft	3,78,64,425.00
			TOTAL		3,78,64,425.00
Value of land by adopting Guideline value - Total	:	Say Rs. 3,78,64,425.00 Rupees Three Crore Seventy Eight Lakh Sixty Four Thousand Four Hundred and Twenty Five only.			

Calculation for Market Value:

As part of the valuation process, local market enquiries were conducted with nearby landowners, real estate agents, and residents familiar with recent property transactions in the area to assess the prevailing market trend. Based on the above enquiries, in conjunction with the prevailing guideline values and other corroborative data, a fair market value has been reasonably estimated.

Note: The above enquiries are intended for indicative purposes only and do not constitute Legally binding offers or quotations.

b). MARKET VALUE OF PROPERTY

Block – A: As per Layout

S.No	Plot No	Extent in cent	Market Rate / cent Rs.	Market Value Rs.	Remarks
1	Plot No.4	2.75	2,20,000.00	6,05,000.00	South West Corner
2	Plot No.8	2.75	2,10,000.00	5,77,500.00	South Facing
3	Plot No.9	2.75	2,10,000.00	5,77,500.00	South Facing
4	Plot No.10	2.75	2,10,000.00	5,77,500.00	South Facing
5	Plot No.11	2.75	2,10,000.00	5,77,500.00	South Facing
6	Plot No.12	2.75	2,10,000.00	5,77,500.00	South Facing
7	Plot No.13	2.75	2,10,000.00	5,77,500.00	South Facing



8	Plot No.14	2.75	2,10,000.00	5,77,500.00	South Facing
9	Plot No.16	3.67	1,75,000.00	6,42,250.00	West Facing
10	Plot No.17	2.75	2,20,000.00	6,05,000.00	North West Corner
11	Plot No.18	2.75	2,20,000.00	6,05,000.00	North Facing
12	Plot No.19	2.75	2,20,000.00	6,05,000.00	North Facing
13	Plot No.20	2.75	2,20,000.00	6,05,000.00	North Facing
14	Plot No.24	2.75	2,20,000.00	6,05,000.00	North Facing
15	Plot No.25	2.75	2,20,000.00	6,05,000.00	North Facing
16	Plot No.28	2.75	2,20,000.00	6,05,000.00	North West Corner
17	Plot No.29	2.75	2,20,000.00	6,05,000.00	North Facing
18	Plot No.34	2.75	2,10,000.00	5,77,500.00	South Facing
19	Plot No.35	2.75	2,10,000.00	5,77,500.00	South Facing
20	Plot No.36	2.75	2,10,000.00	5,77,500.00	South Facing
21	Plot No.37	2.75	2,20,000.00	6,05,000.00	South West Corner
22	Plot No.38	2.75	2,20,000.00	6,05,000.00	South East Corner
23	Plot No.39	2.75	2,10,000.00	5,77,500.00	South Facing
24	Plot No.40	2.75	2,10,000.00	5,77,500.00	South Facing
25	Plot No.41	2.75	2,10,000.00	5,77,500.00	South Facing
26	Plot No.42	2.75	2,10,000.00	5,77,500.00	South Facing
27	Plot No.43	2.75	2,10,000.00	5,77,500.00	South Facing
28	Plot No.44	2.75	2,10,000.00	5,77,500.00	South Facing
29	Plot No.45	2.75	2,10,000.00	5,77,500.00	South Facing
30	Plot No.46	2.75	2,10,000.00	5,77,500.00	South Facing
31	Plot No.47	2.75	2,10,000.00	5,77,500.00	South Facing
32	Plot No.48	2.75	2,20,000.00	6,05,000.00	South West Corner
33	Plot No.49	2.75	2,20,000.00	6,05,000.00	North West Corner
34	Plot No.50	2.75	2,20,000.00	6,05,000.00	North Facing



35	Plot No.51	2.75	2,20,000.00	6,05,000.00	North Facing
36	Plot No.52	2.75	2,20,000.00	6,05,000.00	North Facing
37	Plot No.53	2.75	2,20,000.00	6,05,000.00	North Facing
38	Plot No.54	2.75	2,20,000.00	6,05,000.00	North Facing
39	Plot No.55	2.75	2,20,000.00	6,05,000.00	North Facing
40	Plot No.56	2.75	2,20,000.00	6,05,000.00	North Facing
41	Plot No.61	2.75	2,20,000.00	6,05,000.00	North Facing
	Total (Block A)			2,43,19,750.00	

Block – B : As per Layout

S.No	Plot No	Extent in cent	Market Rate / cent Rs.	Market Value Rs.	Remarks
1	Plot No.1	4.86	2,20,000.00	10,69,200.00	South East Corner
2	Plot No.2	2.75	2,10,000.00	5,77,500.00	South Facing
3	Plot No.3	2.75	2,10,000.00	5,77,500.00	South Facing
4	Plot No.4	2.75	2,20,000.00	6,05,000.00	South West Corner
5	Plot No.5	2.75	2,20,000.00	6,05,000.00	South East Corner
6	Plot No.6	2.75	2,10,000.00	5,77,500.00	South Facing
7	Plot No.7	2.75	2,10,000.00	5,77,500.00	South Facing
8	Plot No.8	2.75	2,10,000.00	5,77,500.00	South Facing
9	Plot No.9	2.75	2,10,000.00	5,77,500.00	South Facing
10	Plot No.10	2.75	2,10,000.00	5,77,500.00	South Facing
11	Plot No.11	2.75	2,10,000.00	5,77,500.00	South Facing
12	Plot No.12	2.75	2,10,000.00	5,77,500.00	South Facing
13	Plot No.13	2.75	2,10,000.00	5,77,500.00	South Facing
14	Plot No.14	2.75	2,10,000.00	5,77,500.00	South Facing
15	Plot No.15	2.75	2,20,000.00	6,05,000.00	South West Corner



16	Plot No.16	3.44	2,20,000.00	7,56,800.00	North West Corner
17	Plot No.17	3.44	2,20,000.00	7,56,800.00	North Facing
18	Plot No.18	3.44	2,20,000.00	7,56,800.00	North Facing
19	Plot No.19	3.44	2,20,000.00	7,56,800.00	North Facing
20	Plot No.20	2.75	2,20,000.00	6,05,000.00	North Facing
21	Plot No.21	2.75	2,20,000.00	6,05,000.00	North Facing
22	Plot No.22	2.75	2,20,000.00	6,05,000.00	North Facing
23	Plot No.23	2.75	2,20,000.00	6,05,000.00	North Facing
24	Plot No.24	2.75	2,20,000.00	6,05,000.00	North Facing
25	Plot No.30	3.83	2,20,000.00	8,42,600.00	North East Corner
26	Plot No.31	3.11	2,20,000.00	6,84,200.00	South East Corner
27	Plot No.32	2.75	2,20,000.00	6,05,000.00	South Facing
28	Plot No.33	2.75	2,20,000.00	6,05,000.00	South Facing
29	Plot No.34	2.75	2,20,000.00	6,05,000.00	South West Corner
30	Plot No.35	2.75	2,20,000.00	6,05,000.00	South East Corner
31	Plot No.36	2.75	2,10,000.00	5,77,500.00	South Facing
32	Plot No.37	2.75	2,10,000.00	5,77,500.00	South Facing
33	Plot No.38	2.75	2,10,000.00	5,77,500.00	South Facing
34	Plot No.39	2.75	2,10,000.00	5,77,500.00	South Facing
35	Plot No.40	2.75	2,10,000.00	5,77,500.00	South Facing
36	Plot No.41	2.75	2,10,000.00	5,77,500.00	South Facing
37	Plot No.44	3.98	2,20,000.00	8,75,600.00	North Facing
38	Plot No.45	5.08	2,20,000.00	11,17,600.00	North East Corner
39	Plot No.46	2.75	2,20,000.00	6,05,000.00	North West Corner
40	Plot No.47	2.75	2,20,000.00	6,05,000.00	North Facing
41	Plot No.48	4.75	2,20,000.00	10,45,000.00	North East Corner
42	Plot No.49	4.22	2,20,000.00	9,28,400.00	South East Corner



43	Plot No.50	2.65	2,10,000.00	5,56,500.00	North Facing
44	Plot No.51	2.44	2,20,000.00	5,36,800.00	North Facing
	Total (Block B)			2,89,70,600.00	

Block – C : As per Layout

S.No	Plot No	Extent in cent	Market Rate / cent Rs.	Market Value Rs.	Remarks
1	Plot No.1	3.68	1,50,000.00	5,52,000.00	South Facing
2	Plot No.2	4.13	1,60,000.00	6,60,800.00	South East Corner
3	Plot No.3	3.98	1,50,000.00	5,97,000.00	South Facing
4	Plot No.4	3.39	1,50,000.00	5,08,500.00	South Facing
5	Plot No.5	2.83	1,50,000.00	4,24,500.00	South Facing
6	Plot No.6	2.89	1,60,000.00	4,62,400.00	North Facing
7	Plot No.8	2.75	1,60,000.00	4,40,000.00	North Facing
8	Plot No.11	3.50	1,50,000.00	5,25,000.00	West Facing
9	Plot No.12	3.75	1,50,000.00	5,62,500.00	West Facing
10	Plot No.13	3.65	1,50,000.00	5,47,500.00	West Facing
11	Plot No.14	2.75	1,60,000.00	4,40,000.00	South East Corner
12	Plot No.15	2.75	1,50,000.00	4,12,500.00	South Facing
13	Plot No.16	2.75	1,50,000.00	4,12,500.00	South Facing
14	Plot No.17	2.75	1,50,000.00	4,12,500.00	South Facing
15	Plot No.18	3.33	1,50,000.00	4,99,500.00	South Facing
16	Plot No.19	4.02	1,60,000.00	6,43,200.00	North Facing
17	Plot No.20	2.75	1,60,000.00	4,40,000.00	North Facing
18	Plot No.21	2.75	1,60,000.00	4,40,000.00	North Facing
19	Plot No.22	2.75	1,60,000.00	4,40,000.00	North Facing
20	Plot No.24	3.96	1,50,000.00	5,94,000.00	West Facing



21	Plot No.25	3.42	1,50,000.00	5,13,000.00	West Facing
22	Plot No.26	3.48	1,50,000.00	5,22,000.00	West Facing
23	Plot No.27	6.18	1,60,000.00	9,88,800.00	South West Corner
24	Plot No.28	2.75	1,60,000.00	4,40,000.00	South East Corner
25	Plot No.29	2.75	1,50,000.00	4,12,500.00	South Facing
26	Plot No.30	2.75	1,50,000.00	4,12,500.00	South Facing
27	Plot No.31	2.75	1,50,000.00	4,12,500.00	South Facing
28	Plot No.32	3.98	1,50,000.00	5,97,000.00	South Facing
29	Plot No.33	4.85	1,60,000.00	7,76,000.00	North East Corner
30	Plot No.34	3.65	1,60,000.00	5,84,000.00	South West Corner
31	Plot No.35	3.38	1,50,000.00	5,07,000.00	West Facing
32	Plot No.36	4.18	1,50,000.00	6,27,000.00	South Facing
33	Plot No.37	4.31	1,50,000.00	6,46,500.00	South Facing
34	Plot No.38	4.46	1,80,000.00	8,02,800.00	South Facing
35	Plot No.39	3.32	1,80,000.00	5,97,600.00	East Facing
36	Plot No.40	3.99	1,80,000.00	7,18,200.00	South East Corner
37	Plot No.41	4.13	1,80,000.00	7,43,400.00	South West Corner
38	Plot No.42	3.47	1,80,000.00	6,24,600.00	West Facing
39	Plot No.43	2.73	1,80,000.00	4,91,400.00	East Facing
40	Plot No.49	2.75	1,80,000.00	4,95,000.00	North Facing
41	Plot No.50	2.75	1,80,000.00	4,95,000.00	North Facing
42	Plot No.51	2.75	1,80,000.00	4,95,000.00	North Facing
43	Plot No.52	2.75	1,80,000.00	4,95,000.00	North Facing
44	Plot No.53	2.75	1,80,000.00	4,95,000.00	North Facing
45	Plot No.54	2.75	1,80,000.00	4,95,000.00	North Facing
46	Plot No.56	5.52	1,80,000.00	9,93,600.00	East Facing
Total (Block C)				2,53,94,800.00	



Block – D : As per Layout

S.No	Plot No	Extent in cent	Market Rate / cent Rs.	Market Value Rs.	Remarks
1	Plot No.1	2.75	1,75,000.00	4,81,250.00	South Facing
2	Plot No.2	2.75	1,75,000.00	4,81,250.00	South Facing
3	Plot No.3	2.75	1,75,000.00	4,81,250.00	South Facing
4	Plot No.4	2.75	1,75,000.00	4,81,250.00	South Facing
5	Plot No.5	2.75	1,75,000.00	4,81,250.00	South Facing
6	Plot No.6	2.75	1,75,000.00	4,81,250.00	South Facing
7	Plot No.7	2.89	1,75,000.00	5,05,750.00	West Facing
8	Plot No.8	2.75	1,70,000.00	4,67,500.00	South East Corner
9	Plot No.9	4.72	1,60,000.00	7,55,200.00	South Facing
10	Plot No.10	4.53	1,70,000.00	7,70,100.00	North Facing
11	Plot No.11	2.75	1,70,000.00	4,67,500.00	North Facing
12	Plot No.12	2.75	1,70,000.00	4,67,500.00	North Facing
13	Plot No.13	2.89	1,75,000.00	5,05,750.00	West Facing
14	Plot No.14	2.75	1,80,000.00	4,95,000.00	North Facing
15	Plot No.15	2.75	1,80,000.00	4,95,000.00	North Facing
16	Plot No.16	2.75	1,80,000.00	4,95,000.00	North Facing
17	Plot No.17	2.75	1,80,000.00	4,95,000.00	North Facing
18	Plot No.18	2.75	1,80,000.00	4,95,000.00	North Facing
19	Plot No.19	2.75	1,90,000.00	5,22,500.00	North East Corner
20	Plot No.20	2.75	1,80,000.00	4,95,000.00	South Facing
21	Plot No.21	2.75	1,80,000.00	4,95,000.00	South Facing
22	Plot No.22	2.75	1,80,000.00	4,95,000.00	South Facing
23	Plot No.23	2.75	1,80,000.00	4,95,000.00	South Facing
24	Plot No.24	2.75	1,80,000.00	4,95,000.00	South Facing



25	Plot No.25	2.75	1,80,000.00	4,95,000.00	South Facing
26	Plot No.26	4.13	1,75,000.00	7,22,750.00	South Facing
27	Plot No.27	4.13	1,75,000.00	7,22,750.00	South Facing
28	Plot No.28	4.13	1,75,000.00	7,22,750.00	South Facing
29	Plot No.29	4.13	1,75,000.00	7,22,750.00	South West Corner
30	Plot No.30	2.75	1,60,000.00	4,40,000.00	South Facing
31	Plot No.31	2.75	1,60,000.00	4,40,000.00	South Facing
32	Plot No.32	2.75	1,60,000.00	4,40,000.00	South Facing
33	Plot No.33	3.39	1,60,000.00	5,42,400.00	South Facing
34	Plot No.35	3.78	1,70,000.00	6,42,600.00	North Facing
35	Plot No.36	5.57	1,70,000.00	9,46,900.00	North Facing
36	Plot No.37	5.04	1,70,000.00	8,56,800.00	East Facing
37	Plot No.38	3.67	1,70,000.00	6,23,900.00	North East Corner
38	Plot No.39	2.75	1,75,000.00	4,81,250.00	North West Corner
39	Plot No.40	2.75	1,75,000.00	4,81,250.00	North Facing
40	Plot No.41	2.75	1,75,000.00	4,81,250.00	North Facing
41	Plot No.42	2.75	1,75,000.00	4,81,250.00	North Facing
42	Plot No.43	2.75	1,80,000.00	4,95,000.00	North Facing
43	Plot No.44	2.75	1,80,000.00	4,95,000.00	North Facing
44	Plot No.45	2.75	1,80,000.00	4,95,000.00	North Facing
45	Plot No.50	2.75	1,80,000.00	4,95,000.00	South Facing
46	Plot No.51	2.75	1,80,000.00	4,95,000.00	South Facing
47	Plot No.52	2.75	1,80,000.00	4,95,000.00	South Facing
48	Plot No.53	2.75	1,60,000.00	4,40,000.00	South Facing
49	Plot No.54	2.75	1,60,000.00	4,40,000.00	South Facing
50	Plot No.55	2.75	1,60,000.00	4,40,000.00	South Facing
51	Plot No.56	2.75	1,60,000.00	4,40,000.00	South West Corner



52	Plot No.58	3.55	1,60,000.00	5,68,000.00	North Facing
53	Plot No.59	2.55	1,60,000.00	4,08,000.00	East Facing
54	Plot No.60	2.55	1,60,000.00	4,08,000.00	North East Corner
55	Plot No.61	4.20	1,60,000.00	6,72,000.00	North West Corner
56	Plot No.62	2.89	1,60,000.00	4,62,400.00	West Facing
	Total (Block D)			2,97,91,300.00	

IV. ABSTRACT VALUATION

S.No	Description	Value of the Property in (Rs.)
1	A Block	2,43,19,750.00
2	B Block	2,89,70,600.00
3	C Block	2,53,94,800.00
4	D Block	2,97,91,300.00
	Total	Rs.10,84,76,450.00
	Present Market Value (PMV) of the given Property.	Rs.10,84,76,450.00

ANY OTHER DETAILS:

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 afore said specifications is **Rs.10,84,76,450.00 (Rupees Ten Crore Eighty Four Lakh Seventy Six Thousand Four Hundred and Fifty only).**

Signature of the Valuer

K.V. Surendran
Er. Surendran.K.V. M.E.,A.M.I.E., C.E.,
 SP ASSOCIATES
 Chartered Engineer - AM1995335
 IBBI Registered Valuer - IBBI/RV/07/2021/14322
 Kangayam Municipality
 L-6,DL Complex, Tiruppur Road, Kangayam, Tiruppur.
 Ph : 9047784539 email.surendarancivil03@gmail.com

Note:

1. Plot No.16A of Block A, 41A & 41 B of Block B, 32A of Block C, 6A, 34, 46, 47, 48, 57 & 63 of Block D are marked as Park site as per given layout sketch hence not consider for Valuation.
2. Plot No.59A of Block A marked as well and hence consider as park site and not consider for valuation
3. During the site inspection, it was observed that boundary stones were not found mainly in D Block sites
4. In the absence of physical demarcation on site, the valuation has been carried out based on the layout plan and documents provided, in accordance with the directions of the Hon'ble Court.
5. It is recommended that the concerned authority may initiate steps to verify and restore correct boundary markings on site for better identification and clarity.

JUSTIFICATION

1. Value varies with purpose. Guideline value and market value are totally different and they cannot be compared with each other.
2. Guideline rate remains same irrespective of supply and demand whereas the market value changes according to the demand. (More the demand, More the market value).
3. In a few places, market rate may be more than the guideline rate whereas in a few places, Market rate may be less than the guideline rate. In valuation, the market value of any two Properties on a same location need not be same due to so many practical site conditions.
4. Guideline value does not speak about potential value whereas potential values can be considered while certifying the market values.

There are many Court Judgments with regards to Guideline Value and Market Value. Some of them are:

1. In the case of Ramesh Chand Bansal vs. District Magistrate, Collector, Ghaziabad, NU/SC/0369/1999:1999(5) SCC 62, Wherein the Supreme Court has held: "The circle rate fixed by the Collector is not final but is only a prima facie determination of rate of an area concerned, only to give guidance to the Registering Authority to test Prima facie whether the instrument has properly described the value of the Property. The circle rate under this Rule is neither final for the authority nor to one subjected to pay the stamp duty.



It is very limited in its application as it only directs the Registering Authority to refer to the Collector for determination in case property is undervalued in such instrument. The circle rate does not take away the right of such person to show that the property in question is correctly valued as he gets an opportunity in case of under-valuation to prove it before the Collector after reference is made”.

2. In the case of R.Sai Bharathi vs. J.Jayalalitha, MANU/SC/0956/2003:2004(2) SCC

9, While examining the issue in the context of a case relating to disproportionate assets, the Supreme Court has held:

“ The guideline value is a rate fixed by authorities under the Stamp Act for purpose of determining the true market value of the property disclosed in an instrument requiring payment of stamp duty. Thus, the guideline value fixed is not final but only a prima facie rate prevailing in an area”.

3. In the case of Hindustan Motors vs. Appropriate Authority, the Madras High Court on 20.10.2000 “held that the rates for purpose of registration of immovable property are limited only for payment of stamp duty and have no application determining the market value”.

4. The Supreme Court of India in Thakur Kuldeep Singh (D) Thr.Lr. & Ors.vs. Union of India and others, on 8th March, 2010, observed: “We accept that in view of the purpose for which the ‘circle rates’ have been notified by the Ministry of Urban Affairs and Employment, market value of a plot cannot be determined solely on the basis of the circle rates”.

5. In Chimanlal Hargovind das vs. Special Land Acquisition Officer, Poona, AIR 1988 SC 1652, the Supreme Court indicated what are the plus and minus factors which are required to be followed.

Plus: 1. The Property is Located about 1.60 km from Salem – Kochi NH
2. The property is located about 2.0 to 2.50 km from SIPCOT, Perundurai
3. Water connection may get from Panchayat

Minus : 1. No recent developments in surroundings.
2. No tar Road & EB Connection Facilities.
3. All Amenities are available around 4.5km to 5.5km Surroundings.
4. The underground water is polluted as per local enquires since both wells are not suitable.



ANNEXURE – V : VALUATION OPINION

1. VALUE ESTIMATION:

a) Guideline Value of the property as on date: **Rs.3,78,64,425.00**

Rupees Three Crore Seventy-Eight Lakh Sixty-Four Thousand Four Hundred and Twenty-Five only.

b) Estimated Market Value by adopting prevailing market rate: **Rs.10,84,76,450.00**

(Rupees Ten Crore Eighty-Four Lakh Seventy-Six Thousand Four Hundred and Fifty only).

2. DECLARATION:

The particulars furnished in this valuation report are true and correct to the best of my knowledge and belief. I hereby declare that I have no direct or indirect interest in the property being valued.

3. PURPOSE OF VALUATION:

This valuation has been carried out pursuant to the instructions received in accordance with the Hon'ble High Court of Madras (Madurai Bench) Order dated 29.04.2025 in CrI.O.P.(MD).No.15498 of 2024 and connected matters.

4. ASSUMPTIONS & LIMITATIONS:

Title verification has not been independently carried out. Valuation assumes that the Property will eventually be sold with a clear title, post judicial clearance. Market Risk discount of 10% applied due to attachment and sale constraints.

5. MARKET CONDITIONS DISCLAIMER:

Valuation is time-sensitive and purpose-specific, and is based on market conditions Prevailing as of the date of inspection. Given the volatility in micro and Macroeconomic parameters, property prices may undergo variations in future, both Positive and negative. This report is not valid for any other purpose other than stated in **Annexure-I: S.No-2** of this report.

6. TITLE AND LEGAL ASPECTS:

This Valuer has not undertaken verification of title documents, ownership, or Encumbrances. No responsibility is accepted for the same. Property value may also



be affected by type of sale, maintenance, legal disputes, neighbourhood developments, infrastructural changes, or government policies. This report represents a professional and independent assessment of the fair market value based on conditions prevailing as of the date of inspection.

7. DISCLAMIMER / CAUTION NOTE:

The valuation presented in this report is based on the documents and physical inspection as made available to the undersigned at the time of valuation. The Valuer has not conducted a legal title verification or survey measurement, and no responsibility is accepted for legal defects or discrepancies in title or boundaries. This report is submitted in good faith based on available information and site conditions.

8. CONCLUSION:

Estimated Market Value as on date **Rs.10,84,76,450.00**

(Rupees Ten Crore Eighty Four Lakh Seventy Six Thousand Four Hundred and Fifty only).

This valuation is subject to approval of sale by the Hon'ble High Court and assumes that a buyer is aware of the legal circumstances.

9. ENCLOSURE:

- i) Guideline value
- ii) Google location
- iii) Key plan
- iv) Site Photos
- v) Layout Sketch

10. REPORT DETAILS:

This report comprises 36 (Thirty-Six) Pages including all annexures

Place : Tiruppur.

Date : 30.07.2025

Signature of Registered Valuer


Er. Surendran K.V. ME., AMLE., C.E.,
SP ASSOCIATES

Chartered Engineer - AM1995335
IBBI Registered Valuer - IBBI/RV/07/2021/14322
Kangayam Municipality
L-6, DL Complex, Tiruppur Road, Kangayam, Tiruppur.
Ph : 9047784539 email.surendarancivil03@gmail.com



பதிவுத் துறை
REGISTRATION DEPARTMENT



For Complaints and
Clarifications, please
contact

9498452110 /

9498452120 /

9498452130

(Monday to Friday 10 AM
to 5 45 PM, excluding
Government holidays)

For queries related to
software, please
contact

1800 102 5174

(Monday to Friday 8 AM to
8 PM, Saturday 10 AM to 5
PM excluding Government
holidays)

The information provided Online is updated and no physical visit is required for the Services provided Online.

GUIDELINE VALUE & PROPERTY VALUATION

Guideline Value relating to 2.19 lakhs streets and over 4.46 Crores Survey Numbers/Subdivision numbers are available on this site for query.

For Property Valuation, Click on the Street Name from the Street List, where the property is located.

From: 1-7-2024 **To:** Current Date [To know your Zone and District Click Here](#)

View Guideline value for:

☐ Street ☒ Survey Number ☐
Composite Value

Select Criteria :

☐ Category Wise ☒ Survey Number
Wise

Zone:*

Coimbatore

Sub Registrar Office:*

Perundurai

Registration Village:*

kampuliampatti

Survey Number:*

108



Search Criteria :

Zone: COIMBATORE **Sub** PERUNDURAI
Guideline KAMPULIAMPATTI **Registrar**
Village: **Office:**
Revenue ERODE **Revenue** KAMPULIYAMPATTI
District: **Village:**
Revenue PERUNDURAI
Taluka:

Below Search results are as on 22-Jul-2025 10:16 AM

4 items found, displaying all items.

1

Sr.No.	Survey/Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O.Download
1	<u>108/1</u>	1500000/ Acre	3706500/ Hectare	Dry Abutting State highways Type or other roads - II	01-Jul-2024	-
2	<u>108/2</u>	1500000/ Acre	3706500/ Hectare	Dry Abutting State highways Type or other roads - II	01-Jul-2024	-
3	<u>108/3A</u>	1500000/ Acre	3706500/ Hectare	Dry Abutting State highways Type or other roads - II	01-Jul-2024	-
4	<u>108/3B</u>	150/ Square Feet	1615/ Square Metre	Residential Class I Type - I	01-Jul-2024	-

Online Services

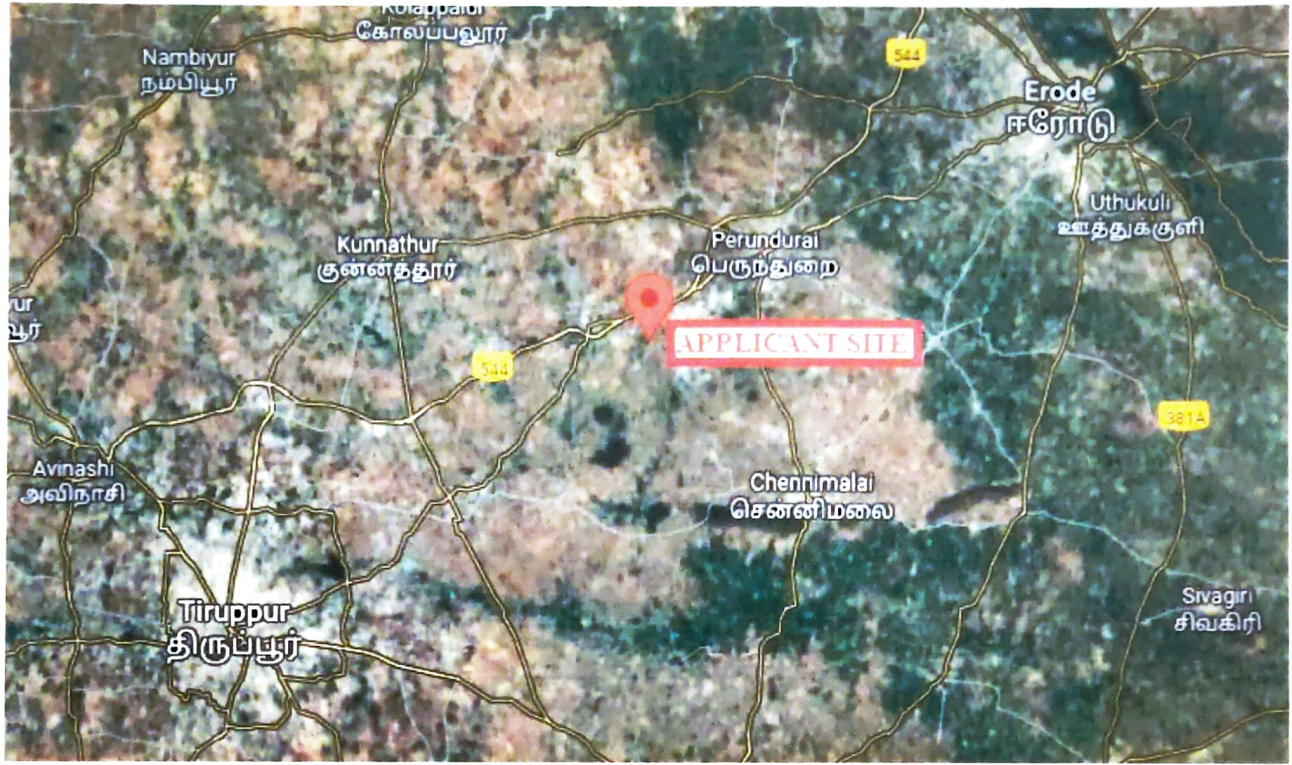
30

Search



GOOGLE PHOTOS SHOWING THE PROPERTY IN SF.NO: 108/3B, AT GALAXY AVENUE
KAMPULIYAMPATTY VILLAGE, PERUNDURAI TALUK, ERODE DISTRICT.

APPLICANT NAME: MR.R.RAVI AND 3 OTHERS

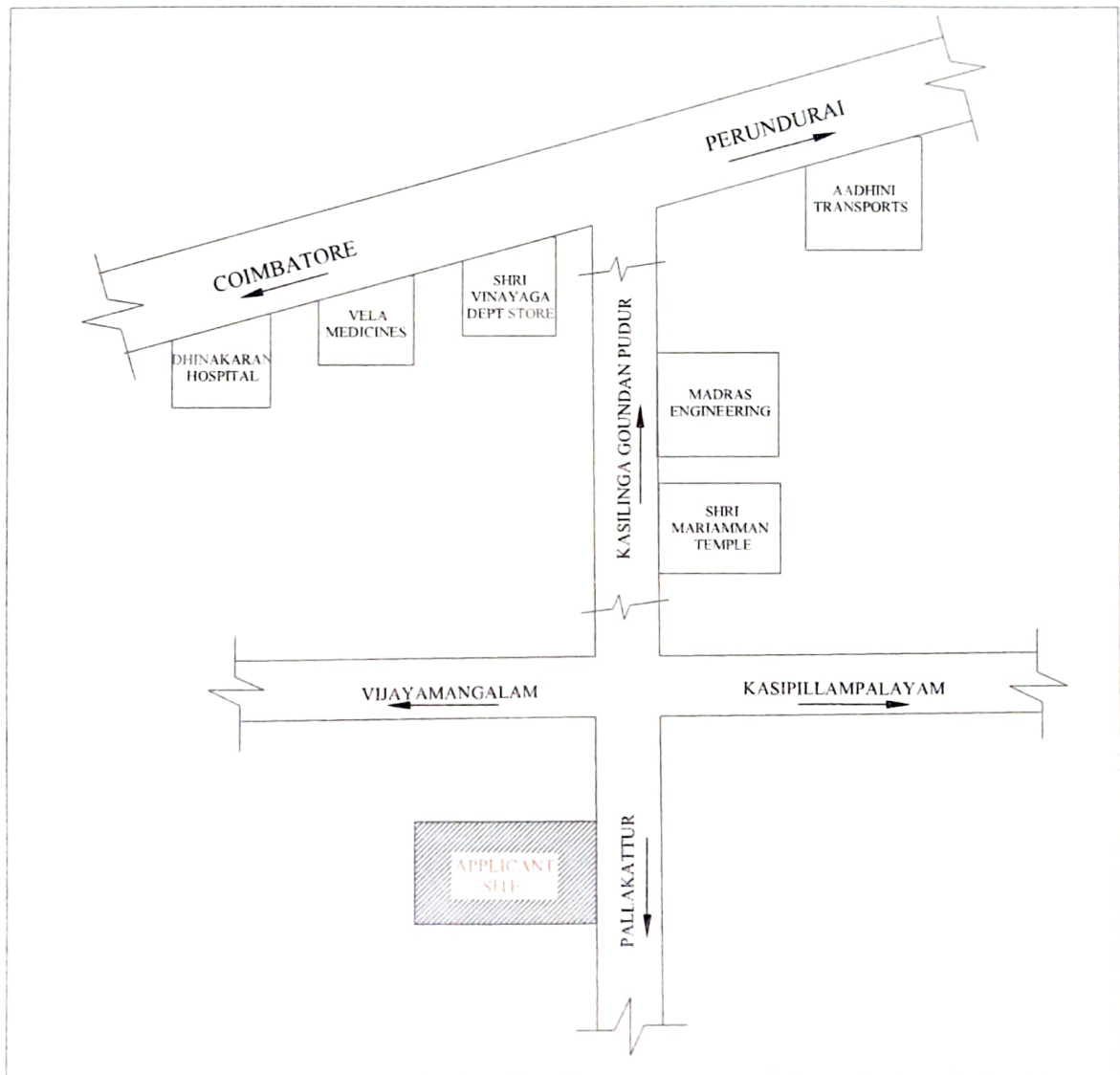


LATITUDE & LONGITUDE :- 11.235984, 77.531009



KEY PLAN SHOWING THE PROPERTY DETAILS IN SF.No.108/3B AT GALAXY AVENUE, KAMPULIYAMPATTY VILLAGE, PERUNDURAI TALUK, ERODE DISTRICT.

APPLICANT:- 1. Mr. R.RAVI AND 3 OTHERS



KEYPLAN



SITE PHOTOS SHOWING THE PROPERTY IN SF.NO: 108/3B, AT GALAXY AVENUE,
KAMBILIYAMPATTY VILLAGE & PANCHAYAT, PERUNDURAI TALUK, ERODE DISTRICT.

APPLICANT NAME: MR. R.RAVI AND 3 OTHERS,



Saralai - Pallakatur - Sullimettur Rd, Tamil Nadu 638056, India

Latitude
11.23589891°

Longitude
77.53245166°



Saralai - Pallakatur - Sullimettur Rd, Tamil Nadu 638056, India

Latitude
11.23589395°

Longitude
77.53244688°

LATITUDE & LONGITUDE :- 11.235984, 77.531009



SITE PHOTOS SHOWING THE PROPERTY IN SF.NO: 108/3B, AT GALAXY AVENUE,
KAMBILIYAMPATTY VILLAGE & PANCHAYAT, PERUNDURAI TALUK, ERODE DISTRICT.

APPLICANT NAME: MR. R.RAVI AND 3 OTHERS.



LATITUDE & LONGITUDE :- **11.235984, 77.531009**



SITE PHOTOS SHOWING THE PROPERTY IN SF.NO: 108/3B, AT GALAXY AVENUE,
KAMBILIYAMPATTY VILLAGE & PANCHAYAT, PERUNDURAI TALUK, ERODE DISTRICT.

APPLICANT NAME: MR. R.RAVI AND 3 OTHERS,



LATITUDE & LONGITUDE :- **11.235984, 77.531009**





சுட்டிகையை நீட்டி உதவியாளர்

179

[illegible]

நகர் ஊரமைப்பு துணை இயக்குநர் (பொ)
சீரோடு மண்டலம், சீரோடு.