M. VIJAYAKUMAR B.E., M.Sc (R.Est.V)., FIV., MIE.,
Regd. Valuer (Under Companies Act-2013),
Chartered Engr. Approved Valuer, Contractor
Valuer -Income Tax, National / Pvt., Banks & Financial Institutions

7, NEW VANNIAR STREET,
PAKKAMUDAYANPET,
PUDUCHERRY - 605 008.
Ph : +413 - 2963261
Mobile : 98430 - 19186
Email : smv_vijay@rediffmail.com

VALUATION REPORT – LAND & BUILDING

PART: A – BASIC DATA

06.03.'25

01. Purpose of valuation : To assess the **Realizable Value** of the property owned by Mrs. R. Kannamma, mortgaged to **CANARA BANK, Kalpakkam,** for SARFAESI.

02. a) Date of Inspection : 04.03.'25
b) Date on which the valuation is made : 06.03.'25

03. Name of the reported owner with present Address and phone number : Mrs. R. Kannamma,
Old No. 82, New No. 89, 3rd Street, Anna Nagar,
Pudupattinam, Kalpakkam – 603 102.
Mobile No. 98942-58934

Name of the owner(s) and his/their addresses With Phone No. (details of share of each owner In case of joint ownership) : Mrs. R. Kannamma – Individual

04. Documents produced for perusal : i) Table – 1

S. No.	Type of Doc.	Doc. No.	Date of		
			Execution	Presentation	Registration
1.	Title Sale Deed	3730 of 2006	06.07.'06	06.07.'06	06.07.'06

ii) Building Permit No. (Panchayat Resolution No.) 113, dt. 09.03.'15, by The President, Pudupattinam Panchayat

05. Brief description of the property taken for valuation : There is a two storey residential building, located in a developing residential area, about 690m North East of Kalpakkam Bus Stand.

06. Scope of Valuation : Land with building

07. If this report is to be used for any bank purpose, state the name of the bank and branch, if known : Canara Bank, Kalpakkam.

2. DESCRIPTION OF THE PROPERTY:

01. Postal address of the property with Pin code : Old No. 82, New No. 89, 3rd Street, Anna Nagar, Pudupattinam, Kalpakkam – 603 102.

02. City / town : Town
Residential area : Yes
Commercial area : ----
Industrial area : ----

03. Classification of the area : ~~High~~ / Middle / ~~Poor~~
: ~~Urban~~ / Semi Urban / ~~Rural~~

04. Coming under Corporation limit / Village

Panchayat / Municipality : Pudupattinam Panchayat

05. Whether covered under any state/ Central Govt. enactments (e.g. urban Land Ceiling Act) or notified under Agency area / Scheduled area / Cantonment area : No

06. In case it is an agricultural land, any conversion to house site plots are contemplated : N/A

07. Location of the property

Door No.	: Old No. 82, New No. 89
Plot No. / Nagar	: 3rd Street, Anna Nagar
~~S. F. No. / T. S. No.~~ / R. S. No.	: Grama Natham Old S. No. 295/1B, New S. No. 393/3
Village / ~~Block~~	: Pudupattinam Rev. village
Taluk / Ward	: Thirukazhukundram SRD
District / Municipality / Corporation	: Chengalpattu RD

08. Boundaries of the property : Table – 2

Direction	As per Document	As per visit / Actuals
North	Road	Cement Concrete Land
South	Road	Cement Concrete Road
East	Indirani Plot	Vacant Plot
West	Rajamanikkam Plot	Building

09. Co-ordinate of the site

Latitude : 12° 30' 32.80" N
Longitude : 80° 09' 12.50" E

10. Property tax receipt referred : Necessary papers not submitted
Period : ----
Assessment number : ----
Tax amount : ----
Receipt in the name of : ----

11. Electricity service connection : Necessary papers not submitted
Consumer number : ----
In the name of : ----
Other details, if any : ----

12. Property is presently occupied by : ~~Owner / Tenants~~ / Both / ~~Vacant~~

13. If tenanted fully, what is the gross monthly rent: N/A

14. If occupied by both
By assuming the entire building is let out :

(i) What is the probable monthly rent : Verify with Owner
(ii) What is the advance amount : Verify with Owner

I. PROCEDURE OF VALUATION

VALUATION DETAILS discussed in part B, C, D, E & F

01. F. S. I & Plot Coverage : Table – 3

Sl. No.	Details	Permissible	Utilized
1.	F.S.I.	2.00	2.04
2.	Coverage	75%	105.74%

A. VIJAYAKUMAR
APPROVED VALUER

PART: B – LAND

01. Dimension of the site : Table – 4

Direction	As per Document	As per Observation	Considered in this report
North	11.80m	11.80m	11.80m
South	11.00m	11.00m	11.00m
East	17.00m	17.00m	17.00m
West	16.60m	16.60m	16.60m
Extent	192 sqm (or) 2,092 sqft	2,092 sqft	**2,092 sqft**

02. Characteristics of the site

* What is the character of the locality? : Residential Area
* What is the classification of the Locality? : Middle Class
* Development of surrounding areas : Developing residential area
* Possibility of frequent flooding / Sub merging: Nil
* Feasibility to the Civic amenities like School, hospital, bus stop, market etc. : All available within 1-7 km distance
* Level of land with topographical Condition: Plain & Regular
* Shape of land : Nearly Rectangle
* Type of use to which it can be put : Residential
* Any usage restriction : Nil
* Is plot in town planning approved Layout? : No
* Corner plot or intermittent plot? : Intermittent Land
* Road facilities are available : Available
* Is it a land locked land? : No
* Water Potentiality : Available
* What is the width of the road? : Less than 20' wide
* Width of road – is it below 20' or more than 20': Less than 20' wide
* Underground sewerage system : Not available
* Is power supply available at the site : Yes
* Advantage of the site : Located in a developing residential area

Special remarks, if any, like threat of Acquisition of land for public service Purposes, road widening or applicability of CRZ provisions etc. (Distance from Sea-coast / tidal level must be incorporated) : Nil

Any factors which affect the Marketability of the land? :

- Type of land : The subject property is in the vicinity of "Nila Committee" and its impact is marginally found in transacting the property.
- Accessibility : By Roadways

03. Value on adopting GLR (Guideline rate) :

i) Guideline rate as obtained from the Registrar's office : ₹. 330.00/sqft

ii) Value of land by adopting GLR (2,092 sqft @ ₹. 330.00/sqft) : **₹. 6,90,360.00**

04. Value by adopting PMR (Prevailing Market Rate) :

Prevailing market rate : Ranges from ₹. 700.00 to ₹. 1,000.00/sqft

Unit rate adopted in this valuation after considering the characteristics of the subject plot : ₹. 750.00/sqft

Value of land by adopting PMR
(2,092 sqft @ ₹. 750.00/sqft) : ₹. 15,69,000.00

PART: C – BUILDING

01. Type of building : Residential ~~/ commercial / Industrial~~
02. Type of construction : ~~Load bearing~~ / RCC / ~~steel~~ /framed structures
~~03.~~ Quality of constructions : ~~Superior~~ / I Class / ~~II Class~~
04. Appearance of building : Common / ~~Attractive / Aesthetic~~
05. Maintenance / Condition of building :
Exterior : ~~New / Excellent~~ / Good / ~~Normal / Average/Poor~~
Interior : ~~New / Excellent~~ / Good / ~~Normal / Average/Poor~~
06. Plinth area : As per IS 3861 – 1975

Table – 5

Sl. No.	Floor	Year of Construction	Roof	Plinth area in sqft		
				Actual	Approved	Considered
1.	Ground floor	Refer Table "B" enclosed				

01. Drawing approval
a) Date of issue and validity of layout of approved map / plan: **09.03.'15**
b) Approved map / plan issuing authority: **Building Permit No. (Panchayat Resolution No.) 113, dt. 09.03.'15, by The President, Pudupattinam Panchayat**
c) Whether genuineness or authentic of approved map / plan is verified?: **Yes**
d) Any other comments by our empaneled valuers on authentic of approved plan? : **Nil**
e) Discuss on the building approval, reference, violations observed, consequences of violation etc. - **The total actual area of construction is more than the total approved area of construction. Being SARFAESI valuation, the actual area is considered.**

02. Value of building is estimated by adopting suitable unit plinth area depending upon the specifications. Depreciation is calculated by straight line method assuming a salvage value of 10%

11. VALUATION OF BUILDING : Table – 6

DESCRIPTION	GROUND & FIRST FLOOR
Specification	
Floor Finish	Vitrified tiles
Superstructure	Brick work in Cement mortar
Roof	Reinforced Cement Concrete
Doors	Country wood
Windows	Country wood
Weathering course	Provided & finished with Pressed Tiles
Plinth area	Refer Table – 5 above
Year of construction (as reported / as observed / as per the deed)	2013
Age of the building	12 years
If the age is not exactly known, further life expected	48 years, if maintained properly
Total life of the building estimated (Future life expectancy)	60 years, if maintained properly
Depreciation percentage (assuming salvage value = 10%)	1.50% per annum
Replacement rate of construction with the existing conditions and specifications	Refer Table – 7 below

Table – 7

Sl. No.	Particulars of Item	Plinth Area in sqft.	Roof Height in feet	Age of Building in years	Estimated Replacement Rate of Construction ₹.	Replacement Cost ₹.	Depreciation @ 1.50% is considered ₹.	Net Value after Depreciation ₹.
01.	Ground Floor	Refer Table "B" enclosed						

(Note: The part of building is spread beyond its plot limit. Extended portion is on the Western side of the plot, which is also owned by the owner himself. At the time of visit, the permission was denied to get inside the building. With the help of the previous, this report is processed)

PART: D – AMENITIES & EXTRA ITEMS

(Value after Depreciation)

01. Portico	: ₹. N/A
02. Ornamental Front / Pooja door	: ₹. N/A
03. Sit out / Verandah with steel grills	: ₹. N/A
04. Extra steel / Collapsible gates	: ₹. N/A
05. Open staircase	: ₹. N/A
06. Wardrobes, showcases, wooden Cupboards	: ₹. N/A
07. Glazed tiles	: ₹. N/A
08. Extra sinks and bath tub	: ₹. N/A
09. Marbles / Ceramic tiles flooring	: ₹. N/A
10. Interior decorations	: ₹. N/A
11. Architectural Elevation works	: ₹. N/A
12. False ceiling works	: ₹. N/A
13. Paneling works	: ₹. N/A
14. Aluminum works	: ₹. N/A
15. Aluminum handrails	: ₹. N/A
16. Separate Lumber room	: ₹. N/A
17. Separate Toilet room	: ₹. N/A
18. Separate water tank / sump	: ₹. N/A
19. Trees, gardening	: ₹. N/A
20. Any other	: ₹. N/A
Total	: ₹. N/A

PART: E – SERVICES (Value after Depreciation)

01. Water supply arrangements	
Open well	: ₹. N/A
Deep bore	: ₹. N/A
Hand pump	: ₹. N/A
Motor	: ₹. N/A
Corporation Tap	: ₹. N/A
Underground level sump	: ₹. N/A
Overhead water tank	: ₹. N/A
02. Drainage arrangements	
Septic tank	: ₹. N/A
Underground sewerage	: ₹. N/A
03. Compound wall .....Rm @ ₹. ..... /m²	: ₹. Included in Table "B" enclosed
Height	: N/A
Length	: N/A
Type of construction	: N/A
04. Pavements ..... Rm @ ₹. ..... /m²	: ₹. N/A
05. Steel gate ..... Rm @ ₹. ..... /m²	: ₹. N/A
06. E.B Deposits, water deposits, drainage deposits etc.	: ₹. N/A
07. Electrical fittings & others	: ₹. N/A
- Type of wiring	: ~~Superior~~ / Ordinary / ~~Poor~~
- Class of fittings	: ~~Superior~~ / Ordinary / ~~Poor~~
08. Plumbing installation	: ₹. N/A
09. Any other	: ₹. N/A
Total	: ₹. N/A

PART: F – ABSTRACT VALUE

Table – 8

Part	Description	Value of adopting	
		GLR in ₹.	PMR in ₹.
B	Land	6,90,360.00	15,69,000.00

C	Building	58,78,088.00	58,78,088.00
D	Amenities	----	----
E	Services	----	----
	Total	65,68,448.00	74,47,088.00
	Say	**65,70,000.00**	**74,45,000.00**
Factors favoring for an additional value 1. ..... 2. ..... Add		(+)	₹. ----
Factors favoring for an additional value 1. ..... 2. ..... Less		(-)	₹. ----
Present Market value			**₹. 74,45,000.00 -- (F)**
Insurable Value of the Property			₹. 53,69,000.00

OTHER DETAILS:

The property is owned by ***Mrs. R. Kannamma, W/o. Mr. K. Rajamanikkam,*** presently residing at the same address of the property is being valued. The owner already availed loan from the Canara Bank, Kalpakkam Branch, which has become NPA and hence the bank instructed to assess the Realizable Value of the property. The set of documents, perused are listed already. The said property is located in a developing residential area, about 690m North East of Kalpakkam Bus Stand. Tracing and marketing of the property is not difficult. Other public facilities like bank, school, shops etc. are in nearby areas of 1-7 km distance. There is no specific disadvantage of the location of the property.

Building: There is a two storey residential building existing in the above said plot. It had been constructed in 2013 with RCC roof, Country wood joineries, Vitrified tile flooring, etc. The GF has Hall, Kitchen, 3 Bed rooms with attached Toilet, whereas the FF has Hall, Kitchen, Pooja, 2 Bed rooms with attached Toilet. At the time of visit, the permission was denied to get inside the building. With certain assumption and data from the previous report, this report is completed. The FF is rented out, whereas the GF is self-occupied. The maintenance of the building is found to be good.

PART: G – CERTIFICATE

1. It is hereby certified that in my opinion
   i) The **Present Market Value** of the property discussed in the report (above) by adopting prevailing market rate for land is **₹. 74,45,000.00** (Rupees Seventy-Four Lakhs Forty Five Thousand only)
   ii) The Present **Realizable Value** of the property as estimated by me is **₹. 59,50,000.00** (Rupees Fifty Nine Lakhs Fifty Thousand only)
   iii) The **Forced Sale Value** of the property is estimated as 25.00%, lesser than the present market value, i.e. **₹. 55,80,000.00** (Rupees Fifty-Five Lakhs Eighty Thousand only)

2. Number of title deed(s) involved in this property is 1. The relevant document for the subject property in the opinion of this Valuer is the deed dated 06.07.'06, with Registration Number 3730 of 2006, registered in the Thirukazhukundram Sub Registrar's Office.

3. If this property is offered as collateral security, the concerned financial institution is requested to verify the extent of land shown in this valuation report with respect to the latest legal opinion.

4. Value varies with the purpose and date of valuation. This report is not to be referred if the purpose is different other than mentioned in (1).

5. The Property was inspected on 04.03.'25.

6. The legal aspects were not considered in this valuation.

M. VIJAYAKUMAR APPROVED VALUER

7. This valuation work was / ~~has been~~ undertaken by the Valuer based upon the request from Canara Bank, Kalpakkam.

Declaration:

I hereby declare that-

a) The information furnished in my valuation report dated 06.03.'25 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 04.03.'25. The work is not sub-contracted 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, Standard 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 Standard (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 proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.

k) Further, I hereby provide the following information.

Sl. No.	Particulars	Valuer Comment
01.	Background information of the asset being valued	By local enquiries
02.	Purpose of valuation and appointing authority	To assess the Fair Market Value, appointed by the Branch Manager, Canara Bank
03.	Identity of the valuer and any other experts involved in the valuation	Registered under Section 34 AB of the Wealth Tax Act, 1957
04.	Disclosure of valuer interest or conflict, if any	Nil
05.	Date of appointment, valuation date and date of report	Date of appointment – 01.03.'25 Valuation date – 04.03.'25 Date of report – 06.03.'25
06.	Inspections and / or investigations undertaken	04.03.'25
07.	Nature and sources of the information used or relied upon	By local enquiries
08.	Procedure adopted in carrying out the valuation and valuation standards followed	Cost Approach by Land and Building method
09.	Restrictions on use of the report, if any	As mentioned in Part "A" – 01, of Page No. 1
10.	Major factors that were taken into account during the valuation	Nil
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.	Nil

M. VIJAYAKUMAR APPROVED VALUER

Place: Puducherry
Date: 06.03.'25

Note: This report contains ---12 --- pages

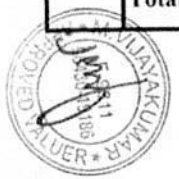
Enclosures:

- Key plan showing the location of the property
- Site plan with boundaries.
- Photograph of the property
- GLR from Govt. website.

M. VIJAYAKUMAR, B.E., M.Sc.,
PANEL VALUER
7, New Vanniar Street, Pakkamudayanpet,
Puducherry 605 008.
Ph: 9843019186

TABLE - "B" Plinth Area & Cost of Buildings

SL. No	Particulars of Item	Constructed year	Plinth Area			Roof	Roof Height in feet	Age of Building in Years	Estimated Replacement Rate of Construction	Replacement Cost	Depreciation of 1.50% is Considered	Net Value after Depreciation
			As per Actual	As per Approval	Considered							
1	Ground floor	2013	2,212	1,852	2,212	RCC	9'10"	12	1,850.00	4,092,200.00	736,596.00	3,355,604.00
2	GF - Projection & Stair	2013	173	357	173	RCC	9'10"	12	800.00	138,400.00	24,912.00	113,488.00
3	First floor	2013	1,966	1,497	1,966	RCC	9'10"	12	1,350.00	2,654,100.00	477,738.00	2,176,362.00
4	FF - Projection & Stair	2013	145	71	145	RCC	9'10"	12	800.00	116,000.00	20,880.00	95,120.00
5	Head Room	2013	107	-	107	RCC	9'10"	12	1,100.00	117,700.00	21,186.00	96,514.00
6	Compound wall	2013	50	-	50	-	-	12	1,000.00	50,000.00	9,000.00	41,000.00
	Total		**4,603**	**3,777**	**4,603**					7,168,400.00	1,290,312.00	**5,878,088.00**

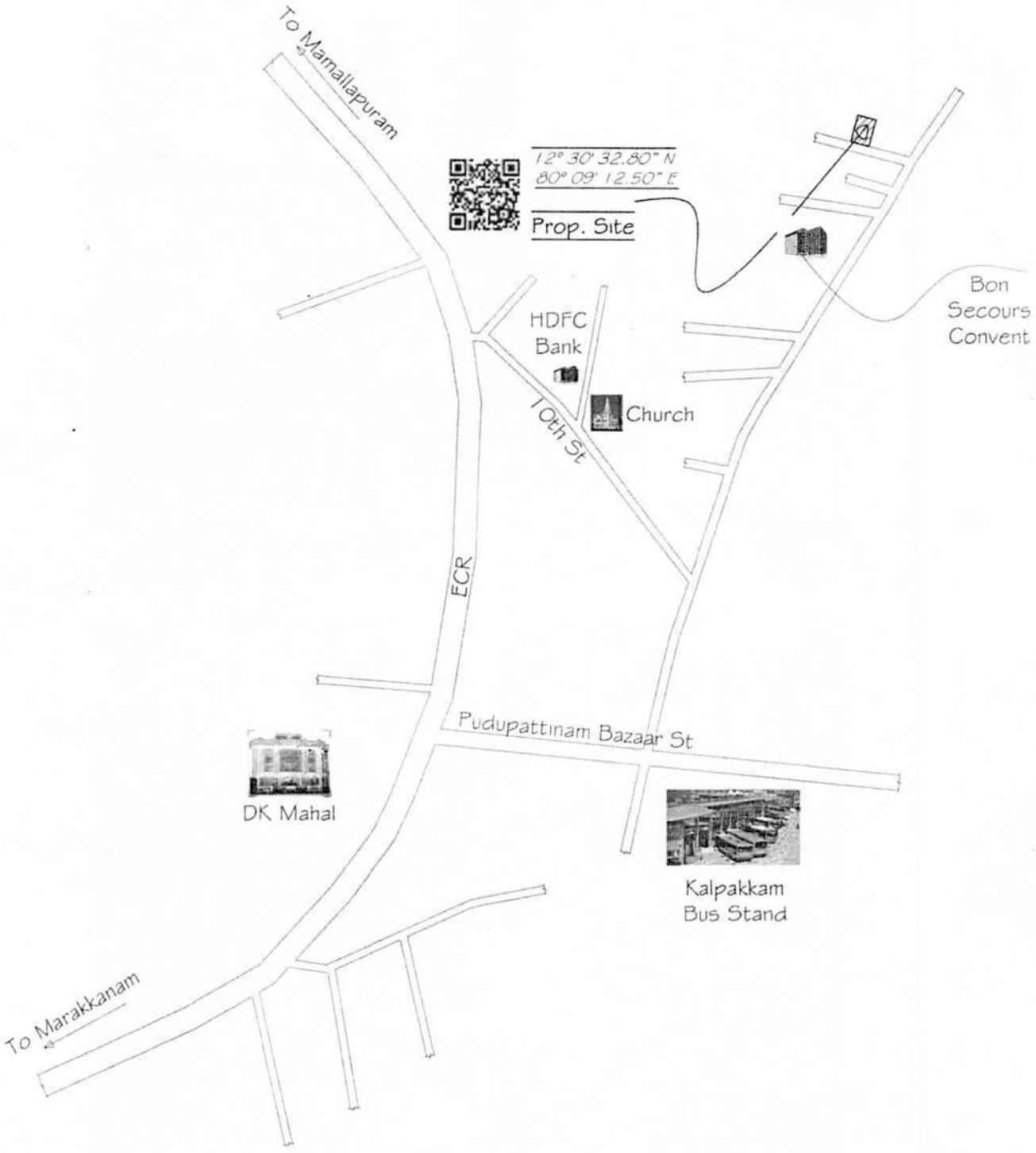


GUIDELINE VALUE & PROPERTY VALUATION

Search Criteria :

Zone:	CHENGALPATTU
Guideline Village:	PUTHUPATTINAM
Revenue District:	CHENGALPATTU
Sub Registrar Office:	THIRUKAZHUKUNDRAM
Revenue Village:	PUTHUPATTINAM
Revenue Taluka:	TIRUKALUKUNDRAM

Sr. No.	Survey/ Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O. Download
11	393/2	330/ Square Feet	3555/ Square Metre	Residential Class I Type - III	21-Aug-2024	-
12	393/21	330/ Square Feet	3555/ Square Metre	Residential Class I Type - III	21-Aug-2024	-
13	393/22	330/ Square Feet	3555/ Square Metre	Residential Class I Type - III	21-Aug-2024	-
14	393/23	330/ Square Feet	3555/ Square Metre	Residential Class I Type - III	21-Aug-2024	-
15	393/25	330/ Square Feet	3555/ Square Metre	Residential Class I Type - III	21-Aug-2024	-
16	393/26	330/ Square Feet	3555/ Square Metre	Residential Class I Type - III	21-Aug-2024	-
17	**393/3**	**330/ Square Feet**	**3555/ Square Metre**	**Residential Class I Type - III**	**21-Aug-2024**	**-**
18	393/4	330/ Square Feet	3555/ Square Metre	Residential Class I Type - III	21-Aug-2024	-
19	393/7	330/ Square Feet	3555/ Square Metre	Residential Class I Type - III	21-Aug-2024	-
20	393/8	330/ Square Feet	3555/ Square Metre	Residential Class I Type - III	21-Aug-2024	-



Owner's Name:	Location of Property:	N / W E / S	Purpose:
Mrs. R. Kannamma, Old No. 82, New No. 89, 3rd Street, Anna Nagar, Pudupattinam, Kalpakkam - 603 102.	Grama Natham Old S. No. 295/1B, New S. No. 393/3, 3rd Street, Anna Nagar, Pudupattinam Rev. village, Thirukazhukundram SRD & Chengalpattu RD.	Note: Site Plan (Not to scale)	To assess the **Realizable Value** of the property mortgaged to **Canara Bank, Kalpakkam,** for **SARFAESI**



