

Latitude : 13.055896 N
Longitude: 80.191101 E

VALUATION REPORT

Name : M/s. Muthoot Finance Private Limited.

Present Address : Muthoot Chambers, Banerji Road,
Opp.Saritha Theatre Complex, Ernakulam,
PIN - 682 018.

Purpose : to assess the fair market value.

Date of Inspection : 10th June 2024

Date of Valuation
Report : 11th June 2024

Details : Valuation of the Land and Building Property
(**Residential Flat in First Floor**) at Flat No.AF1,
First Floor, Block No.A, Plot No.A, Door No.3/104,
“**Vinoth Vasantham Apartments**”, 1st Street,
Off 1st Main Road, Natesan Nagar, Virugambakkam,
Chennai – 600 092.

Assessed Value : **Rs.1,00,63,000/-**(Rupees One Crore and Sixty Three
Thousands Only)

B.V. Ramanaa.
F.I.V., F.I.E., C.ENG.(I).
M.Sc.(REV), LLB.
Chartered Engineer (F-1262617)
Registered Valuer (C-I/258/1992)

Plot No.52, Door No.24,
Second Street, Balaji Nagar,
Virugambakkam,
Chennai - 600 092.
Phone: 98410 11076 /98414 11076.
Tel : 2376 2111 Tel / Fax : 2376 5111.

B.V. RAMANAA

IV, F.I.E., C.ENG.(I), M.Sc.,(REV), L.L.B.

**Professional / Chartered Engineer (F-1262617)
Corporate / Govt. Registered Valuer (C-I/258/1992)
Project Management Consultant**

Ref.: 57624/2024/BV/JK

Registered as Valuer Under SEC 34AB / SEC 34AE of Wealth Tax Act-1957.

**"Sai Nilayam", Plot No.52, Door No.24,
Second Street, Balaji Nagar, Virugambakkam,
Chennai - 600 092.**

Ph.: 2376 2111, Fax : 2376 5111.

Mobile (Dir) : 98410 11076 (Off) : 98414 11076

bvramanaa@yahoo.com

VALUATION REPORT

Pursuant to the request from **Mr. Ratheesh Babu, (9677193198), Zonal Audit Manager, M/s. Muthoot Finance Private Limited**, the Land and Building Property (**Residential Flat in First Floor**) at Flat No.AF1, First Floor, Block No.A, Plot No.A, Door No.3/104, "Vinoth Vasantham Apartments", 1st Street, Off 1st Main Road, Natesan Nagar, Virugambakkam, Chennai - 600 092, which is owned by **M/s. Muthoot Finance Private Limited**, represented by **Mr. V. Narayanan**, was inspected on 10th June 2024, for the purpose of assessing the present market value.

The property is a Residential Flat, having a Total Built-up area of **1345 sq.ft. (including common areas)**. and is situated in First Floor of a Stilt/Ground Floor + Two Floors residential building. **The value is assessed based upon the comparable sale instances.**

The following documents were produced before me for scrutiny.

1. Copy of the Sale Deed (Document No.6757/2007, dated 20th December 2007).
2. Copy of the Builders Agreement, dated 20th December 2007
3. Copy of the Building Approval Details (PP No.A/2517/413/2006, dated 5th October 2006)
(BA No.CEBA/CD05/00671/2006, dated 23/11/2006)

Based upon the actual observations and the particulars provided to me, detailed valuation report has been prepared and furnished in the following annexure I & II.

After giving careful consideration to the various important factors like the location of the property, size and shape of the plot, specifications, age of the building, depreciation, availability of civic amenities, potential for marketability, etc., I am of the opinion that;

1. **The Fair market value of the property is Rs.1,00,63,000/-**
2. The Forced / Distress sale value of the property is Rs.85,00,000/-
3. The Realizable value of the property is Rs.90,00,000/-
4. Value of the property based on Sub-Registrar's office guide lines for land value and value of building assessed at Rs.48,29,000/-

It is declared that,

- i. The property was inspected on 10th June 2024, in the presence of Care Taker.
- ii. I have no direct or indirect interest in the property valued.
- iii. Further the information and other details given above / in the annexure are true to the best of my knowledge and belief.

Station : Chennai

Date : 11th June 2024



ANNEXURE - I
DESCRIPTION OF THE PROPERTY

1. Purpose for which this valuation is made : to assess the fair market value.
 2. Name of the Owner : **M/s.Muthoot Finance Private Limited.**
Muthoot Chambers, Banerji Road,
Opp.Saritha Theatre Complex,
Ernakulam, PIN-682 018.
 3. Location of the property : Flat No.AF1, First Floor,
Block No.A, Plot No.A, Door
No.3/104, "Vinoth Vasantham
Apartments", 1st Street,
Off 1st Main Road, Natesan Nagar,
Virugambakkam,
Chennai - 600 092.
 - S. Nos. : S.Nos.107/1 and 107/2A,
T.S.Nos.363, 36/4 and 36/9
 - Village / block : Virugambakkam Village
 - Taluk / Ward : Mambalam Taluk
 - District / Municipality : Chennai
 5. Boundaries of the property(Whole Property) :

North	: Property owned by Sridhar Senthil Narayanan Arun and L.Sampath
South	: Plot No.9, Rajan's House and land & Rathinam's house
East	: Saroja's Land
West	: 20 Feet Road now known as Natesan Nagar 1 st Cross Street
- Total Extent of the land(as per document) = 11065 sq.ft. or 1027.97 sq.m.**
Undivided share of land pertaining to the subject flat = 625 sq.ft. or 58.06 sq.m.
- Value of UDS of land (as per prevailing market rate**
625 sq.ft. @ Rs.8750/- per sq.ft.) : Rs.54,68,750/-
- Value of UDS of land(as per Sub-registrar's Office**
guide lines 625 sq.ft. Rs.4000/- per sq.ft.) : Rs.25,00,000/-

Since, the property is a residential flat, the value of which normally constitutes value of Un - Divided Share of land + cost of construction + cost of services / amenities and project over heads if any. Hence, the total market value of the subject flat is assessed and valued under "Part - II - Valuation details" in this report by composite rate method. Where as the independent buildings are value by Land and building methods. The above UDS of land value is a notional value of the land component of the subject flat.

5. Postal address of the property
: Flat No.AF1, First Floor,
Block No.A, Plot No.A, Door
No.3/104, "Vinoth Vasantham
Apartments", 1st Street,
Off 1st Main Road, Natesan Nagar,
Virugambakkam,
Chennai - 600 092.
6. Class of construction
: I Class
7. Proximity of civic amenities
: Available near by
8. E.B. service Connection details
: Available for scrutiny.
9. Property Tax paid details
: Not Available for scrutiny.
10. Legal Encumbrances, if any.
(searches and investigations made, if any)
: Refer legal opinion and latest EC
11. Characteristics of the locality
(give details)
: Middle Class residential area
12. Whether the property falls under
"Land Ceiling act" provisions
: NA
13. Tenure of Land : Free hold / Lease hold
: Free hold
14. If Leasehold, state un expired Period of lease
: NA
15. Occupancy details, self occupation or rental
: Self Occupied (Guest House)
16. Location of the property
: Located at about ¼ KM from
Natesan Nagar Bus Stop,
Kaliyammann Koil Street,
Virugambakkam.

Note:

- a) The fair market value of the property is more than the value assessed, as per Sub-Registrar's Office guide lines and the difference in value is due to rapid change in real estate market situation based on demand for the land and building properties in fast developing areas in and around Chennai, where as the guide line values are constant for a particular period of time.
- b) In general, the guide line values are the minimum transaction values for the lands and buildings located in different streets / survey numbers mandated by the registering authority for stamp duty purpose only.
- c) The exact extent of UDS of Land and built-up area of the subject Flat and the present ownership details should be verified with Legal Opinion and Latest Encumbrance Certificate.

Assumptions:

- This valuation report is prepared at the request of Mr. Ratheesh Babu, (9677193198), Zonal Audit Manager, M/s. Muthoot Finance Private Limited, and should not be referred for any other bank / Financial Institution purposes.
- I have not verified the title deeds of the properties with the records of registrar's office as this is beyond the agreed scope of our services stated in our engagement letter.
- I assume no responsibility for the legal matters including, but not limited to, legal or title concerns. The assets and interests therein have been valued free and clear of any liens or encumbrances unless stated otherwise. No hidden or apparent conditions regarding the subject assets or their ownership are assumed to exist. No opinion of title is rendered by this report and a good title is assumed.
- The Valuer has endeavoured to visually identify the land boundaries and dimensions. Where there is a doubt about the precise position of the structures, it is recommended that a Licensed Surveyor be contacted.
- Value varies with the purpose and date. This report is not to be referred if the purpose is different, other than mentioned.
- The actual Market value that is likely to be fetched upon sale of the property under consideration shall entirely depend on the demand and supply of the same in the market at the time of sale.



PART - II – BUILDING

Floor	Year of construction	Roof	Built-up area in sq.ft.
First Floor (Subject flat)	2007	RCC	1345 sq.ft. (including common areas)

Detailed Description:

A. General Information :

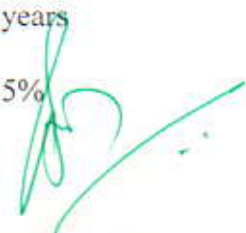
- | | |
|--|-----------------------------------|
| 1. Type of Construction | : Framed structure building |
| 2. Quality of Construction | : Good |
| 3. Appearance of the building | : Good |
| 4. No. of floors | : Stilt/Ground Floor + Two Floors |
| 5. Maintenance of the building | : Good |
| 6. Water supply arrangements | : Bore well |
| 7. Drainage arrangements | : Public Sewer Mains |
| 8. Whether the building is Constructed as per plan approved by the competent authority | : Approved Plans are available* |

No. of Floors Constructed = Stilt/Ground Floor + First Floor + Second Floor Full

No. of Units Constructed = 5 Units(1+2+2)

- | | |
|--------------------------------------|-------------------------------|
| 9. Tenancy details, Occupancy | : Self Occupied (Guest House) |
| 10. Rent yield per month | : NA |
| 11. Expected Future Rent, if let-out | : Rs.20,000/- |

B. Valuation of Construction:

- | | |
|---|-----------------------------|
| 1. Specification: Foundation | : Column footing foundation |
| Superstructure | : Brick work |
| Roof | : RCC |
| Joinery | : TW/CW doors and windows |
| Floor Finish | : Ceramic Tiles Flooring |
| Weathering Course. | : done |
| 2. Total Built – up area (Subject flat) | : 1345 sq.ft. |
| 3. Year of Construction | : 2007 |
| 4. Age of the Building | : 17 Years |
| 5. Total Life of the building Estimated | : 60 years |
| 6. Depreciation percentage assumed
(assumed salvage value as 10 %) | : 25.5% |
- 

PART - II
VALUATION DETAILS

The property is a Residential Flat, having a Total Built-up area of **1345 sq.ft. (including common areas)**, and is situated in First Floor of a Stilt/Ground Floor + Two Floors residential building. The value is assessed based upon the comparable sale instances.

DESCRIPTION	ASSESSED VALUE
Total Built - Up area of the Flat	= 1345 sq.ft.
Year of Construction	= 2007
Date of Valuation	= 10 th June 2024
Age of the Building	= 17 Years
Life assumed	= 60 years.
Depreciation percentage (assuming the salvage as 10%)	= 25.5%
Basic Unit rate ascertained after detailed analysis	= Rs.7750/-per sq.ft.
(Cost of UDS of the land + Cost of Construction + Cost of Services / Amenities)	
Replacement value	= Rs.1,04,23,750/-
Depreciation(1345 sq.ft. X Rs.2000/- X 25.5%)	= Rs.26,90,000/- X 25.5%
(Assuming the unit rate of construction including services as Rs.2000/- per sq.ft.)	= Rs.6,85,950/-
Depreciated value of the Building (excluding land value)	= Rs.20,04,050/-
Net Value of the flat (Land and Building)	= Rs.97,37,800/-
Add for internal furnishing like, Ward robes, Loft Coverings, Kitchen cabinets, etc., (Depreciated cost)	= Rs.3.25.000/-
Total Value of the Subject Flat (Land and building + Internal Furnishing)	= Rs.1,00,62,800/- Or Say Rs.1,00,63,000/-

1. The Fair market value of the property is Rs.1,00,63,000/-
2. The Forced / Distress sale value of the property is Rs.85,00,000/-
3. The Realizable value of the property is Rs.90,00,000/-
4. Value of the property based on Sub-Registrar's office guide lines for land value and value of building assessed at Rs.48,29,000/-





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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: 1-4-2023 To: Current Date

Search Criteria :

Zone:

Chennai

Sub Registrar Office:

Virugambakkam

Guideline Village:

Virugambakkam

Revenue Village:

VIRUGAMBAKKAM[URBAN]

Revenue District:

CHENNAI

Revenue Taluka:

MAMBALAM

Below Search results are as on 11-Jun-2024 01:41 PM

A B C D E F G H I J K L M N O P
Q R S T U V W X Y Z 1 2 3 4 5
6 7 8 9 0 [List all Street](#)

16 items found, displaying 1 to 10.

[First/Prev] 1, 2 [Next/Last]

Sl.No.	Street Name	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O Download
1	NATESANAGAR 1ST MAIN ROAD	4000/ Square Feet	43060/ Square Metre	Residential Class III Type - I	01-Apr-2023	-
2	NATESANAGAR 1ST MAIN ROAD 2ND CROSS STREET	4000/ Square Feet	43060/ Square Metre	Residential Class III Type - I	01-Apr-2023	-
3	NATESANAGAR 1ST MAIN ROAD 1ST CROSS STREET	4000/ Square Feet	43060/ Square Metre	Residential Class III Type - I	01-Apr-2023	-
4	MEHRU STREET	3000/ Square Feet	32295/ Square Metre	Residential Class IV Type - I	01-Apr-2023	-
5	NEW BANGARU NAIDU COLONY 1ST STREET	4500/ Square Feet	48440/ Square Metre	Residential Class II Type - II	01-Apr-2023	-
6	NEW BANGARU NAIDU COLONY 2ND STREET	4500/ Square Feet	48440/ Square Metre	Residential Class II Type - II	01-Apr-2023	-
7	NEW COLONY 1ST CROSS STREET	4000/ Square Feet	43060/ Square Metre	Residential Class III Type - I	01-Apr-2023	-
8	NEW COLONY 1ST STREET	4000/ Square Feet	43060/ Square Metre	Residential Class III Type - I	01-Apr-2023	-
9	NEW COLONY 2ND CROSS STREET	4000/ Square Feet	43060/ Square Metre	Residential Class III Type - I	01-Apr-2023	-



VALUATION REPORT					
LOAN APPLICATION DETAILS					
BRANCH NAME	Mumbai	APPLICANT NAME	M/S. Muthoot Finance Pvt. Ltd.	APPL MOB NO:	9987690667
				Loan Account No.	N.A.
PRODUCT	HOME LOAN	TRANSACTION TYPE	Fresh Case		
Ref. No. - MSCVL / THANE / MUTHOOT / 2024 / 628				Date: 18.11.2024	
PROJECT DETAILS					
PROJECT NAME & NO. (IF ANY)	"RNA Courtyard Co.Op.Hsg.Soc.Ltd",				
Flat No. 804, 8 th Floor, D - Wing, Building No. 1, RNA Courtyard Co.Op.Hsg.Soc.Ltd., Dr. Babasaheb Ambedkar Road, Opp. Phase –III, Plot No / New Survey No. 44 / 46, Village Penkarpada, Mira Road (East), Tal. & Dist. Thane – 401 107.					
GEO CO-ORDINATES	19° 16'39.9"N 72° 51'52.8"E				
SURVEY NO. / HISSA NO.	Plot No / New Survey No. 44 / 46	LANDMARK	Opp. P. V. Doshi Hospital & Phase -III		
DISTRICT	Thane	STATE	Maharashtra	PIN CODE	401 107.
BOUNDARIES					
DIRECTIONS	NORTH	SOUTH	EAST	WEST	
AS PER DOCUMENT	N.A.	N.A.	N.A.	N.A.	
AS PER SITE INVESTIGATION	Internal Road	Internal Road	A, B & C Wing RNA Courtyard	Internal Road	
APPROVAL AUTHORITY (NAME IF APPROVED)	Approved Building plans were not provided and not verified	APPROVAL AUTHORITY LIMIT	Mira Bhayandar Municipal Corporation	AGE OF PROPERTY *	16 Years (2008 Approx.)

TOTAL NO. OF UNITS IN APARTMENT		Total 32 Flats	TOTAL NO. OF UNITS OCCUPIED		Total 32 Flats Occupied Approx.
SELLER NAME *	M/S Rockline Construction Co.	OCCUPANCY STATUS *	Self - Occupied	PROPERTY RESIDUAL AGE	44 years (Subject to regular maintenance and repairs)
OCCUPIED BY	Self - Occupied	OCCUPANT NAME *	M/S. Muthoot Finance Pvt.Ltd		
SELLER TYPE	Developers	TYPE OF UNIT / PROPERTY	Residential Flat	APPROACH ROAD TO PROPERTY	Cement Concrete
APPROACH ROAD WIDTH	10 Ft. Wide Road	PROPERTY FALLING IN CAUTION AREA & REASON			
NAME OF CURRENT OWNER AS PER PROPERTY DOCUMENTS	M/S. Muthoot Finance Pvt.Ltd	ZONE CLASSIFICATION AS PER MASTER PLAN	Kindly check DP remarks before further process		
CONNECTIVITY & SURROUNDING DEVELOPMENT					
SR.NO.	PREMISES LIST	APPROX. DISTANCE FROM PROPERTY (IN KMS)		NAME OF THE STATION / ROAD	
1	NEAREST RAILWAY STATION	1 KM		Mira Road Railway Station	
2	NEAREST SCHOOL	230 Mtrs		St. Joseph's High School	
3	NEAREST MARKET / LANDMARK / TEMPLE	950 Mtrs		Shiv Temple	
4	NEAREST BUS STOP	120 Mtrs		Adarsh Balwadi Bus Stop	
5	NEAREST HIGHWAY / MAJOR ROAD	2 Mtr		Dr. Babasaheb Ambedkar Road	
PERCENTAGE OF SURROUNDING DEVELOPMENT CONSIDERING CONNECTIVITY, BASIC AMENITIES, CONSTRUCTION ACTIVITY & OCCUPANC					100% Averagely
AREA DETAILS					

AREA TYPE	SQUARE FEET	SQUARE METER	REMARKS ON AREA OF PROPERTY - FLOOR WISE DETAILS		
PLOT AREA*	-	-	LAND AREA / UDS AREA		
CARPET AREA*		0.00	AS PER ACTUAL ON SITE		C.A. 593.00
EXISTING BUILT UP * (As Per Article of Agreement)	685	63.64	NOT MORE THAN 20% OF CA.		
SALE AREA / SBA		0.00			
ZONE CLASSIFICATION AS PER MASTER PLAN	Kindly check DP remarks before further process				
NO. OF ROOM & INTERNAL AMENITIES DETAILS					
DRAWING / HALL / LIVING	KITCHEN / DINING ROOM	BEDROOM	STUDY ROOM / POOJA ROOM	TOTAL NO. OF ROOMS / FLAT CONFIGURATION	WC / BATH / TOILET
1	1	2	-	2 BHK + 2 Toilets	2
VALUATION DETAILS					
	AREA TYPE *	AREA (SQ. FEET) *	RATE/SFT *	VALUATION*	
A). AREA VALUATION	AREA TO BE CONSIDERED FOR VALUATION			-	Rs.
B). CONSTRUCTION /EXTENSION / IMPROVEMENT COST	EXISTING BUILT UP AREA	0.00		-	Rs.
	PROPOSED BUILT UP AREA	685.00	13,500/-	92,47,500/-	Rs.
C). AMENITIES	DESCRIPTION	AREA/ QUANTITY	UNIT (LOV)	AMOUNT	
TOTAL AMENITIES COST (D)				-	Rs.
TOTAL FAIR MARKET VALUE		Rs. 92,47,500/-			
RELIABLE VALUE		Rs. 92,47,500/-			
DISTRESS SALE VALUE		Rs. 69,35,625/-			
FLOOR DETAILS					

	FLOORS	APPROVED	ACTUAL / PROPOSED	REMARKS ON NO. OF FLOORS - APPROVED & PROPOSED
(A)	NO OF BASEMENT(S)	-	-	
(B)	NO OF GROUND /PARKING/STILT	-	Stilt	
(C)	NO. OF UPPER FLOOR(S)	-	8	
(E) = (A + B + C)	TOTAL NO. OF FLOOR(S)	-	9	
TECHNICAL DOCUMENTS DETAILS				
DOCUMENT TYPE	DOCUMENT NAME	RECD TYPE - COPY / ORIGINAL	REF NO / SERIAL NO.	REF DATE - APPROVAL / DOCUMENT DATE
PLAN	Approved Building plans were not provided and not verified.	Soft Copy	N.A.	N.A.
PERMISSION	N.A.	N.A.	N.A.	N.A.
OTHER DOCUMENT	Article of Agreement	Soft Copy	2341/2008	Dated 20.02.2008
OTHER DOCUMENT	Maintenance Bill	Soft Copy	2039	Dated 01.08.2021
OTHER DOCUMENT	Property Tax	Soft Copy	E150035983158	Dated 22.06.2020
OTHER DOCUMENT	Electricity Bill	Soft Copy	150477413	Dated 31.07.2021
OTHER DOCUMENT	Our Previous Valuation report	Soft Copy	Ref. No. - MSCVL / THANE / MUTHOOT / 2021 / 626	Date: 19.08.2021
CONSTRUCTION / IMPROVEMENT/EXTENSION ESTIMATE FROM REGISTERED ENGINEER/ARCHITECT			-	-
REMARKS ON DOCUMENTS VERIFIED			Approved Building plan, CC & OC were not provided and not verified.	
NDMC PARAMETERS				

NATURE OF BUILDING / WING	RESIDENTIAL	STRUCTURE TYPE	RCC	FOOTING TYPE	INDEPENDENT FOOTING
TYPE OF MASONARY	Burnt Clay Brick	SEISMIC ZONE	Zone III	SHAPE OF BUILDING	None
MORTAR TYPE	Cement	ROOF TYPE	House Roof	FIRE EXIT AVAILABLE	No
CONCRETE GRADE	NA	FLOOD PRONE AREA	No	STEEL GRADE	NA
EXPANSION JOIN AVAILABLE	No	PROJECTED PARTS AVAILABLE	Yes	GROUND SLOP MORE THAN 20 %	No
STRUCTURAL SYSTEM	Regular Frame	SOIL TYPE	Alluvial Soil	SOIL LIQUEFIABLE	No
ENVIRONMENT EXPOSURE CONDITION	Moderate	PLAN ASPECT RATIO	NA	SOIL SLOP VULNERABLE TO LIQUEFIABLE	No
CYCLONE ZONE- WIND SPEED	44	COASTAL REGULATORY ZONE	Not Applicable	SOIL STRATA	Hard
Site Investigation					
SR.NO.	ACTIVITY	ALLOTTED % FOR ACTIVITY	PRESENT COMPLETION (%)	NO OF FLOORS COMPLETED	
IN CASE OF EXTENSION / IMPROVEMENT CASE, REMARKS ON THE PROPOSED STRUCTURE & EXISTING STRUCTURE IS MANDATORY					
1	FOUNDATION	10.00%	10.00%		
2	PLINTH	15.00%	15.00%		
3	BRICKWORK	15.00%	15.00%		
4	RCC / SLAB COMPLETION	30.00%	30.00%		
5	INTERNAL PLASTER	5.00%	5.00%		
6	EXTERNAL PLASTER	5.00%	5.00%		
7	FLOORING	10.00%	10.00%		
8	FIXTURES & FINISHING	10.00%	10.00%		
TOTAL COMPLETION (%)		100.00%	100.00%	Completed	
RECOMMENDED PERCENTAGE TO BE CONSIDERED 10% HIGHER THAN COMPLETION PERCENTAGE, MAXIMUM UPTO 100%					
IS THE PROPERTY TECHNICALLY ACCEPTABLE?		Yes	MARKETABILITY OF PROPERTY		Good

REMARKS ON THE PROPERTY:

- For the purpose of valuation, we have considered the flat area as per Agreement Built up area is 685 sq.ft. which is considered for valuation Exercise
- Building is Stilt + 8th upper floor. Ground is having Lobby & parking. 1st to 8th Floor is having 04 Flats in each floor. 2 Lifts
- In this building there are 4 Wing's i.e. A, B C & D
- The property is used for guest house purpose.
- Approved Building plan, CC & OC were not provided and not verified.
- At the time of visit we observed that Approx 100% occupancy in the building.
- Electricity, Water & Drainage Line are available on this said building
- Property identified and Person Available at the time of Site visit Mr. Akshay Salvi (Muthoot Employee) -

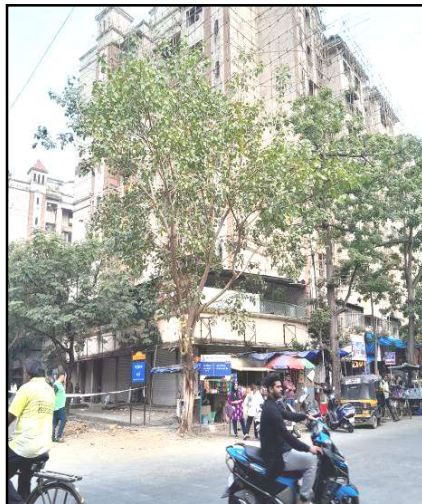
TSR (TECHNICAL SCRUTINY REPORT) DEVIATION

SR.NO.	DEVIATIONS IN THE PROPERTY/DOCUMENTS AVAILABLE	
1	DOCUMENT DEVIATION	No
2	ROAD DEVIATION	No
3	PROPERTY USAGE DEVIATION	No
4	OTHER DEVIATION	No

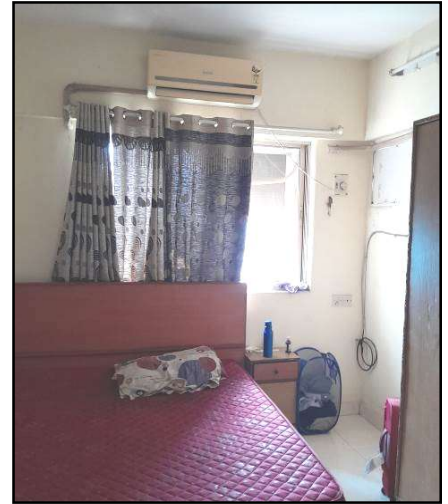
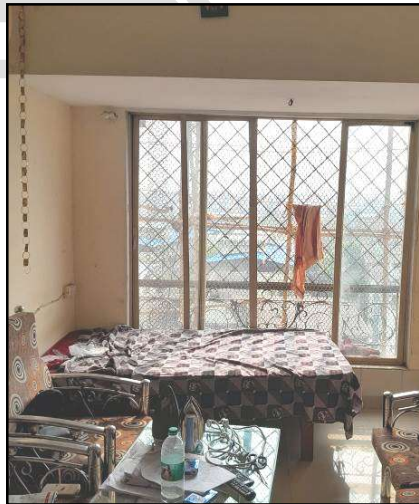
TSR (TECHNICAL SCRUTINY REPORT) CONDITION

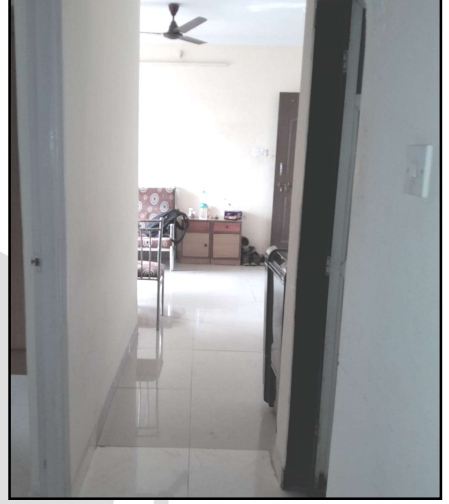
SR.NO.	TSR (TECHNICAL SCRUTINY REPORT) CONDITIONS FOR COMPLIANCE		
1	N.A.		
2	N.A.		
TSR (TECHNICAL SCRUTINY REPORT) PREPARED BY	MAHESH SHETTY CONSULTANTS & VALUERS AND TEAM.	VISITED BY (NAME)	Mr. Roshan Mahadik
TSR (TECHNICAL SCRUTINY REPORT) DATE	18.11.2024	VISIT DATE	16.11.2024
For MAHESH SHETTY CONSULTANTS & VALUERS LLP		SIGN & STAMP (TM / ATM / RTM)	
AUTH. SIGN. (Approved Valuer of Muthoot Homefin India Ltd)			

M/S. Muthoot Finance Pvt. Ltd.
Flat No. 804, 8th Floor, D - Wing, Building No. 1, RNA Courtyard Co.Op.Hsg.Soc.Ltd.,
Dr. Babasaheb Ambedkar Road, Opp. Phase -III, Plot No / New Survey No. 44 / 46,
Village Penkarpada, Mira Road (East), Tal. & Dist. Thane - 401 107.

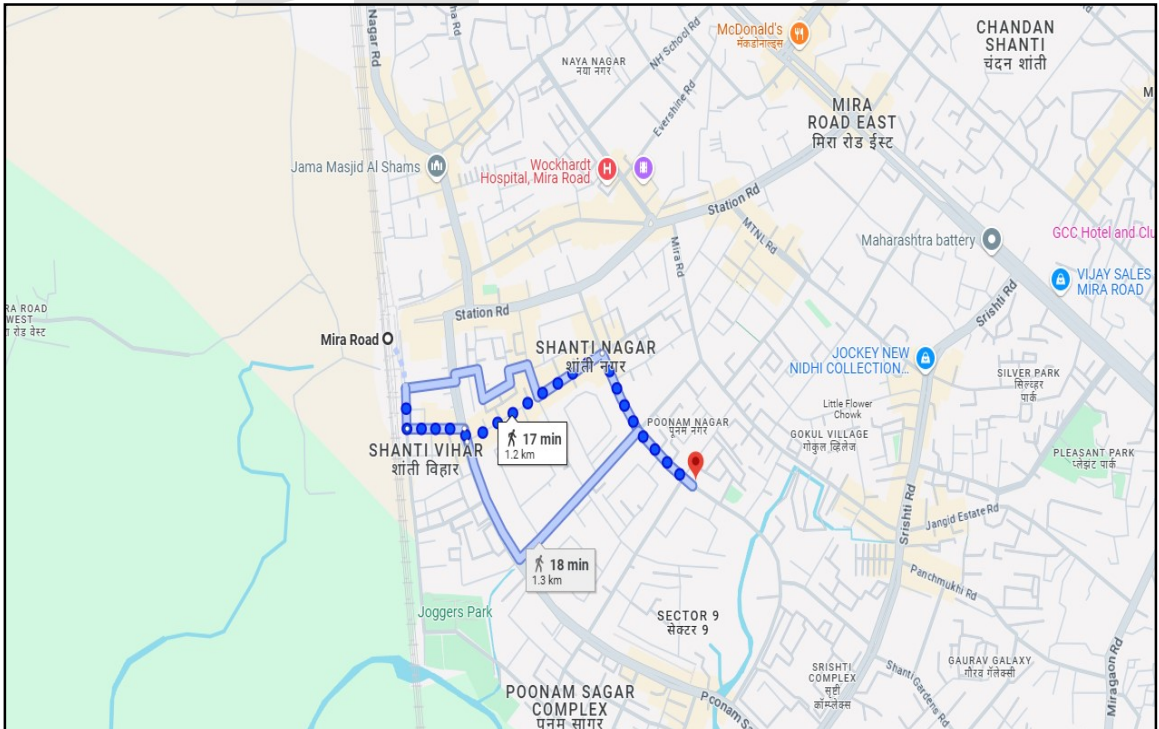
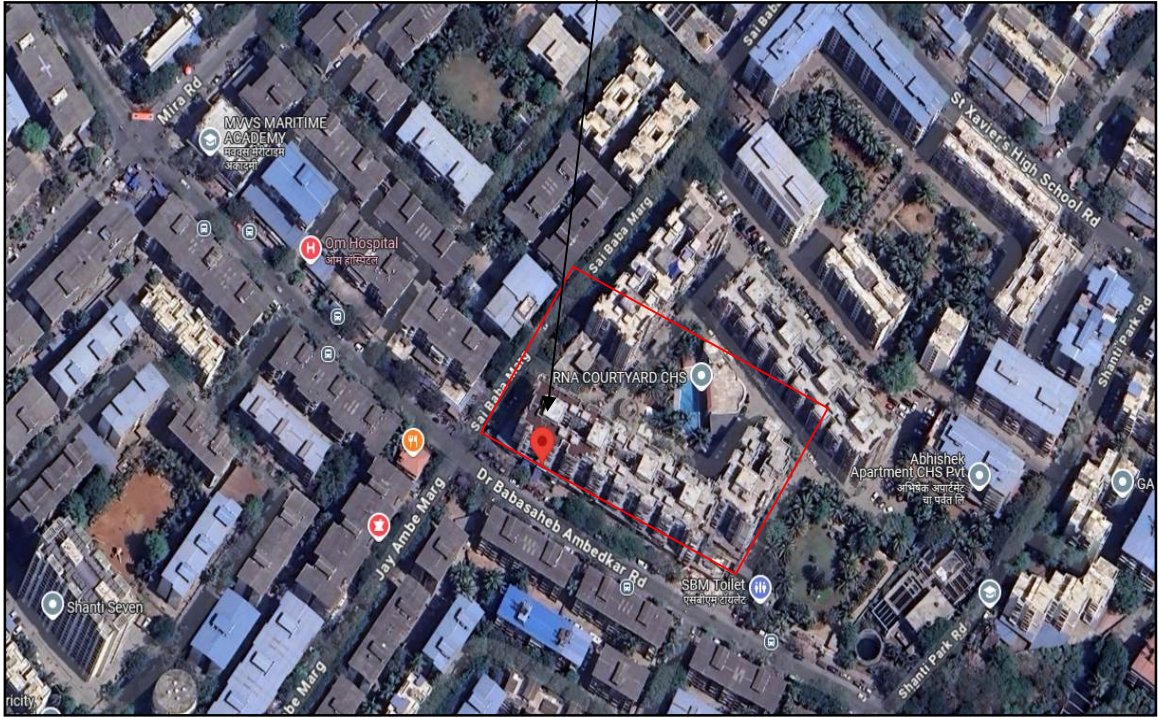


RNA COURTYARD			
BUNGALOW-1			
D1 MR. MEHUL BABULAL SHAH & JT.	D2 MR. MEHUL BABULAL SHAH & JT.		
1st FLOOR		2nd FLOOR	
D101 MR. SANJAY RATIBHAI BARASIA	D201 SHRI AMARNATH M. SINGH		
D102 MRS. SHOBHA PRALHAD RAUT JT.	D202 DR. MADHU R. VYAS & J.		
D103 DR. RAKESH C. VYAS	D203 SHRI ATUL KUMAR VARMA		
D104 DR. (SMT.) MADHU R. VYAS	D204 MR. HITESH C. SHARMA & JT.		
3rd FLOOR		4th FLOOR	
D301 DR. MADHU RAKESH VYAS & JT.	D401 SMT. TREESA D'SOUZA		
D302 DR. RAKESH C. VYAS & JT.	D402 SHRI GHANSHYAM S. PAREKH		
D303 SHRI AMIT BHADWAN BARIA & JT.	D403 MR. MAHESH A. SHARMA		
D304 SHRI ISAAC NOWGAONKAR	D404 SHRI LOKESH JAIN		
5th FLOOR		6th FLOOR	
D501 M. PRAVIN SHRAM SHINDE & JT.	D601 MR. NIKIL A.G. DOLJANI J		
D502 M. JULIAN RICHARD GOMES & JT.	D602 MR. ASHWIN SHETTY		
D503 SHRI JAYANT M. KHEDEKAR	D603 SHRI. RUPAK KUMAR SAHU		
D504 SHRI UMESH S.KARKERA	D604 SHRI MANOHAR P. MHASKAR		
7th FLOOR		8th FLOOR	
D701 SHRI ARUN KUMAR GUPTA	D801 MR. JAY NIKHIL NETA & JT.		
D702 SHRI DEVENDRA B. MISHRA	D802 M. ANAND MODAKA ROY & JT.		
D703 SHRI DAKSH L. DANI	D803 MR. SUMEET KHANNA		
D704 SHRI GAURAV GUPTA	D804 MUTHOOT FINANCE (P) LTD.		





Route Map of the Property
Site u/r



Longitude Latitude - 19°16'39.9"N 72°51'52.8"E

Note: The Blue line shows the route to site from nearest railway station (Mira Road 1 Km)

Latitude : 13.055820N
Longitude: 80.190946E

VALUATION REPORT

Name : M/s.Muthoot Finance Private Limited.

Present Address : Muthoot Chambers, Banerji Road,
Opp.Saritha Theatre Complex, Ernakulam,
PIN-682 018.

Purpose : to assess the fair market value.

Date of Inspection : 10th June 2024

Date of Valuation
Report : 11th June 2024

Details : Valuation of the Land and Building Property
(Residential Flat in Second Mezzanine Floor)
located at Flat No.CM2, Second Mezzanine Floor,
Block No.C, Plot No.C, Door No.3/104, "Vinoth
Vasantham Apartments", 1st Street,
Off 1st Main Road, Natesan Nagar, Virugambakkam,
Chennai – 600 092.

Assessed Value : **Rs.82,14,000/-**(Rupees Eighty Two Lakhs and
Fourteen Thousands Only)

B.V. Ramanaa.
F.I.V., F.I.E., C.ENG.(I).
M.Sc.(REV), LLB.
Chartered Engineer (F-1262617)
Registered Valuer (C-I/258/1992)

Plot No.52, Door No.24,
Second Street, Balaji Nagar,
Virugambakkam,
Chennai - 600 092.
Phone: 98410 11076 /98414 11076.
Tel : 2376 2111 Tel / Fax : 2376 5111.

B.V. RAMANAA

E.I.V., F.I.E., C.ENG.(I), M.Sc.,(REV), L.L.B.

Professional / Chartered Engineer (F-1262617)

Corporate / Govt. Registered Valuer (C-I/258/1992)

Project Management Consultant

"Sai Nilayam", Plot No.52, Door No.24,
Second Street, Balaji Nagar, Virugambakkam,
Chennai - 600 092.

Ph.: 2376 2111, Fax : 2376 5111.

Mobile (Dir) : 98410 11076 (Off) : 98414 11076

bvramanaa@yahoo.com

Registered as Valuer Under SEC.34AB / SEC.34AE of Wealth Tax Act-1957.
Ref.: 57623/2024/BV/JK

VALUATION REPORT

Pursuant to the request from **Mr. Ratheesh Babu**, (9677193198), Zonal Audit Manager, **M/s. Muthoot Finance Private Limited**, the Land and Building Property (**Residential Flat in Second Mezzanine Floor**) located at Flat No.CM2, Second Mezzanine Floor, Block No.C, Plot No.C, Door No.3/104, "Vinoth Vasantham Apartments", 1st Street, Off 1st Main Road, Natesan Nagar, Virugambakkam, Chennai - 600 092, which is owned by **M/s. Muthoot Finance Private Limited**, represented by **Mr. V. Narayanan**, was inspected on 10th June 2024, for the purpose of assessing the present market value.

The property is a Residential Flat, having a Total Built-up area of **1100 sq.ft. (including common areas)**, and is situated in Second Mezzanine Floor of a Stilt/Ground Floor + Two Floors residential building. The value is assessed based upon the comparable sale instances.

The following documents were produced before me for scrutiny.

1. Copy of the Sale Deed(Document No.6758/2007, dated 20th December 2007).
2. Copy of the Builders Agreement, dated 20th December 2007
3. Copy of the Building Approval Details(PP No.A/1967/265/2006, dated 4th July 2006)
(BA No.CEBA/CD05/00497/2006, dated 22/08/2006)

Based upon the actual observations and the particulars provided to me, detailed valuation report has been prepared and furnished in the following annexure I & II.

After giving careful consideration to the various important factors like the location of the property, size and shape of the plot, specifications, age of the building, depreciation, availability of civic amenities, potential for marketability, etc., I am of the opinion that;

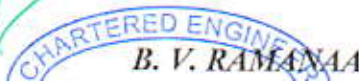
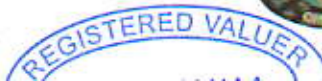
1. The Fair market value of the property is Rs.82,14,000/-
2. The Forced / Distress sale value of the property is Rs.70,00,000/-
3. The Realizable value of the property is Rs.74,00,000/-
4. Value of the property based on Sub-Registrar's office guide lines for land value and value of building assessed at Rs.38,45,000/-

It is declared that,

- i. The property was inspected on 10th June 2024, in the presence of Care Taker.
- ii. I have no direct or indirect interest in the property valued.
- iii. Further the information and other details given above / in the annexure are true to the best of my knowledge and belief.

Station : Chennai

Date : 11th June 2024



ANNEXURE - I
DESCRIPTION OF THE PROPERTY

1. Purpose for which this valuation is made : to assess the fair market value.
2. Name of the Owner : M/s.Muthoot Finance Private Limited.
Muthoot Chambers, Banerji Road,
Opp.Saritha Theatre Complex,
Ernakulam, PIN-682 018.
3. Location of the property : Flat No.CM2, Second Mezzanine Floor, Block No.C, Plot No.C, Door No.3/104, "Vinoth Vasantham Apartments", 1st Street, Off 1st Main Road, Natesan Nagar, Virugambakkam, Chennai - 600 092.

S. Nos.

: S.Nos.107/1 and 107/2A,
T.S.Nos.363, 36/4 and 36/9

Village / block

: Virugambakkam Village

Taluk / Ward

: Mambalam-Guindy Taluk

District / Municipality

: Chennai District

5. Boundaries of the property(Whole Property) :

- North : Property owned by Sridhar Senthil Narayanan Arun and L.Sampath
- South : Plot No.9, Rajan's House and land & Rathinam's house
- East : Saroja's Land
- West : 20 Feet Road now known as Natesan Nagar 1st Cross Street

Total Extent of the land(as per document) = 11065 sq.ft. or 1027.97 sq.m.
Undivided share of land pertaining to the subject flat = 489 sq.ft. or 45.42 sq.m.

Value of UDS of land (as per prevailing market rate
489 sq.ft. @ Rs.8750/- per sq.ft.) : Rs.42,78,750/-

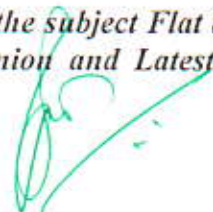
Value of UDS of land(as per Sub-registrar's Office
guide lines 489 sq.ft. Rs.4000/- per sq.ft.) : Rs.19,56,000/-

Since, the property is a residential flat, the value of which normally constitutes value of Un - Divided Share of land + cost of construction + cost of services / amenities and project over heads if any. Hence, the total market value of the subject flat is assessed and valued under "Part - II - Valuation details" in this report by composite rate method. Where as the independent buildings are value by Land and building methods. The above UDS of land value is a notional value of the land component of the subject flat.

5. Postal address of the property	: Flat No.CM2, Second Mezzanine Floor, Block No.C, Plot No.C, Door No.3/104, "Vinoth Vasantham Apartments", 1 st Street, Off 1 st Main Road, Natesan Nagar, Virugambakkam, Chennai – 600 092.
6. Class of construction	: I Class
7. Proximity of civic amenities	: Available near by
8. E.B. service Connection details	: Available for scrutiny.
9. Property Tax paid details	: Not Available for scrutiny.
10. Legal Encumbrances, if any. (searches and investigations made, if any)	: Refer legal opinion and latest EC
11. Characteristics of the locality (give details)	: Middle Class residential area
12. Whether the property falls under "Land Ceiling act" provisions	: NA
13. Tenure of Land : Free hold / Lease hold	: Free hold
14. If Leasehold, state un expired Period of lease	: NA
15. Occupancy details, self occupation or rental	: Self Occupied (Guest House)
16. Location of the property	: Located at about ¼ KM from Natesan Nagar Bus Stop, Kaliamman Koil Street, Virugambakkam.

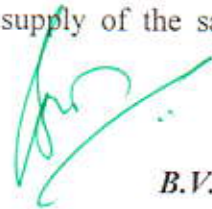
Note:

- a) *The fair market value of the property is more than the value assessed, as per Sub-Registrar's Office guide lines and the difference in value is due to rapid change in real estate market situation based on demand for the land and building properties in fast developing areas in and around Chennai, where as the guide line values are constant for a particular period of time.*
- b) *In general, the guide line values are the minimum transaction values for the lands and buildings located in different streets / survey numbers mandated by the registering authority for stamp duty purpose only.*
- c) *The exact extent of UDS of Land and built-up area of the subject Flat and the present ownership details should be verified with Legal Opinion and Latest Encumbrance Certificate.*



Assumptions:

- This valuation report is prepared at the request of Mr. Ratheesh Babu, (9677193198), Zonal Audit Manager, M/s. Muthoot Finance Private Limited, and should not be referred for any other bank / Financial Institution purposes.
- I have not verified the title deeds of the properties with the records of registrar's office as this is beyond the agreed scope of our services stated in our engagement letter.
- I assume no responsibility for the legal matters including, but not limited to, legal or title concerns. The assets and interests therein have been valued free and clear of any liens or encumbrances unless stated otherwise. No hidden or apparent conditions regarding the subject assets or their ownership are assumed to exist. No opinion of title is rendered by this report and a good title is assumed.
- The Valuer has endeavoured to visually identify the land boundaries and dimensions. Where there is a doubt about the precise position of the structures, it is recommended that a Licensed Surveyor be contacted.
- Value varies with the purpose and date. This report is not to be referred if the purpose is different, other than mentioned.
- The actual Market value that is likely to be fetched upon sale of the property under consideration shall entirely depend on the demand and supply of the same in the market at the time of sale.



B.V. RAMANAA



PART - II - BUILDING

Floor	Year of construction	Roof	Built-up area in sq.ft.
Second Mezzanine Floor (Subject flat)	2007	RCC	1100 sq.ft. (including common areas)

Detailed Description:

A. General Information :

- | | |
|--|--|
| 1. Type of Construction | : Framed structure building |
| 2. Quality of Construction | : Good |
| 3. Appearance of the building | : Good |
| 4. No. of floors | : Stilt/Ground Floor + Two Floors |
| 5. Maintenance of the building | : Good |
| 6. Water supply arrangements | : Bore well |
| 7. Drainage arrangements | : Public Sewer Mains |
| 8. Whether the building is Constructed as per plan approved by the competent authority | : Building Approval details are available* |

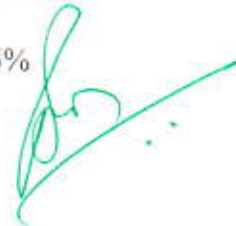
No. of Floors Constructed = Stilt/Ground Floor + First Floor + Second Floor Full

No. of Units Constructed = 5 Units(1+2+2)

- | | |
|--------------------------------------|-------------------------------|
| 9. Tenancy details, Occupancy | : Self Occupied (Guest House) |
| 10. Rent yield per month | : NA |
| 11. Expected Future Rent, if let-out | : Rs.15,000/- |

B. Valuation of Construction:

- | | |
|---|-----------------------------|
| 1. Specification: Foundation | : Column footing foundation |
| Superstructure | : Brick work |
| Roof | : RCC |
| Joinery | : TW/CW doors and windows |
| Floor Finish | : Ceramic Tiles Flooring |
| Weathering Course. | : done |
| 2. Total Built - up area (Subject flat) | : 1100 sq.ft. |
| 3. Year of Construction | : 2007 |
| 4. Age of the Building | : 17 Years |
| 5. Total Life of the building Estimated | : 60 years |
| 6. Depreciation percentage assumed
(assumed salvage value as 10 %) | : 25.5% |

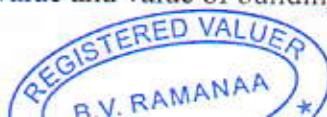


PART - II
VALUATION DETAILS

The property is a Residential Flat, having a Total Built-up area of 1100 sq.ft. (including common areas). and is situated in Second Mezzanine Floor of a Stilt/Ground Floor + Two Floors residential building. The value is assessed based upon the comparable sale instances.

DESCRIPTION	ASSESSED VALUE
Total Built - Up area of the Flat	= 1100 sq.ft.
Year of Construction	= 2007
Date of Valuation	= 10 th June 2024
Age of the Building	= 17 Years
Life assumed	= 60 years.
Depreciation percentage (assuming the salvage as 10%)	= 25.5%
Basic Unit rate ascertained after detailed analysis (Cost of UDS of the land + Cost of Construction + Cost of Services / Amenities)	= Rs.7750/-per sq.ft.
Replacement value	= Rs.85,25,000/-
Depreciation(1100 sq.ft. X Rs.2000/- X 25.5%) (Assuming the unit rate of construction including services as Rs.2000/- per sq.ft.)	= Rs.22,00,000/- X 25.5% = Rs.5,61,000/-
Depreciated value of the Building (excluding land value)	= Rs.16,39,000/-
Net Value of the flat (Land and Building)	= Rs.79,64,000/-
Add for internal furnishing like, Ward robes, Loft Coverings, Kitchen cabinets, etc., (Depreciated cost)	= Rs.2,50,000/-
Total Value of the Subject Flat (Land and building + Internal Furnishing)	= Rs.82,14,000/-

1. The Fair market value of the property is Rs.82,14,000/-
2. The Forced / Distress sale value of the property is Rs.70,00,000/-
3. The Realizable value of the property is Rs.74,00,000/-
4. Value of the property based on Sub-Registrar's office guide lines for land value and value of building assessed at Rs.38,45,000/-





CHARTERED ENGINEER
BY RAMANAA
98462617



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

Home About us Registration E-Services Circulars Guideline Value Stamp Help More

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: 1-4-2023 To: Current Date

Search Criteria :

Zone:
Guideline Village:
Revenue District:

Chennai
Virugambakkam
CHENNAI

Sub Registrar Office:
Revenue Village:
Revenue Taluka:

Virugambakkam
VIRUGAMBAKKAM(URBAN)
MAMBALAM

Below Search results are as on 11-Jun-2024 01:41 PM

A B C D E F G H I J K L M N O P
Q R S T U V W X Y Z 1 2 3 4 5
6 7 8 9 0 [List all Street](#)

16 items found, displaying 1 to 10.

[First/Prev] 1, 2 [Next/Last]

Sr.No.	Street Name	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O Download
1	NATESANAGAR 1ST MAIN ROAD	4000/ Square Feet	43060/ Square Metre	Residential Class III Type - I	01-Apr-2023	-
2	NATESANAGAR 1ST MAIN ROAD 2ND CROSS STREET	4000/ Square Feet	43060/ Square Metre	Residential Class III Type - I	01-Apr-2023	-
3	NATESANAGAR 1ST MAIN ROAD 1ST CROSS STREET	4000/ Square Feet	43060/ Square Metre	Residential Class III Type - I	01-Apr-2023	-
4	NEHRU STREET	3000/ Square Feet	32295/ Square Metre	Residential Class IV Type - I	01-Apr-2023	-
5	NEW BANGARU NAIDU COLONY 1ST STREET	4500/ Square Feet	48440/ Square Metre	Residential Class II Type - II	01-Apr-2023	-
6	NEW BANGARU NAIDU COLONY 2ND STREET	4500/ Square Feet	48440/ Square Metre	Residential Class II Type - II	01-Apr-2023	-
7	NEW COLONY 1ST CROSS STREET	4000/ Square Feet	43060/ Square Metre	Residential Class III Type - I	01-Apr-2023	-
8	NEW COLONY 1ST STREET	4000/ Square Feet	43060/ Square Metre	Residential Class III Type - I	01-Apr-2023	-
9	NEW COLONY 2ND CROSS STREET	4000/ Square Feet	43060/ Square Metre	Residential Class III Type - I	01-Apr-2023	-



Latitude : 13.055896 N
Longitude: 80.191101 E

VALUATION REPORT

Name : M/s. Muthoot Finance Private Limited.

Present Address : Muthoot Chambers, Banerji Road,
Opp.Saritha Theatre Complex, Ernakulam,
PIN - 682 018.

Purpose : to assess the fair market value.

Date of Inspection : 10th June 2024

Date of Valuation
Report : 11th June 2024

Details : Valuation of the Land and Building Property
(**Residential Flat in First Floor**) at Flat No.AF1,
First Floor, Block No.A, Plot No.A, Door No.3/104,
“**Vinoth Vasantham Apartments**”, 1st Street,
Off 1st Main Road, Natesan Nagar, Virugambakkam,
Chennai – 600 092.

Assessed Value : **Rs.1,00,63,000/-**(Rupees One Crore and Sixty Three
Thousands Only)

B.V. Ramanaa.
F.I.V., F.I.E., C.ENG.(I).
M.Sc.(REV), LLB.
Chartered Engineer (F-1262617)
Registered Valuer (C-I/258/1992)

Plot No.52, Door No.24,
Second Street, Balaji Nagar,
Virugambakkam,
Chennai - 600 092.
Phone: 98410 11076 /98414 11076.
Tel : 2376 2111 Tel / Fax : 2376 5111.

B.V. RAMANAA

IV, F.I.E., C.ENG.(I), M.Sc.,(REV), L.L.B.

Professional / Chartered Engineer (F-1262617)
Corporate / Govt. Registered Valuer (C-I/258/1992)
Project Management Consultant

Ref.: 57624/2024/BV/JK

Registered as Valuer Under SEC 34AB / SEC 34AE of Wealth Tax Act-1957.

"Sai Nilayam", Plot No.52, Door No.24,
Second Street, Balaji Nagar, Virugambakkam,
Chennai - 600 092.

Ph.: 2376 2111, Fax : 2376 5111.
Mobile (Dir) : 98410 11076 (Off) : 98414 11076
bvramanan@yahoo.com

VALUATION REPORT

Pursuant to the request from **Mr. Ratheesh Babu, (9677193198), Zonal Audit Manager, M/s. Muthoot Finance Private Limited**, the Land and Building Property (**Residential Flat in First Floor**) at Flat No.AF1, First Floor, Block No.A, Plot No.A, Door No.3/104, "Vinoth Vasantham Apartments", 1st Street, Off 1st Main Road, Natesan Nagar, Virugambakkam, Chennai - 600 092, which is owned by **M/s. Muthoot Finance Private Limited**, represented by **Mr. V. Narayanan**, was inspected on 10th June 2024, for the purpose of assessing the present market value.

The property is a Residential Flat, having a Total Built-up area of **1345 sq.ft. (including common areas)**. and is situated in First Floor of a Stilt/Ground Floor + Two Floors residential building. **The value is assessed based upon the comparable sale instances.**

The following documents were produced before me for scrutiny.

1. Copy of the Sale Deed (Document No.6757/2007, dated 20th December 2007).
2. Copy of the Builders Agreement, dated 20th December 2007
3. Copy of the Building Approval Details (PP No.A/2517/413/2006, dated 5th October 2006)
(BA No.CEBA/CD05/00671/2006, dated 23/11/2006)

Based upon the actual observations and the particulars provided to me, detailed valuation report has been prepared and furnished in the following annexure I & II.

After giving careful consideration to the various important factors like the location of the property, size and shape of the plot, specifications, age of the building, depreciation, availability of civic amenities, potential for marketability, etc., I am of the opinion that;

1. **The Fair market value of the property is Rs.1,00,63,000/-**
2. The Forced / Distress sale value of the property is Rs.85,00,000/-
3. The Realizable value of the property is Rs.90,00,000/-
4. Value of the property based on Sub-Registrar's office guide lines for land value and value of building assessed at Rs.48,29,000/-

It is declared that,

- i. The property was inspected on 10th June 2024, in the presence of Care Taker.
- ii. I have no direct or indirect interest in the property valued.
- iii. Further the information and other details given above / in the annexure are true to the best of my knowledge and belief.

Station : Chennai
Date : 11th June 2024



ANNEXURE - I
DESCRIPTION OF THE PROPERTY

1. Purpose for which this valuation is made : to assess the fair market value.
2. Name of the Owner : **M/s.Muthoot Finance Private Limited.**
Muthoot Chambers, Banerji Road,
Opp.Saritha Theatre Complex,
Ernakulam, PIN-682 018.
3. Location of the property : Flat No.AF1, First Floor,
Block No.A, Plot No.A, Door
No.3/104, "Vinoth Vasantham
Apartments", 1st Street,
Off 1st Main Road, Natesan Nagar,
Virugambakkam,
Chennai - 600 092.
- S. Nos. : S.Nos.107/1 and 107/2A,
T.S.Nos.363, 36/4 and 36/9
- Village / block : Virugambakkam Village
- Taluk / Ward : Mambalam Taluk
- District / Municipality : Chennai
5. Boundaries of the property(Whole Property) :

North	: Property owned by Sridhar Senthil Narayanan Arun and L.Sampath
South	: Plot No.9, Rajan's House and land & Rathinam's house
East	: Saroja's Land
West	: 20 Feet Road now known as Natesan Nagar 1 st Cross Street
- Total Extent of the land(as per document) = 11065 sq.ft. or 1027.97 sq.m.
- Undivided share of land pertaining to the subject flat = 625 sq.ft. or 58.06 sq.m.
- Value of UDS of land (as per prevailing market rate
625 sq.ft. @ Rs.8750/- per sq.ft.) : Rs.54,68,750/-
- Value of UDS of land(as per Sub-registrar's Office
guide lines 625 sq.ft. Rs.4000/- per sq.ft.) : Rs.25,00,000/-

Since, the property is a residential flat, the value of which normally constitutes value of Un - Divided Share of land + cost of construction + cost of services / amenities and project over heads if any. Hence, the total market value of the subject flat is assessed and valued under "Part - II - Valuation details" in this report by composite rate method. Where as the independent buildings are value by Land and building methods. The above UDS of land value is a notional value of the land component of the subject flat.

5. Postal address of the property
: Flat No.AF1, First Floor,
Block No.A, Plot No.A, Door
No.3/104, "Vinoth Vasantham
Apartments", 1st Street,
Off 1st Main Road, Natesan Nagar,
Virugambakkam,
Chennai - 600 092.
6. Class of construction
: I Class
7. Proximity of civic amenities
: Available near by
8. E.B. service Connection details
: Available for scrutiny.
9. Property Tax paid details
: Not Available for scrutiny.
10. Legal Encumbrances, if any.
(searches and investigations made, if any)
: Refer legal opinion and latest EC
11. Characteristics of the locality
(give details)
: Middle Class residential area
12. Whether the property falls under
"Land Ceiling act" provisions
: NA
13. Tenure of Land : Free hold / Lease hold
: Free hold
14. If Leasehold, state un expired Period of lease
: NA
15. Occupancy details, self occupation or rental
: Self Occupied (Guest House)
16. Location of the property
: Located at about ¼ KM from
Natesan Nagar Bus Stop,
Kaliyammann Koil Street,
Virugambakkam.

Note:

- a) The fair market value of the property is more than the value assessed, as per Sub-Registrar's Office guide lines and the difference in value is due to rapid change in real estate market situation based on demand for the land and building properties in fast developing areas in and around Chennai, where as the guide line values are constant for a particular period of time.
- b) In general, the guide line values are the minimum transaction values for the lands and buildings located in different streets / survey numbers mandated by the registering authority for stamp duty purpose only.
- c) The exact extent of UDS of Land and built-up area of the subject Flat and the present ownership details should be verified with Legal Opinion and Latest Encumbrance Certificate.

Assumptions:

- This valuation report is prepared at the request of Mr. Ratheesh Babu, (9677193198), Zonal Audit Manager, M/s. Muthoot Finance Private Limited, and should not be referred for any other bank / Financial Institution purposes.
- I have not verified the title deeds of the properties with the records of registrar's office as this is beyond the agreed scope of our services stated in our engagement letter.
- I assume no responsibility for the legal matters including, but not limited to, legal or title concerns. The assets and interests therein have been valued free and clear of any liens or encumbrances unless stated otherwise. No hidden or apparent conditions regarding the subject assets or their ownership are assumed to exist. No opinion of title is rendered by this report and a good title is assumed.
- The Valuer has endeavoured to visually identify the land boundaries and dimensions. Where there is a doubt about the precise position of the structures, it is recommended that a Licensed Surveyor be contacted.
- Value varies with the purpose and date. This report is not to be referred if the purpose is different, other than mentioned.
- The actual Market value that is likely to be fetched upon sale of the property under consideration shall entirely depend on the demand and supply of the same in the market at the time of sale.



PART - II – BUILDING

Floor	Year of construction	Roof	Built-up area in sq.ft.
First Floor (Subject flat)	2007	RCC	1345 sq.ft. (including common areas)

Detailed Description:

A. General Information :

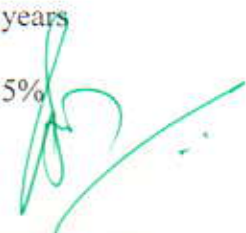
- | | |
|--|-----------------------------------|
| 1. Type of Construction | : Framed structure building |
| 2. Quality of Construction | : Good |
| 3. Appearance of the building | : Good |
| 4. No. of floors | : Stilt/Ground Floor + Two Floors |
| 5. Maintenance of the building | : Good |
| 6. Water supply arrangements | : Bore well |
| 7. Drainage arrangements | : Public Sewer Mains |
| 8. Whether the building is Constructed as per plan approved by the competent authority | : Approved Plans are available* |

No. of Floors Constructed = Stilt/Ground Floor + First Floor + Second Floor Full

No. of Units Constructed = 5 Units(1+2+2)

- | | |
|--------------------------------------|-------------------------------|
| 9. Tenancy details, Occupancy | : Self Occupied (Guest House) |
| 10. Rent yield per month | : NA |
| 11. Expected Future Rent, if let-out | : Rs.20,000/- |

B. Valuation of Construction:

- | | |
|---|-----------------------------|
| 1. Specification: Foundation | : Column footing foundation |
| Superstructure | : Brick work |
| Roof | : RCC |
| Joinery | : TW/CW doors and windows |
| Floor Finish | : Ceramic Tiles Flooring |
| Weathering Course. | : done |
| 2. Total Built – up area (Subject flat) | : 1345 sq.ft. |
| 3. Year of Construction | : 2007 |
| 4. Age of the Building | : 17 Years |
| 5. Total Life of the building Estimated | : 60 years |
| 6. Depreciation percentage assumed
(assumed salvage value as 10 %) | : 25.5% |
- 

PART - II
VALUATION DETAILS

The property is a Residential Flat, having a Total Built-up area of **1345 sq.ft. (including common areas)**, and is situated in First Floor of a Stilt/Ground Floor + Two Floors residential building. **The value is assessed based upon the comparable sale instances.**

DESCRIPTION	ASSESSED VALUE
Total Built - Up area of the Flat	= 1345 sq.ft.
Year of Construction	= 2007
Date of Valuation	= 10 th June 2024
Age of the Building	= 17 Years
Life assumed	= 60 years.
Depreciation percentage (assuming the salvage as 10%)	= 25.5%
Basic Unit rate ascertained after detailed analysis	= Rs.7750/-per sq.ft.
(Cost of UDS of the land + Cost of Construction + Cost of Services / Amenities)	
Replacement value	= Rs.1,04,23,750/-
Depreciation(1345 sq.ft. X Rs.2000/- X 25.5%)	= Rs.26,90,000/- X 25.5%
(Assuming the unit rate of construction including services as Rs.2000/- per sq.ft.)	= Rs.6,85,950/-
Depreciated value of the Building (excluding land value)	= Rs.20,04,050/-
Net Value of the flat (Land and Building)	= Rs.97,37,800/-
Add for internal furnishing like, Ward robes, Loft Coverings, Kitchen cabinets, etc., (Depreciated cost)	= Rs.3.25.000/-
Total Value of the Subject Flat (Land and building + Internal Furnishing)	= Rs.1,00,62,800/- Or Say Rs.1,00,63,000/-

- 1. The Fair market value of the property is Rs.1,00,63,000/-**
- 2. The Forced / Distress sale value of the property is Rs.85,00,000/-**
- 3. The Realizable value of the property is Rs.90,00,000/-**
- 4. Value of the property based on Sub-Registrar's office guide lines for land value and value of building assessed at Rs.48,29,000/-**





CHARTERED ENGINEER
B.V. RAMANAA
E-1282517



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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: 1-4-2023 To: Current Date

Search Criteria :

Zone: Chennai
Guideline Village: Virugambakkam
Revenue District: CHENNAI

Sub Registrar Office: Virugambakkam
Revenue Village: VIRUGAMBAKKAM[URBAN]
Revenue Taluka: MAMBALAM

Below Search results are as on 11-Jun-2024 01:41 PM

A B C D E F G H I J K L M N O P
Q R S T U V W X Y Z 1 2 3 4 5
6 7 8 9 0 [List all Street](#)

16 items found, displaying 1 to 10.

[\[First/Prev\]](#) [1, 2](#) [\[Next/Last\]](#)

Sl.No.	Street Name	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O Download
1	NATESANAGAR 1ST MAIN ROAD	4000/ Square Feet	43060/ Square Metre	Residential Class III Type - I	01-Apr-2023	-
2	NATESANAGAR 1ST MAIN ROAD 2ND CROSS STREET	4000/ Square Feet	43060/ Square Metre	Residential Class III Type - I	01-Apr-2023	-
3	NATESANAGAR 1ST MAIN ROAD 1ST CROSS STREET	4000/ Square Feet	43060/ Square Metre	Residential Class III Type - I	01-Apr-2023	-
4	MEHRU STREET	3000/ Square Feet	32295/ Square Metre	Residential Class IV Type - I	01-Apr-2023	-
5	NEW BANGARU NAIDU COLONY 1ST STREET	4500/ Square Feet	48440/ Square Metre	Residential Class II Type - II	01-Apr-2023	-
6	NEW BANGARU NAIDU COLONY 2ND STREET	4500/ Square Feet	48440/ Square Metre	Residential Class II Type - II	01-Apr-2023	-
7	NEW COLONY 1ST CROSS STREET	4000/ Square Feet	43060/ Square Metre	Residential Class III Type - I	01-Apr-2023	-
8	NEW COLONY 1ST STREET	4000/ Square Feet	43060/ Square Metre	Residential Class III Type - I	01-Apr-2023	-
9	NEW COLONY 2ND CROSS STREET	4000/ Square Feet	43060/ Square Metre	Residential Class III Type - I	01-Apr-2023	-



Latitude : 13.055820N
Longitude: 80.190946E

VALUATION REPORT

Name : M/s.Muthoot Finance Private Limited.

Present Address : Muthoot Chambers, Banerji Road,
Opp.Saritha Theatre Complex, Ernakulam,
PIN-682 018.

Purpose : to assess the fair market value.

Date of Inspection : 10th June 2024

Date of Valuation
Report : 11th June 2024

Details : Valuation of the Land and Building Property
(Residential Flat in Second Mezzanine Floor)
located at Flat No.CM2, Second Mezzanine Floor,
Block No.C, Plot No.C, Door No.3/104, "Vinoth
Vasantham Apartments", 1st Street,
Off 1st Main Road, Natesan Nagar, Virugambakkam,
Chennai – 600 092.

Assessed Value : **Rs.82,14,000/-**(Rupees Eighty Two Lakhs and
Fourteen Thousands Only)

B.V. Ramanaa.
F.I.V., F.I.E., C.ENG.(I).
M.Sc.(REV), LLB.
Chartered Engineer (F-1262617)
Registered Valuer (C-I/258/1992)

Plot No.52, Door No.24,
Second Street, Balaji Nagar,
Virugambakkam,
Chennai - 600 092.
Phone: 98410 11076 /98414 11076.
Tel : 2376 2111 Tel / Fax : 2376 5111.

B.V. RAMANAA

E.I.V., F.I.E., C.ENG.(I), M.Sc.,(REV), L.L.B.

Professional / Chartered Engineer (F-1262617)

Corporate / Govt. Registered Valuer (C-I/258/1992)

Project Management Consultant

"Sai Nilayam", Plot No.52, Door No.24,
Second Street, Balaji Nagar, Virugambakkam,
Chennai - 600 092.

Ph.: 2376 2111, Fax : 2376 5111.

Mobile (Dir) : 98410 11076 (Off) : 98414 11076

bvramanaa@yahoo.com

Registered as Valuer Under SEC.34AB / SEC.34AE of Wealth Tax Act-1957.
Ref.: 57623/2024/BV/JK

VALUATION REPORT

Pursuant to the request from **Mr. Ratheesh Babu**, (9677193198), Zonal Audit Manager, **M/s. Muthoot Finance Private Limited**, the Land and Building Property (**Residential Flat in Second Mezzanine Floor**) located at Flat No.CM2, Second Mezzanine Floor, Block No.C, Plot No.C, Door No.3/104, "Vinoth Vasantham Apartments", 1st Street, Off 1st Main Road, Natesan Nagar, Virugambakkam, Chennai - 600 092, which is owned by **M/s. Muthoot Finance Private Limited**, represented by **Mr. V. Narayanan**, was inspected on 10th June 2024, for the purpose of assessing the present market value.

The property is a Residential Flat, having a Total Built-up area of **1100 sq.ft. (including common areas)**, and is situated in Second Mezzanine Floor of a Stilt/Ground Floor + Two Floors residential building. The value is assessed based upon the comparable sale instances.

The following documents were produced before me for scrutiny.

1. Copy of the Sale Deed(Document No.6758/2007, dated 20th December 2007).
2. Copy of the Builders Agreement, dated 20th December 2007
3. Copy of the Building Approval Details(PP No.A/1967/265/2006, dated 4th July 2006)
(BA No.CEBA/CD05/00497/2006, dated 22/08/2006)

Based upon the actual observations and the particulars provided to me, detailed valuation report has been prepared and furnished in the following annexure I & II.

After giving careful consideration to the various important factors like the location of the property, size and shape of the plot, specifications, age of the building, depreciation, availability of civic amenities, potential for marketability, etc., I am of the opinion that;

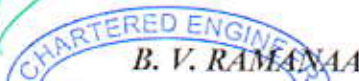
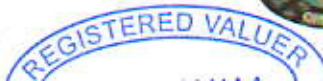
1. The Fair market value of the property is **Rs.82,14,000/-**
2. The Forced / Distress sale value of the property is **Rs.70,00,000/-**
3. The Realizable value of the property is **Rs.74,00,000/-**
4. Value of the property based on Sub-Registrar's office guide lines for land value and value of building assessed at **Rs.38,45,000/-**

It is declared that,

- i. The property was inspected on 10th June 2024, in the presence of Care Taker.
- ii. I have no direct or indirect interest in the property valued.
- iii. Further the information and other details given above / in the annexure are true to the best of my knowledge and belief.

Station : Chennai

Date : 11th June 2024



ANNEXURE - I
DESCRIPTION OF THE PROPERTY

1. Purpose for which this valuation is made : to assess the fair market value.
2. Name of the Owner : M/s.Muthoot Finance Private Limited.
Muthoot Chambers, Banerji Road,
Opp.Saritha Theatre Complex,
Ernakulam, PIN-682 018.
3. Location of the property : Flat No.CM2, Second Mezzanine Floor, Block No.C, Plot No.C, Door No.3/104, "Vinoth Vasantham Apartments", 1st Street, Off 1st Main Road, Natesan Nagar, Virugambakkam, Chennai - 600 092.
- S. Nos. : S.Nos.107/1 and 107/2A, T.S.Nos.363, 36/4 and 36/9
- Village / block : Virugambakkam Village
- Taluk / Ward : Mambalam-Guindy Taluk
- District / Municipality : Chennai District
5. Boundaries of the property(Whole Property) :

North	: Property owned by Sridhar Senthil Narayanan Arun and L.Sampath
South	: Plot No.9, Rajan's House and land & Rathinam's house
East	: Saroja's Land
West	: 20 Feet Road now known as Natesan Nagar 1 st Cross Street

Total Extent of the land(as per document) = 11065 sq.ft. or 1027.97 sq.m.
 Undivided share of land pertaining to the subject flat = 489 sq.ft. or 45.42 sq.m.

Value of UDS of land (as per prevailing market rate
 489 sq.ft. @ Rs.8750/- per sq.ft.) : Rs.42,78,750/-

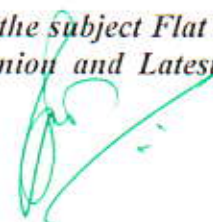
Value of UDS of land(as per Sub-registrar's Office
 guide lines 489 sq.ft. Rs.4000/- per sq.ft.) : Rs.19,56,000/-

Since, the property is a residential flat, the value of which normally constitutes value of Un - Divided Share of land + cost of construction + cost of services / amenities and project over heads if any. Hence, the total market value of the subject flat is assessed and valued under "Part - II - Valuation details" in this report by composite rate method. Where as the independent buildings are value by Land and building methods. The above UDS of land value is a notional value of the land component of the subject flat.

5. Postal address of the property	: Flat No.CM2, Second Mezzanine Floor, Block No.C, Plot No.C, Door No.3/104, "Vinoth Vasantham Apartments", 1 st Street, Off 1 st Main Road, Natesan Nagar, Virugambakkam, Chennai – 600 092.
6. Class of construction	: I Class
7. Proximity of civic amenities	: Available near by
8. E.B. service Connection details	: Available for scrutiny.
9. Property Tax paid details	: Not Available for scrutiny.
10. Legal Encumbrances, if any. (searches and investigations made, if any)	: Refer legal opinion and latest EC
11. Characteristics of the locality (give details)	: Middle Class residential area
12. Whether the property falls under "Land Ceiling act" provisions	: NA
13. Tenure of Land : Free hold / Lease hold	: Free hold
14. If Leasehold, state un expired Period of lease	: NA
15. Occupancy details, self occupation or rental	: Self Occupied (Guest House)
16. Location of the property	: Located at about ¼ KM from Natesan Nagar Bus Stop, Kaliamman Koil Street, Virugambakkam.

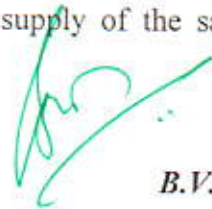
Note:

- The fair market value of the property is more than the value assessed, as per Sub-Registrar's Office guide lines and the difference in value is due to rapid change in real estate market situation based on demand for the land and building properties in fast developing areas in and around Chennai, where as the guide line values are constant for a particular period of time.*
- In general, the guide line values are the minimum transaction values for the lands and buildings located in different streets / survey numbers mandated by the registering authority for stamp duty purpose only.*
- The exact extent of UDS of Land and built-up area of the subject Flat and the present ownership details should be verified with Legal Opinion and Latest Encumbrance Certificate.*



Assumptions:

- This valuation report is prepared at the request of Mr. Ratheesh Babu, (9677193198), Zonal Audit Manager, M/s. Muthoot Finance Private Limited, and should not be referred for any other bank / Financial Institution purposes.
- I have not verified the title deeds of the properties with the records of registrar's office as this is beyond the agreed scope of our services stated in our engagement letter.
- I assume no responsibility for the legal matters including, but not limited to, legal or title concerns. The assets and interests therein have been valued free and clear of any liens or encumbrances unless stated otherwise. No hidden or apparent conditions regarding the subject assets or their ownership are assumed to exist. No opinion of title is rendered by this report and a good title is assumed.
- The Valuer has endeavoured to visually identify the land boundaries and dimensions. Where there is a doubt about the precise position of the structures, it is recommended that a Licensed Surveyor be contacted.
- Value varies with the purpose and date. This report is not to be referred if the purpose is different, other than mentioned.
- The actual Market value that is likely to be fetched upon sale of the property under consideration shall entirely depend on the demand and supply of the same in the market at the time of sale.



B.V. RAMANAA



PART - II - BUILDING

Floor	Year of construction	Roof	Built-up area in sq.ft.
Second Mezzanine Floor (Subject flat)	2007	RCC	1100 sq.ft. (including common areas)

Detailed Description:

A. General Information :

- | | |
|--|--|
| 1. Type of Construction | : Framed structure building |
| 2. Quality of Construction | : Good |
| 3. Appearance of the building | : Good |
| 4. No. of floors | : Stilt/Ground Floor + Two Floors |
| 5. Maintenance of the building | : Good |
| 6. Water supply arrangements | : Bore well |
| 7. Drainage arrangements | : Public Sewer Mains |
| 8. Whether the building is Constructed as per plan approved by the competent authority | : Building Approval details are available* |

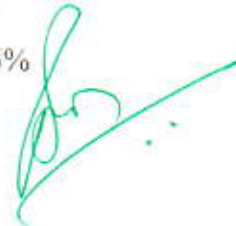
No. of Floors Constructed = Stilt/Ground Floor + First Floor + Second Floor Full

No. of Units Constructed = 5 Units(1+2+2)

- | | |
|--------------------------------------|-------------------------------|
| 9. Tenancy details, Occupancy | : Self Occupied (Guest House) |
| 10. Rent yield per month | : NA |
| 11. Expected Future Rent, if let-out | : Rs.15,000/- |

B. Valuation of Construction:

- | | |
|---|-----------------------------|
| 1. Specification: Foundation | : Column footing foundation |
| Superstructure | : Brick work |
| Roof | : RCC |
| Joinery | : TW/CW doors and windows |
| Floor Finish | : Ceramic Tiles Flooring |
| Weathering Course. | : done |
| 2. Total Built - up area (Subject flat) | : 1100 sq.ft. |
| 3. Year of Construction | : 2007 |
| 4. Age of the Building | : 17 Years |
| 5. Total Life of the building Estimated | : 60 years |
| 6. Depreciation percentage assumed
(assumed salvage value as 10 %) | : 25.5% |

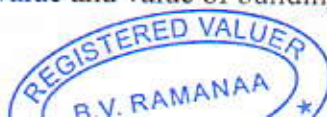


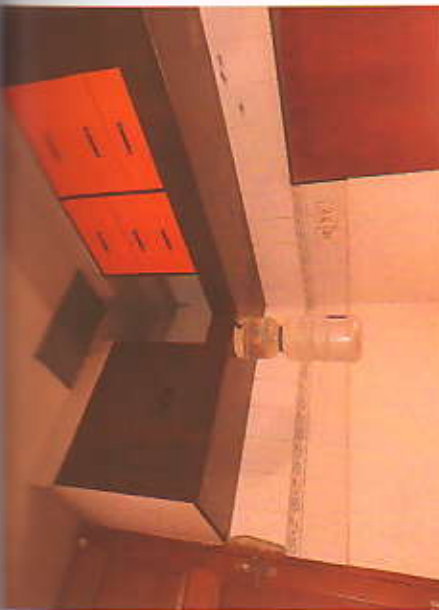
PART - II
VALUATION DETAILS

The property is a Residential Flat, having a Total Built-up area of 1100 sq.ft. (including common areas). and is situated in Second Mezzanine Floor of a Stilt/Ground Floor + Two Floors residential building. The value is assessed based upon the comparable sale instances.

DESCRIPTION	ASSESSED VALUE
Total Built - Up area of the Flat	= 1100 sq.ft.
Year of Construction	= 2007
Date of Valuation	= 10 th June 2024
Age of the Building	= 17 Years
Life assumed	= 60 years.
Depreciation percentage (assuming the salvage as 10%)	= 25.5%
Basic Unit rate ascertained after detailed analysis (Cost of UDS of the land + Cost of Construction + Cost of Services / Amenities)	= Rs.7750/-per sq.ft.
Replacement value	= Rs.85,25,000/-
Depreciation(1100 sq.ft. X Rs.2000/- X 25.5%) (Assuming the unit rate of construction including services as Rs.2000/- per sq.ft.)	= Rs.22,00,000/- X 25.5% = Rs.5,61,000/-
Depreciated value of the Building (excluding land value)	= Rs.16,39,000/-
Net Value of the flat (Land and Building)	= Rs.79,64,000/-
Add for internal furnishing like, Ward robes, Loft Coverings, Kitchen cabinets, etc., (Depreciated cost)	= Rs.2,50,000/-
Total Value of the Subject Flat (Land and building + Internal Furnishing)	= Rs.82,14,000/-

1. The Fair market value of the property is Rs.82,14,000/-
2. The Forced / Distress sale value of the property is Rs.70,00,000/-
3. The Realizable value of the property is Rs.74,00,000/-
4. Value of the property based on Sub-Registrar's office guide lines for land value and value of building assessed at Rs.38,45,000/-





CHARTERED ENGINEER
M. RAMANAA
984262617



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GUIDELINE VALUE & PROPERTY VALUATION

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Guideline Village:
Revenue District:

Chennai
Virugambakkam
CHENNAI

Sub Registrar Office:
Revenue Village:
Revenue Taluka:

Virugambakkam
VIRUGAMBAKKAM(URBAN)
MAMBALAM

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Q R S T U V W X Y Z 1 2 3 4 5
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16 items found, displaying 1 to 10.

[First/Prev] 1, 2 [Next/Last]

Sr.No.	Street Name	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O Download
1	NATESANAGAR 1ST MAIN ROAD	4000/ Square Feet	43060/ Square Metre	Residential Class III Type - I	01-Apr-2023	-
2	NATESANAGAR 1ST MAIN ROAD 2ND CROSS STREET	4000/ Square Feet	43060/ Square Metre	Residential Class III Type - I	01-Apr-2023	-
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