HI-TECH VALUERS LLP
★ REGISTERED VALUERS
★ CHARTERED ENGINEERS
★ REGISTERED ENGINEERS

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Chennai : Flat No.3A & 3B-1, J P Tower, 7/2, Thirumurthy Nagar Main Road, Nungambakkam, Chennai - 600 034
Coimbatore : MIG 3515, Park Street, Gandhi Maanagar, Peelamedu, Coimbatore - 641 004

HTV/CAN/SHO/ST/KK/JP/2024-25/1920/1340 18.02.2025

BRANCH HEAD
CANARA BANK
SHOLINGANALLUR BRANCH

Dear Sir

Sub : Valuation of Residential Flat belonging to Mr. L Ganesh Kumar

A/c. : Mr. L Ganesh Kumar

Property under the scope of valuation	Residential Flat No.F-1 situated at First Floor, Plot No.19 Secretariat Colony 8th Street Lakshmipuram, Kolathur Chennai – 600 099
Market Value of the property	₹ 35,50,000
Realizable Value of the property	₹ 32,00,000
Distress Sale Value of the property	₹ 28,00,000
Guideline Value of the property	₹ 18,68,000
Insurable Value of the building as built	₹ 12,00,000

For **HI-TECH VALUERS LLP**

R S BAABU

R S BAABU B.E., MIE, FIV ★ REGN. No.: C-I/414/1998-99 ★ GOVT. APPROVED VALUER

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HTV/CAN/SHO/ST/KK/JP/2024-25/1920/1340 18.02.2025

BRANCH HEAD
CANARA BANK
SHOLINGANALLUR BRANCH

REPORT ON
VALUATION OF RESIDENTIAL FLAT NO.F-1
SITUATED AT
FIRST FLOOR, PLOT NO.19, SECRETARIAT COLONY 8TH STREET
LAKSHMIPURAM, KOLATHUR, CHENNAI – 600 099

A/C. MR. L GANESH KUMAR

I. GENERAL

1. Purpose for which the valuation is made : To realize the value of non-performing assets (NPAs)

2. a) Date of inspection : 12.02.2025

   b) Date on which the valuation is made : 12.02.2025

   Note: The property under the scope of valuation was locked during our physical inspection and hence it has been inspected from outside. As per the advice of the bank, this report is prepared based on our earlier valuation report vide Reference No.HTVLLP/2023-24/CAN/SHO/ST/PS/1583/1304 dated 26.12.2023.

3. List of documents produced for perusal

   i. Sale Deed dated 10.09.2015 registered as Document No.5491/2015 at Madhavaram SRO in favour of Mr. L Ganesh Kumar

   ii. Sale Agreement for UDS of land and construction of flat dated 15.06.2015 entered between (1) Mrs. P Sudha represented by her GPA, Mr. S Suresh and (2) Mr. L Ganesh Kumar

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iii. Certificate extract from Town Survey Land Register (TSLR) dated 03.06.2024 in the name of Mr. R H Robert & others (previous owners) downloaded from https://eservices.tn.gov.in/

iv. Memorandum of Deposit of Title Deeds dated 30.10.2015 registered as Document No.6537/2015 at Madhavaram SRO in favour of Canara Bank executed by Mr. L Ganesh Kumar

4. Name of the owner and his address	:	Mr. L Ganesh Kumar
5. Brief description of the property	:	A Residential Flat – Super built-up area of 730 Sq. ft. with 281 Sq. ft. UDS out of 2400 Sq. ft. and one covered car parking space
Property considered for valuation	:	A Residential Flat – Super built-up area of 710 Sq. ft. with 281 Sq. ft. UDS out of 2400 Sq. ft.
6. Location of the property	:	
Plot No.	:	19
Nagar	:	Secretariat Colony
Old Survey No. as per sale deed	:	1459/1 & 1459/2
New Survey No. as per sale deed	:	1459/1 part, 1459/2 part & 1465/1 part
T S No. as per sale deed & TSLR	:	119
Block	:	9
Ward	:	D
Town	:	Madhavaram
Taluk	:	Madhavaram
District	:	Chennai
Local Authority	:	Greater Chennai Corporation
Zone	:	3 – Madhavaram
Ward	:	30
Sub-Registration Office	:	Madhavaram

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Registration District	:	Chennai North
Landmark	:	Kalpalayam Sec. Colony Bus Stop
a) Date of issue and validity of approved plan	:	Approved building plan is not furnished for verification and hence we are unable to comment
b) Approved plan issuing authority	:	Not applicable
c) Whether authenticity of approved plan is verified	:	Not applicable
d) Any other comments by our empaneled valuers on authenticity of approved plan	:	Not applicable
7. Postal address of the property	:	Flat No.F-1, First Floor, Plot No.19 Secretariat Colony 8th Street Lakshmipuram, Kolathur Chennai – 600 099
8. City / Town	:	Chennai city
Is the property situated in residential / commercial /industrial area?	:	Residential
9. Classification of the area	:	
i. High / Middle / Poor	:	Middle class
ii. Urban / Semi urban / Rural	:	Urban
10. Coming under Corporation/ Municipality: Town Panchayat /Village Panchayat limit?		Corporation limit
11. Whether covered under any State / Central Govt. enactments (i.e., Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area?	:	Nil

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12. Boundaries of the property :

	As per sale deed	As existing
North by	Plot No.20 Secretariat Colony (Part IV)	Residential Property bearing Door No.53 in Plot No.20
South by	Plot No.16	Residential Properties bearing Door No.59 & 59A in Plot No.16
East by	Pakkiyaraj Salai 30 Feet Road	Secretariat Colony 8th Street (30 feet wide Bituminous Road)
West by	Plot Nos.15 & 23 Secretariat Colony (Part IV)	Residential Properties in Plot Nos.15 & 23

13. Dimensions of the site :

	As per sale deed	As existing
North	60′ – 0″	60′ – 0″
South	60′ – 0″	60′ – 0″
East	40′ – 0″	40′ – 0″
West	40′ – 0″	40′ – 0″

14. Extent of the site as per sale deed : 2400 Sq. ft.

14.1 Latitude, Longitude & Co-ordinates of flat : 13.137146, 80.211654 & 13°08'13.7"N 80°12'42.0"E

15. Extent of the site considered for valuation : 281 Sq. ft. out of 2400 Sq. ft.

16. Whether occupied by the owner / tenant? : As the property was inspected from outside, we are unable to comment
If occupied by tenant since how long? : Not applicable
Rent received per month : Not applicable

II. APARTMENT COMPLEX

1. Name of the apartment : No name

2. Location of the property :

T S No. : 119
Block : 09

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	Village / Municipality / Corporation	:	Greater Chennai Corporation
3.	Description of the locality Residential / Commercial / Mixed area	:	Residential area
4.	Year of Construction	:	2013
5.	Type of structure	:	RCC framed structure
6.	No. of floors in the apartment	:	3 (part stilt + part ground floor + 2 upper floors)
7.	No. of dwelling units in the apartment	:	8 dwelling units
	Ground floor	:	2 dwelling units
	First floor	:	3 dwelling units
	Second floor	:	3 dwelling units
8.	Quality of construction	:	Good
9.	Appearance of the building	:	Good
10.	Maintenance of the building	:	Good
11.	Facilities available	:	
	Lift	:	Not available
	Protected water supply	:	Available
	Sanitary arrangements (Underground drainage/ Septic tank/ STP)	:	U/G drainage sc is available
	Car parking space (Open /covered)	:	Not available
	Is Compound wall existing?	:	Yes
	Is pavement laid around the building	:	Yes

III. FLAT

1.	The Floor in which the flat is situated	:	First floor
2.	Door No. of the flat	:	F-1

**At site, Door Nos. of the flats in the subject apartment are not mentioned.*

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3. Boundaries of the flat :

	As existing
North by	Open setback space
South by	Flat
East by	Open setback space
West by	Staircase & Corridor

4. Orientations of the flat : Living hall
Bedroom with attached toilet
Bedroom with balcony
Kitchen
Toilet

5. Specifications of the flat

Roof	:	RCC roof slab
Flooring	:	Vitrified tiles/Ceramic tiles
Doors	:	MS grill gate TW entrance door CW flush doors
Windows	:	CW glazed windows
Fittings	:	Ordinary
Finishing	:	Ordinary

6. House Tax

~~Receipt No.~~ / Assessment No.	:	Details are not furnished for verification
Tax paid in the name of	:	Not applicable
Tax amount	:	Not applicable

7. Electricity Service connection No. : Details are not furnished for verification
Meter Card is in the name of : Not applicable

8. How is the maintenance of the flat? : As the property was inspected from outside, we are unable to comment

9. Sale deed executed in the name of : Mr. L Ganesh Kumar

10. What is the undivided area of the flat? : 281 Sq. ft. out of 2400 Sq. ft.

11. What is the Super built-up area as per documents : 730 Sq. ft.

12. What is the plinth area of the flat? : 592 Sq. ft.

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13. Common area restricted @20%	:	118 Sq. ft.
14. What is the Super built-up area as considered	:	710 Sq. ft.
15. What is the floor space index as per approved plan?	:	Approved building plan is not furnished for verification and hence we are unable to comment
16. What is the Carpet area of the flat?	:	508 Sq. ft. (or) 47.19 Sq. m.
17. Is it Posh/I Class/Medium/Ordinary	:	As the property was inspected from outside, we are unable to comment
18. Is it being used for Residential or Commercial purpose?	:	As the property was inspected from outside, we are unable to comment
19. Is it Owner-occupied or let out?	:	As the property was inspected from outside, we are unable to comment
20. If rented, what is the monthly rent?	:	Not applicable

IV. PLAN APPROVAL

Approved building plan is not furnished for verification.

It is evident from sale cum construction agreement, that the residential building was approved vide Planning Permit vide B A No.184/2011 & B L No.219/2011 dated 06.05.2011 by Madhavaram Municipality.

A three-storeyed residential building (part stilt + part ground floor + 2 upper floors) with 8 dwelling units (2 dwelling units in ground floor + 3 dwelling units in each upper floor) is constructed.

As the property is valued for fixing of reserve sale price under SARFAESI Act, the flat under scope of valuation is considered for value assessment.

V. MARKETABILITY

1. How is the marketability?	:	Good
2. What are the factors favouring for an extra Potential Value?	:	Nil
3. Any negative factors are observed which affect the market value in general?	:	Nil

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VI. RATE

1.	After analysing the comparable sale instances, what is the comparable sale rate for a similar flat with same specifications in the adjoining locality? (Along with details/ reference of at least two latest deals/ transactions with respect to adjacent properties in the areas)	:	₹ 5000/ Sq. ft.
2.	Assuming it is a new construction, what is the adopted basic comparable sale rate of the flat under valuation after comparing with specifications and other factors with the flat under comparison (Given details)	:	₹ 6000 to ₹ 7000/Sq. ft.
3.	Break – up for the rate		
	i) Building + Services	:	Not applicable
	ii) Land + others	:	Not applicable
4.	Guideline rate obtained from the Registrar's office (land only) (An evidence there to be enclosed)	:	₹ 2200/Sq. ft.

VI. COMPOSITE RATE ADOPTED AFTER DEPRECIATION

a. DEPRECIATED BUILDING RATE

Replacement cost of flat with Services (v(3)i)	:	Not applicable
Age of the building	:	12 years
Life of the building estimated	:	60 years
Residual life of the building	:	48 years
Depreciation percentage assuming the salvage value as 10 %	:	Nil
Depreciated Rate of the building	:	Not applicable

b. TOTAL COMPARABLE SALE RATE ARRIVED FOR VALUATION

Depreciated building rate VI (a)	:	Not applicable
Rate for Land & other V (3) ii	:	Not applicable
Comparable Sale Rate	:	₹ 5000/Sq. ft.

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DETAILS OF VALUATION

S.No.	Description	Qty.	Rate per unit	Estimated value
1	Present value of the flat	710 Sq. ft.	₹ 5000/ Sq. ft.	₹ 35,50,000
2	Wardrobes	---		---
3	Showcases	---		---
4	Kitchen arrangements	(Included in unit rate)		---
5	Superfine finish	---		---
6	Electricity deposits / electrical fittings, etc.	(Included in unit rate)		---
7	Extra collapsible gates / grill works etc.	(Included in unit rate)		---
8	Potential value, if any	---		---
9	Others			
	Total			**₹ 35,50,000**

VII. VALUATION

1.0 DEFINITIONS AS PER IBA HAND BOOK POLICY, STANDARDS AND PROCEDURES FOR REAL ESTATE VALUATION BY BANKS AND HFIs IN INDIA

1.1 MARKET VALUE

Market value is the estimated amount for which an asset or liability should exchange on the date of valuation between a willing buyer and a willing seller in an arm's-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion.

1.2 REALIZABLE VALUE (ORDERLY LIQUIDATION VALUE)

It is the estimated gross amount expressed in terms of money, that could be typically realized from a liquidation sale, given a reasonable period of time to find a purchaser(s) with the seller being compelled to sell on an as is where is basis as of a specific date.

1.3 DISTRESS SALE VALUE (FORCED LIQUIDATION VALUE)

It is the estimated gross amount expressed in terms of money that could be typically realized from a properly advertised and conducted public auction with the seller being compelled to sell with a sense of immediacy on an as is where is basis as of a specific date.

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1.4 GUIDELINE VALUE

In 2004 SUPREME COURT CASES (CRI) 377 (R.SAI BHARATHI V/s. J. JAYALALITHA AND OTHERS), the Apex Court, in paragraphs 22

22. The guideline value has relevance only in the context of Section 47-A of the Indian Stamp Act (as amended by TN Act 24 of 1967) which provides for dealing with instruments of conveyance which are undervalued. The guideline value is a rate fixed by authorities under the Stamp Act for purposes 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. It is open to the registering authority as well as the person seeking registration to prove the actual market value of property. The authorities cannot regard the guideline valuation as the last word on the subject of market value.

2.0 METHOD OF VALUATION

The market value of the property consisting of the flat and undivided share (UDS) of land is assessed by Comparable Sale Method. Comparable sale rate is the rate per unit area of the building in the entire building along with proportionate undivided share of land. The value of the property depends upon location of the property, development of the area, road width, proximity to civic amenities, nature of construction, number of floors, quality of construction, quality of maintenance, quality of water available, etc.

3.0 OPINION

Marketability of the property is good.

As a result of my appraisal and analysis, it is my considered opinion that the present fair market value of the above property in the prevailing condition with aforesaid specifications is ₹ **35,50,000** (Rupees Thirty five lakh and fifty thousand only).

The other details are as under:

Book value of the above property : Not available

Realizable Value of the property is ₹ **32,00,000** (Rupees Thirty two lakh only).

Distress Sale Value of the property is ₹ **28,00,000** (Rupees Twenty eight lakh only).

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Guideline Value of the Property is ₹ **18,68,000** (Rupees Eighteen lakh and sixty eight thousand only).

Insurable Value of the building as built with services based on Indemnity is ₹ **13,00,000** (Rupees Thirteen lakh only).

7.0 ENCLOSURES

1. Declaration from Valuers
2. Encumbrance certificate pertaining to sale deed & MOD
3. TSLR downloaded from https://eservices.tn.gov.in/
4. Guideline rate print-out from https://tnreginet.gov.in/
5. Three photographs
6. Land use map of CMDA
7. Satellite map showing the property with Lat/Long
8. Key plan showing the location of the property with Lat/Long

Place: Chennai

for HI-TECH VALUERS LLP

Date: 18.02.2025

R S BAABU

R S BAABU B.E., MIE, FIV ★ REGN. No.: C-I/414/1998-99 ★ GOVT. APPROVED VALUER

The undersigned has inspected the property detailed in the Valuation Report dated _____ on _____. We are satisfied that the fair and reasonable market value of the property is Rs._____ (Rupees _____ only).

Signature

(Name of the Branch Manager with office seal)

DECLARATION FROM VALUERS

I hereby declare that

a. The information furnished in my valuation report dated 18.02.2025 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.

b. I have no direct or indirect interest in the property valued.

c. I have personally inspected the property on 12.02.2025. The work is not subcontracted to any other valuer and carried out by myself.

d. I have not been convicted of any offence and sentenced to a term of Imprisonment.

e. I have not been found guilty of misconduct in my professional capacity.

f. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part-B of the above handbook to the best of my ability.

g. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable.

h. I abide by the Model Code of Conduct for empanelment of valuer in the Bank.

i. I am registered under Section 34 AB of the Wealth Tax Act, 1957.

j. I am the partner of the firm, who is competent to sign this valuation report.

k. FURTHER, I HEREBY PROVIDE THE FOLLOWING INFORMATION.

1. Background information of the asset being valued:

It is a residential flat admeasuring super built-up area of 710 Sq. ft. with 281 Sq. ft. UDS of land.

2. Purpose of valuation:

The purpose of valuations is to realize the value of non-performing assets (NPAs).

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Appointing Authority:

Branch Head, Canara Bank, Sholinganallur Branch.

3. Identity of the valuer involved in the valuation:

Name of the valuer : R S BAABU
Name of Valuer Association of which I am a bonafide member in good standing in CVSRTA RVA (Membership No.LB040)
Registered Value under Wealth Tax Act, 1957
Registered No. C-I/414/1998-99
Registered Valuer under the Companies Act, 2013
Registered No. IBBI/RV/08/2018/10297

4. Disclosure of valuer interest or conflict, if any:

Nil

5. Date of appointment, valuation date and date of report:

Date of appointment	:	11.02.2025
Valuation date	:	12.02.2025
Date of report	:	18.02.2025

6. Inspections and / or investigations undertaken:

I have inspected the subject property on 12.02.2025.

7. Nature and sources of the information used or relied upon:

Investigations for this valuation exercise are carried out according to IVS 102. Investigations made during the course of this valuation assignment have been appropriately carried away for the purpose of the valuation assignment and the basis of values. Sufficient information has been assembled by means of inspection, inquiry, computation and analysis to ensure that the valuation is properly supported. The nature and sources of information relied upon are given below.

i. Documents furnished as listed in detailed report
ii. Local residents
iii. Landlords
iv. Real estate agents and
v. Industry experts
vi. Data from our data bank

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8. **Procedures adopted in carrying out the valuation and valuation standards followed:**

The International Valuation Standards is adopted to arrive at our valuation conclusions. The principal valuation approaches under IVS 105 are based on the economic principles of price equilibrium, anticipation of benefits or substitution.

(a) Market approach
(b) Income approach and
(c) Cost approach

Comparable Transactions Method under Market Approach is adopted to estimate the market value of the subject flat. According to IVS 105.30.1, the comparable transaction method, utilizes information on transactions involving assets that are the same or similar to the subject asset to arrive at an indication of value.

9. **Restrictions on use of the report, if any:**

This valuation is valid only for the purpose mentioned in this report and it is neither intended nor valid to be used for any other purposes. This report shall not be provided to any third party or external party except the statutory auditors without our written consent.

10. **Major factors that were taken into account during the valuation:**

The data available with us and the enquiries with the local real estate consultants are considered during the valuation.

11. **Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report:**

As the valuer is not competent to ascertain the genuineness of documents and ownership, the undersigned is not responsible for the same.
Any matters related to legal title and ownership are outside the purview and scope of this Valuation exercise.
Valuation may be significantly influenced by adverse legal, title or ownership, encumbrance issues; we reserve our right to alter the conclusions should any such issues are brought to our knowledge at a later date.

for HI-TECH VALUERS LLP

R S BAABU

R S BAABU B.E., M.E., F.I.V. REGN. No.: C-I/414/1998-99 GOVT. APPROVED VALUER

GOVERNMENT OF TAMILNADU

REGISTRATION DEPARTMENT

தமிழ்நாடு அரசு

பதிவுத்துறை

Certificate of Encumbrance on Property

சொத்து தொடர்பான வில்லங்கச் சான்று

S.R.O /சா.ப.அ: Madhavaram	Date / நாள்: 20-Dec-2023

Document No.& Year/ஆவண எண் மற்றும் ஆண்டு: 5491/2015

Sr. No./வ. எண்	Document No.& Year/ ஆவண எண் மற்றும் ஆண்டு	Date of Execution & Date of Presentation & Date of Registration/எழுதிக் கொடுத்த நாள் & தாக்கல் நாள் & பதிவு நாள்	Nature/தன்மை	Name of Executant(s)/ எழுதிக்கொடுத்தவர்பெயர்(கள்)	Name of Claimant(s)/ எழுதி வாங்கியவர் பெயர்(கள்)	Vol.No & Page. No/ தொகுதி எண் மற்றும் பக்க எண்
1	5491/2015	10-Sep-2015 10-Sep-2015 10-Sep-2015	Conveyance Metro/UA	1. பீ. சுதா (பிரின்ஸ்பால்) 2. எஸ். சுரேஷ் (ஏஜென்ட்)	1. எல். கணேஷ் குமார்	-
	Consideration Value/கைமாற்றுத் தொகை: ரூ. 6,00,000/-		Market Value/சந்தை மதிப்பு: ரூ. 6,00,000/-		PR Number/முந்தைய ஆவண எண்: 2051/ 2010, 352/ 2011	
	Document Remarks/ ஆவணக் குறிப்புகள் :	பிரதி ஒன்று உள்பட				
	Schedule 1 Details: Property Type/சொத்தின் வகைப்பாடு: Undivided Share				Property Extent/சொத்தின் விஸ்தீர்ணம்: 281சதுரடி பிரிபடாத பாகம்	
	Village & Street/கிராமம் மற்றும் தெரு: Madhavaram, *****				Survey No./புல எண் : 119, 1459/1, 1459/2, 1459/2PART	
	Ward No./வார்டு எண்: D Block No./பிளாக் எண்: 9				Plot No./மனை எண் : 19	
	எல்லை விபரங்கள்: வடக்கில் : மனை எண்.20, செகரடேரியேட் காலனி பகுதி-4, தெற்கில் : மனை எண்.16, கிழக்கில் : பாக்கியராஜ் சாலை 30 அடி ரோடு, மேற்கில் : மனை எண்.15 மற்றும் 23, செகரடேரியேட் காலனி பகுதி-4				Schedule Remarks/சொத்து விவரம் தொடர்பான குறிப்புரை: "செகரடேரியேட் காலனி பகுதி-4" வடக்கில் : 60அடி, தெற்கில் : 60அடி, கிழக்கில் : 40அடி, மேற்கில் : 40அடி (2400சதுரடியில் 281சதுரடி பிரிபடாத பாக மனை மட்டும்)	

R.S. BABU B.E., ME, FIV
REGN. No.: C-I/414/1998-99
GOVT. APPROVED VALUER

GOVERNMENT OF TAMILNADU

REGISTRATION DEPARTMENT

தமிழ்நாடு அரசு

பதிவுத்துறை

Certificate of Encumbrance on Property

சொத்து தொடர்பான வில்லங்கச் சான்று

S.R.O /சா.ப.அ: Madhavaram	Date / நாள்: 18-Feb-2025

Document No.& Year/ஆவண எண் மற்றும் ஆண்டு: 6537/2015

Sr. No./ வ. எண்	Document No.& Year/ ஆவண எண் மற்றும் ஆண்டு	Date of Execution & Date of Presentation & Date of Registration/ எழுதிக் கொ டுத்த நாள் & தாக்க ல் நாள் & பதிவு நாள்	Nature/தன்மை	Name of Executant(s)/ எழுதிக் கொடுத்தவர்(கள்)	Name of Claimant(s)/எழுதி வாங்கியவர்(கள்)	Vol.No & Page. No/ தொகுதி எண் மற்றும் பக்க எண்
1	6537/2015	04-Nov-2015 04-Nov-2015 04-Nov-2015	Deposit of Title Deeds If loan is repayable on demand	1. எல். கணேஷ் குமார்	1. கனரா வங்கி	-
	Consideration Value/கைமாற்றுத் தொகை: Rs. 36,48,835/-		Market Value/சந்தை மதிப்பு: -		PR Number/முந்தைய ஆவண எண்: 5491/ 2015	
	Document Remarks/ ஆவணக் குறிப்புகள் :	உரிமை ஆவணம் ஒப்படைப்பு.				
	Schedule 1 Details: Property Type/சொத்தின் வகைப்பாடு: Undivided Share			Property Extent/சொத்தின் விஸ்தீர்ணம்: 281சதுரடி பிரிபடாத பாகம்		
	Village & Street/கிராமம் மற்றும் தெரு: Madhavaram, *****			Survey No./புல எண் : 119, 1459/1, 1459/2, 1459/2PART, 1465/1PART		
	Ward No./வார்டு எண்: D Block No./பிளாக் எண்: 9			Plot No./மனை எண் : 19		
	Boundary Details:			Schedule Remarks/சொத்து விவரம் தொடர்பான குறிப்புரை: "செகரடேரியேட்		

BAABU B.E., M.E., IV
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CERTIFICATE
EXTRACT FROM THE TOWN SURVEY LAND REGISTER

District : Chennai Taluk : Madhavaram Town : Madhavaram Ward : 50 Madhavaram (Ward : D)

S.No	Block Code and Name Of Locality	Number		O.Sur No and Letter	Municipal Door No.	Govt,Mitta, Zamindari,Inam	Dry,Wet, Unassessed, Promboke, House-site	Source Of Irrigation and Class	If Double Crop,Rate of Composition	Class and Sort of soil	Taram	Rate per Acre/Hectare		Extent By Town Survey			Assesment		Municipal Register	Adangal (UDS Details)	How the holding is utilised	Remarks
		Sur. Field	Sub Div.									Rs.	Paise	Hectare	Ares	Sq. Meter	Municipal	Govt.				
1	Block : 0009-மாதவரம	119	0	1459/2PT,1465/1A1PT -	20	ரயத்துவாரி	புஞ்சை	-	-	7-1	3	7.11		0	2	23.0	-	0.00	-	ஜே.சி.ராபரட் மகன் ஜூ.எச்.ராபரட், ராஜா மகன் பாலகுமார், பாலகுமார் மனைவி தனலட்சுமி		2024/0153/02/017199TR DT: 2024-06-03 TR DT: 03-06-2024

Certified that the above is a true extract from the Town Survey Land Register maintained in the Taluk.

மின் கையொப்பம் / Digital Signature : 03-06-2024
பெயர் / Name : Umapathy K S
பதவி / Designation : Zonal Deputy Tahsildar
இடம் / Place : மாதவரம் வட்டம் / Madhavaram, சென்னை மாவட்டம் / Chennai

குறிப்பு / Remarks :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் https://eservices.tn.gov.in என்ற இணைய தளத்தில் URB/02/15/001/004/0009/119/0 என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
The above information / certificate details are generated from Digital records. This can be verified at the eServices portal https://eservices.tn.gov.in by giving the reference number URB/02/15/001/004/0009/119/0

2. இத் தகவலகள் 14-02-2025 அன்று 10:25:39 AM நேரத்தில் அச்சடிக்கப்பட்டது.
The certificate was printed on 14-02-2025 at 10:25:39 AM

3. கைப்பேசி கேமராவின் 2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்
Scan with 2D Barcode reader of mobile phone camera and check on website using 3G/GPRS.

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REGISTRATION DEPARTMENT

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(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)

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LAND & BUILDING VALUATION

Note:
The valuation of the property arrived through this website is only indicative based on the information furnished by you. This value cannot be cited as an authority for final determination of building value. Additional information are required to arrive at the exact value of the property. The rates adapted here are only for normal residential buildings whereas special types of buildings and factories are to be assessed after building inspection by the authorities concerned.

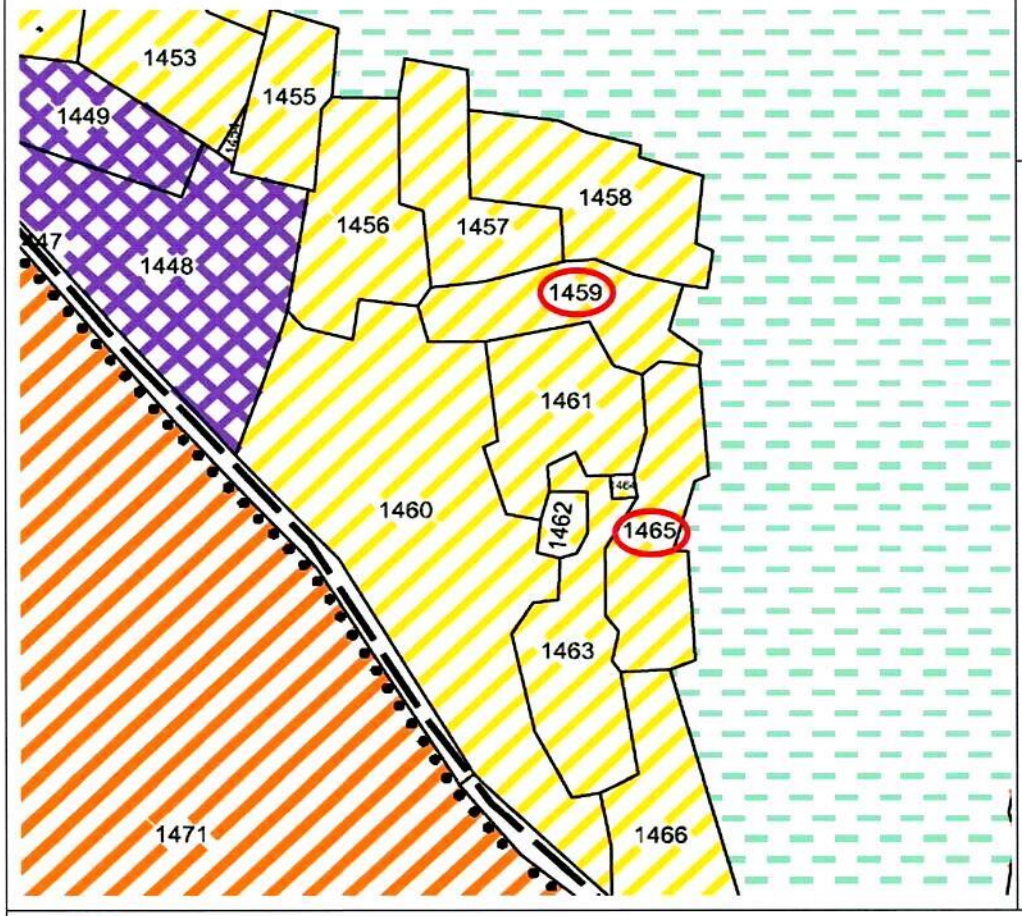
Zone:	Chennai
Sub Registrar Office:	Madhavaram
Revenue Village:	MADHAVARAM
Street Name:	SECRETARIAT COLONY 8TH ST. (WARD-29)
Guideline Value:	2200/ Square Feet

Click here for PWD rates Click here to Calculate value

R S BAABU B.E., MIE, FIV
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GOVT. APPROVED VALUER

Online Services
Search: Stamp Vendor
Duty and Fees
Reference: Citizen Charter
Download: Utility Forms Circulars
External Links: National Portal Cyber Resilience
Legal Information
Quick Contact
Address:
No 100, Santhome High Road, Chennai

LAND USE MAP OF CMDA



MADHAVARAM

VILLAGE No. 34

AMBATTUR TALUK

THIRUVALLORE DISTRICT

MADHAVARAM MUNICIPALITY

LEGEND

- PRIMARY RESIDENTIAL
- MIXED RESIDENTIAL
- COMMERCIAL
- INSTITUTIONAL
- INDUSTRIAL
- SPECIAL AND HAZARDOUS INDUSTRIAL
- OPEN SPACE & RECREATIONAL
- URBANISABLE
- NON URBAN
- WATER BODY

LAND COMPRISED IN SURVEY NO.1459 PART & 1465 PART

SATELLITE MAP



LOCATION OF THE PROPERTY

REGN. No.: C-I/414/1998-99

KEY PLAN

Latitude, Longitude: 13.137146, 80.211654	Co-ordinates: 13°08'13.7"N 80°12'42.0"E



LOCATION OF THE PROPERTY

R. BABU B.E., M.E., F.I.V.
REGN. No.: C-I/414/1998-99
GOVT. APPROVED VALUER