Ln. M. SAPPANY PILLAI,
B.E., M.I.E., F.I.V., MICA
and Associates
CHARTERED ENGINEER - M/113880/9
GOVT. APPROVED VALUER - C1/170/1990
APPROVED BY AXIS BANK,
BANK OF BARODA, BANK OF CEYLON,
CANARA BANK, CATHOLIC SYRIAN BANK,
COSMOS BANK, DENA BANK (Now), BOB,
FEDERAL BANK, HUDCO, IOB, IOC, IFCI,
MSTC LTD.,NATIONAL INSURANCE CO.,
PUNJAB SINDH BANK, REPCO BANK,
SOUTH INDIAN BANK,UNION BANK OF INDIA,
UNITED INDIA INSURANCE CO.,
OTHER BANKS, INCOME TAX DEPT, ETC.

REGISTERED ENGINEER : RE/GR-I/19/04/097 ON 02.04.2019

SERVICE ACROSS THE NATION

☎ Off : **044-28525589**
Mobile : **98410-37806**
: **72990 37807**
E-mail : sappanypillai@yahoo.com (Per)
sappanypillai@gmail.com (Off)
GST No. : 33AAVPS9528G1Z0
Pan No. : AAVPS9528G

★ **Registered Valuer under IBBI Regd. No. IBBI RV/05/2018/10427**
★ **Registered as Valuer under Sec. 34AB / Sec. 34AE of the Wealth Tax Act.**
★ **Competent Person to issue Stability Assesment by Chennai, Kancheepuram, Tiruvallur & Chengleput**

Regd. No. UDYAM TN-02-0120886

Ref: Val/Admin-D/CB/Mohana/Rama/Efb-53/25 07-03-2025

VALUATION OF PROPERTY (LAND & BUILDING)
REPORT ON VALUATION

PART A – BASIC DATA

I GENERAL:

1	Purpose of Valuation		To assess the fair market value of the Property for bank purposes- Canara Bank-Adambakkam Branch, Chennai – 600 088
2	a	Date of Inspection	04-03-2025
	b	Date on which the valuation is made	07-03-2025
3	a	Name of the Borrower(s) and his / their addresses with Phone No.	**Mrs. E.MOHANA** wife of Mr.Elangovan, Residing at No.190, Kamarajar Street, Thiruvur Post, Thiruvallur District, Pin code- 602 025.
	b	Address of the property	S.No.29/4, Kamarajar Street, Thiruvur Post, Thiruvallur District, Pin code- 602 025. Near Thiruvur Library
4	Documents produced for perusal		Details gathered from Bank.
			Xerox copy of earlier our valuation dated 15-11-2023 (Value Rs.18,15,000/-
5	Brief description of the property taken for valuation (including leasehold/freehold etc)		This subject property consists of land with Residential building consisting of Ground Floor covered with RCC Roof. Located Nearby Thiruvur Library and Ambedkar Statue.
6	Scope of Valuation		Land with Building Method
7	If this report is to be used for any bank purpose, state the name of the bank and branch, if known		Canara Bank- Adambakkam - Branch Chennai- 600 088

Ln. M. SAPPANY PILLAI, B.E.,F.I.V.,
Regd. Valuer - C1/170-1990
Chartered Engineer-M/113880-9
Regd. Engineer CMDA RE/GR-I 19-4-097 On:2-4-19
New No: 299/146, Peters Road,
Thousand Lights, Chennai-600 086.
Phone: 044-28525589 / 28522447

II. DESCRIPTION OF THE PROPERTY:

1	Postal address of the property with Pin code	S.No.29/4, Kamarajar Street, Thiruvur Post, Thiruvallur District, Pin code- 602 025. Near Thiruvur Library	
2	City / Town	Village	
	Residential/Commercial/Industrial Area	Residential Area	
3	Classification of the Area	High/ Middle/Poor, Urban/Semi Urban/**Rural**	
4	Coming under Corporation Limit/ village Panchayat / Municipality	Village Panchayat	
5	Whether covered under any State / Central Govt. enactments (e.g Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area	NA	
6	In case it is an agricultural land, any conversion to house site plot is contemplated	NA	
7	**Location of the property**		
	Plot No.	--	
	Door No	--	
	Survey No.	S.No.29/4	
	Village / Block	Thiruvur Village	
	Taluk / Ward	Thiruvallur Taluk	
	district / Municipality / Corporation	Thiruvallur District	
	SRO	Manavala Nagar	
8	**Boundaries of the property**	**As per Doc (Old report)**	**As per Site**
	North by	Ranganatha naidu plot	Vacant Land
	South by	3 Feet passage & Gunasekar plot	Passage and Land and building
	East by	Devarajulu naidu plot	Vacant Land
	West by	Doss Plot	Vacant Land
	Dimensions of the property	**As per Doc- Old report**	**As per Site**
	North by	54'	54'
	South by	54'	54'
	East by	20'	20'
	West by	20'	20'
9	Latitude & Longitude	**13.11889 79.96127**	
10	Property tax receipt referred Assessment Number, Receipt in the name of, Tax amount	-	

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11	Electricity Service Connection consumer Number and name	-
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	N.A
	By assuming the entire building is let out,	N.A
	What is the probable monthly rent?	N.A
	What is the advance amount?	N.A
PART B - AND		
1	Dimension of the Extent	Ref row No.8 (Page No.2)
2	Extent of Site (Least of 1a & 1B)	1080 Sft-As Per Doc & Site
3	Characteristics of the site	Residential
	What is the character of the locality?	Residential
	What is the classification of the locality?	Middle Class
	Development of surrounding areas	Developing
	Possibility of frequent flooding / sub merging	No
	Feasibility to the Civic amenities like school,	Available within a radius
	hospital, bus stop, market, etc.,	
	Level of land with topographical conditions	Level
	shape of Land	Rectangle
	Type of use to which it can be put	Residential
	Any usage restriction is Plot in town	Nil
	Planning approved layout?	-
	Corner Plot or Intermittent Plot?	Intermittent Plot
	Type of road available at present	Mud Road
	Road facilities are available?	Yes
	Is it a Land - Locked land?	No
	Water potentiality	Yes
	What is the width of the road?	3 Feet passage from 20 Feet Road
	width of road - is it below 20' or more than 20'	3 Feet passage from 20 Feet Road
	Under Ground sewerage system	Septic Tank
	Is power supply available at the site?	Yes
	Advantage of the Site	Developing 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) Any factors which affect the marketability of the land?	Nil

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4	**Value on adopting GLR**			per sq ft
	i).Guideline rate as obtained from the Registrar's office (an evidence thereof to be enclosed)			Rs.450/- per sft
	ii) Value of land by adopting			
	GLR	sq ft	rate Rs	Total
		1080	Rs.450/-	Rs. 4,86,000/-
	Rs.4,86,000/- (Rupees Four lakhs eighty six thousand only)			
5	**Value by adopting PMR (Prevailing Market Rate)**			
	Unit rate adopted in this valuation after considering the Characteristics of the Subject Plot			Rs.600/- to Rs.700/- Per Sft
	As the property is having entrance from 3'0" wide passage, 10% is deducted from the market value of land to arrive the fair market value of this subject property i.e Rs.630/-per sft is adopted (Rs.700/- x 0.90 = Rs.630/-)			
	Value of land adopting PMR			
	PMR	sq ft	rate Rs	Total
		1080	Rs.630/- Per Sft	Rs. 6,80,400/-
	Say Rs.6,80,000/- (Rupees Six lakhs eighty thousand only)			
	VALUATION OF BUILDING/ DESCRIPTION			
1	**Drawing Approval**			Approved Building Plan permit No.34/2014-15 issued by President of Thiruvur Panchayat.
	Building value			Plinth Area in Sq ft
	Floor	**Roof**	**As Per Plan**	**As Per Site**
	Ground floor	RCC	708 Sft	708 Sft
			-	
	Total		**708 Sft**	**708 Sft**
	FSI		**0.65**	**0.65**
2	**SPECIFICATION**			
	Floor Finish			Tiles Flooring
	Super Structure			Brick work in c.m, Plastered with c.m
	Roof			**Rcc / AC** / GI
	Doors			Teak Wood and Quality wood doors panel/flush
	Windows			Quality wood and glazed glass
	Weathering Course			Available

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	Year of construction	About 2015
	Age of the building	About- 10 years old
	If the age is not exactly known, further life expected	50 years
	Total Life of the building Estimated	60 Years-Rcc roof
	Depreciation value at the rate of 1.5% per annum	As the building is about 10 years old and considering its level of maintenance a minimum depreciation of 15% is considered
	Present value of the building	Details mentioned below in the table format

3 Total value of the building – **We have Considered Approved Plan Area**

Floors	Particulars of Item	Per sft Rate	Depreciation in Percentage	Total Value
Ground floor	708 Sft	Rs.2000/-	85%	Rs. 12,03,600/-
Add Value for All Amenities & Services (EB & Water Service, Wood work, Compound wall with gate)				Rs.1,00,000/-
Total				Rs. 13,03,600/-

Say Rs.13,04,000/- (Rupees Thirteen lakhs four thousand only)

PART F - ABSTRACT VALUE				VALUE OF ADOPTING	
PART	Description			GLR Rs	PMR Rs
B	Land			Rs.4,86,000/-	Rs.6,80,000/-
C	Building			Rs. 13,04,000/-	Rs. 13,04,000/-
D	Amenities				
E	Services				
			Total-	**Rs. 17,90,000/-**	**Rs. 19,84,000/-**

As this property is under SARFAESI **proceedings and the building not maintained well and reported that there are some issues regarding access passage, we have considered only 80% as market value Rs.15,87,000/-**
(Rs.19,84,000/- x .80 = Rs.15,87,200/-)

As a result of my appraisal and analysis, it is my considered opinion that the present fair market value of value of the above property in the prevailing condition with aforesaid specifications is

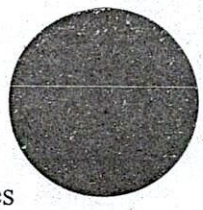
GLR Value

Rs.17,90,000/- (Rupees Seventeen lakhs ninety thousand only)

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	PMR Value	
	Rs. 15,87,000/- (Rupees Fifteen lakhs eighty seven thousand only)	
PART G- CERTIFICATE		
1	It is hereby certified that in my opinion,	
	i) The present market value of the property (PMR) discussed in the report (above) by adopting prevailing market rate for land and Building is **Rs.15,87,000/- (Rupees Fifteen lakhs eighty seven thousand only)**	
	ii) The realizable sale value of the property is estimated as 10% less than the PMR **Rs. 14,28,000/- (Rupees Fourteen lakhs twenty eight thousand only)**	
	iii) The Distress sale value of the property is estimated as 20% less than the PMR **Rs.12,70,000/- (Rupees Twelve lakhs seventy thousand only)**	
	iv) The Guideline value of the property is **Rs.17,90,000/- (Rupees Seventeen lakhs ninety thousand only)**	
2	Number of Title deed(s) involved in this property is Details mention above in Serial No. 4	
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 purpose and date of valuation. This report is not to be referred if the purposed is different other than mentioned in 1 (1)	
5	The property was inspected 04-03-2025	
6	The legal aspects were not considered in this valuation.	
7	This valuation work was / has been undertaken by the valuer based upon the request from The Chief Manager of Canara Bank- Adambakkam - Branch – Chennai-600 088.	

Place : Chennai
Date : 07-03-2025



Signature of the valuer

Note : This report contains 6 pages
Enclosures: Screen shot of Guideline value
Screen shot of Google Map
And Photographs



ANNEXURE -23

MODEL CODE OF CONDUCT FOR VALUERS

(Adopted in line with Companies (Registered Valuers and Valuation Rules, 2017)

All valuers empanelled with bank shall strictly adhere to the following code of conduct:

Integrity and Fairness:

1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
3. A valuer shall endeavour to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
4. A valuer shall refrain from being involved In any action that would bring disrepute to the profession.
5. A valuer shall keep public interest foremost while delivering his services.

Professional Competence and Due Care:

1. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
2. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time
3. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations/ guidelines and techniques.
4. In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
5. A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
6. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

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Independence and Disclosure of Interest:

1. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
2. A valuer shatl not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.
3. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
4. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
5. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his/its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition. of Insider Trading) Regulations, 2015 or till the Eime the valuation report becomes public, whichever is earlier.
6. A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client'sneeds.
7. As an independent valuer, the valuer shall not charge success fee (Success fees may be defined as a compensation / incentive paid to any third party for successful closure of transaction. In this case, approval of creditproposals).
8. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

Confidentiality:

1. A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his/its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.

Information Management:

1. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his/its decisions and actions.

M. SAPPANY PILLAI & ASSOCIATES CHENNAI 600 086.

2. A valuer shall appear, co-operaté and be available for inspections and investigations carried out by the authority, any person authorised by the authority, the registered valuers organisation with which he/it is registered or any other statutory regulatory body.

3. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organisation with which he/it is registered, or any other statutory regulatory body.

4. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

Gffts and hospitality:

1. A valuer or his/its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.
2. **Explanation.— For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).**
3. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retaln work for himself/ itself, or to obtain or retain anddvantage in the conduct of profession for himself/ itself.
4. Remuneration and Costs.
5. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.
6. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.
7. Occupation, employability and restrictions.
8. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.
9. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organization discredits the profession.

Date: 07-03-2025
Place: CHENNAI

M. SAPPANY PILLAI & ASSOCIATES CHENNAI 600 086.

Signature
(Name of the Approved Valuer and Seal of the Firm / Company)

ANNEXURE -23

DECLARATION FROM VALUERS

I hereby declare that-

a. The information furnished in my valuation report dated 07-03-2025 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 04-03-2025 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, 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. (Annexure III- A signed copy of same to be taken and kept along with this declaration)

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.

M. SAPPANY PILLAI & ASSOCIATES CHENNAI 600 006

S.No.	Particulars	Valuer comment
1	background information of the asset being valued;	Refer Legal Opinion
2	purpose of valuation and appointing authority	To ascertain the fair market value and Canara Bank – Adambakkam – Branch, Chennai – 600 088
3	identity of the valuer and any other experts involved in the valuation;	Individual
4	disclosure of valuer interest or conflict, if any;	Nil
5	date of appointment, valuation date and date of report;	Valuation made date 07-03-2025
6	inspections and/or investigations undertaken;	Inspection date 04-03-2025
7	nature and sources of the information used or relied upon;	Local market enquiry recent sale transactions
8	procedures adopted in carrying out the valuation and valuation standards followed;	Land & Building Method of Valuation
9	restrictions on use of the report, if any;	Only to be used Canara Bank
10	major factors that were taken into account during the valuation;	Location & Marketability
11	major factors that were taken into account during the valuation;	Location, Deviation in building & FSI
12	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.	Valuation is done only for Canara Bank and should not be referred for any other purpose

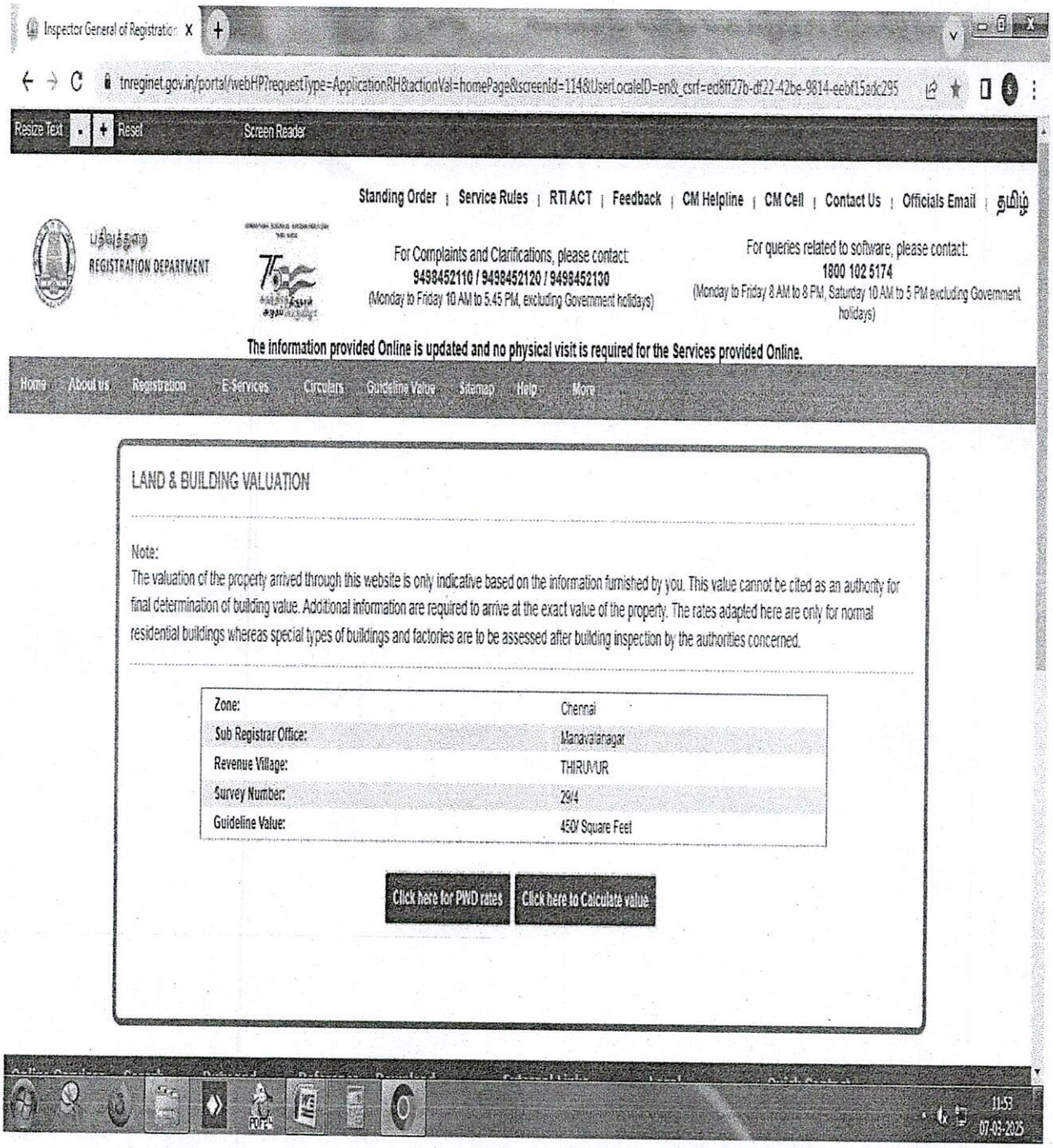
Date: 07-03-2025
Place: Chennai

M. SAPPANY PILLAI & ASSOCIATES CHENNAI 600 086.

Signature

(Name of the Approved Valuer and Seal of the Firm / Company)

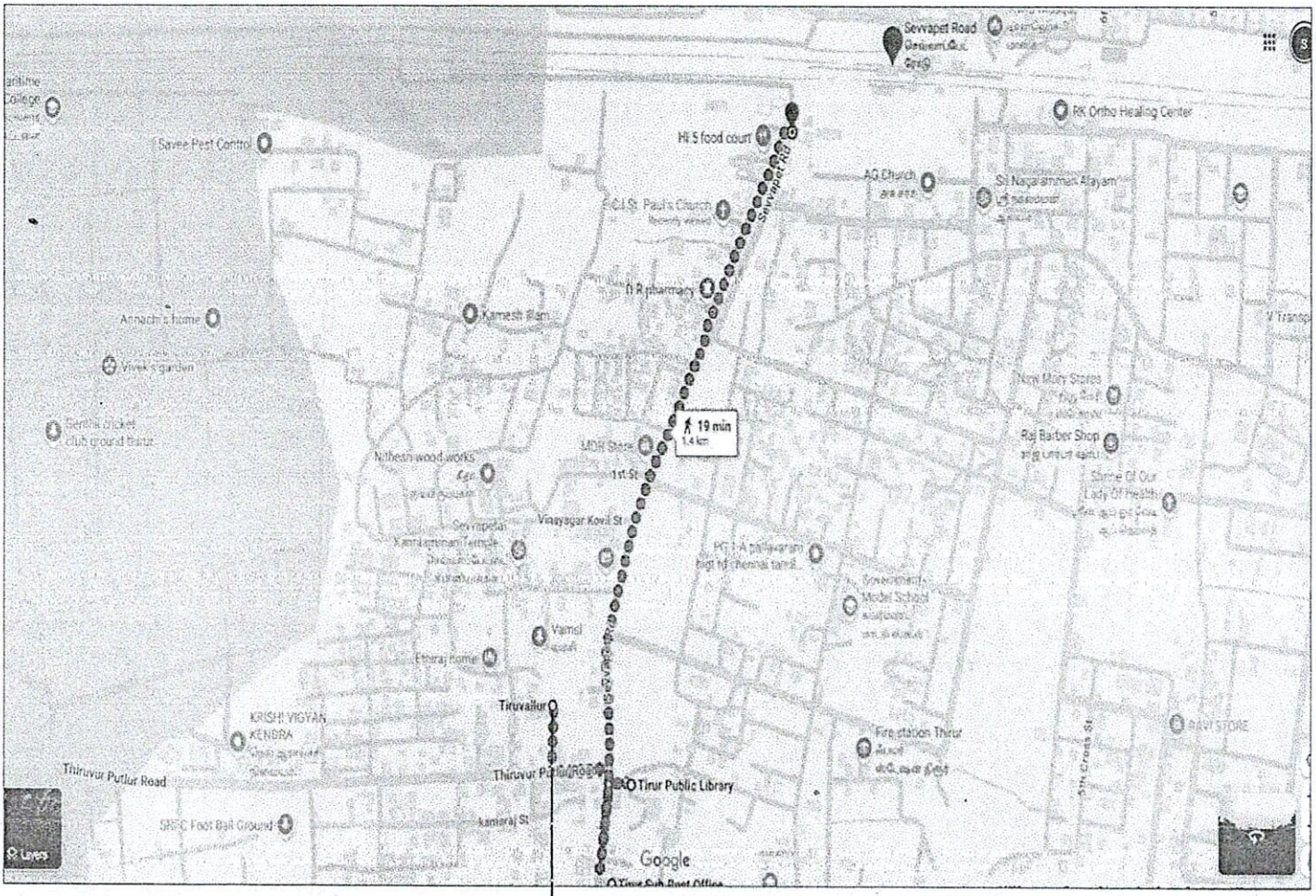
GUIDELINE VALUE



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CHENNAI
600 086.

GOOGLE MAP

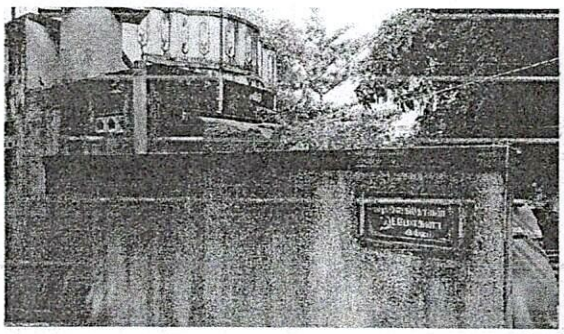
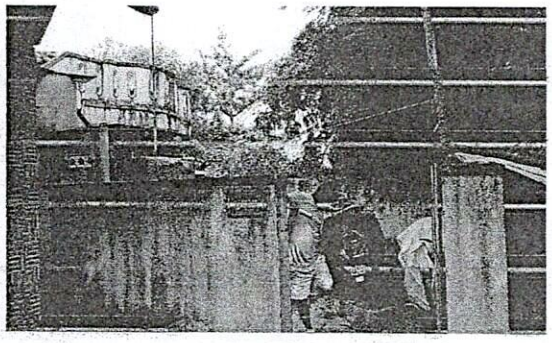
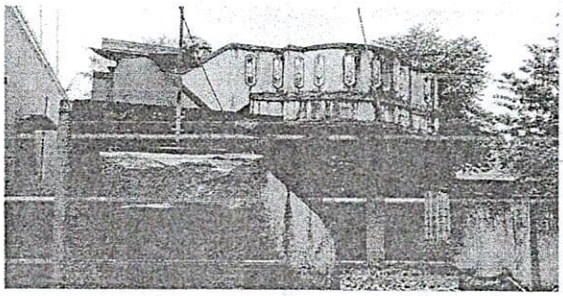
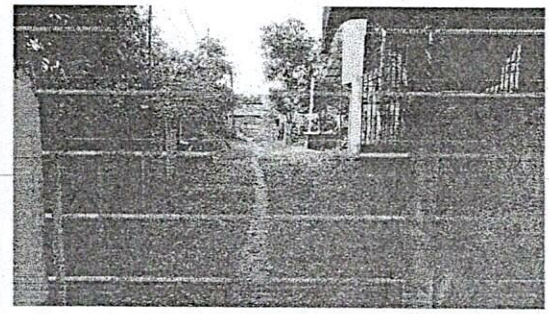
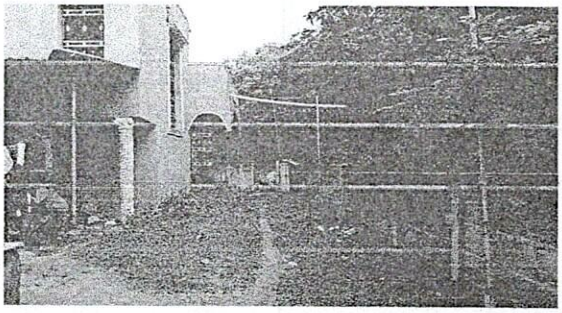
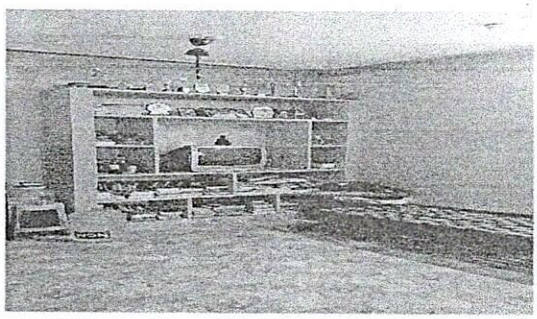
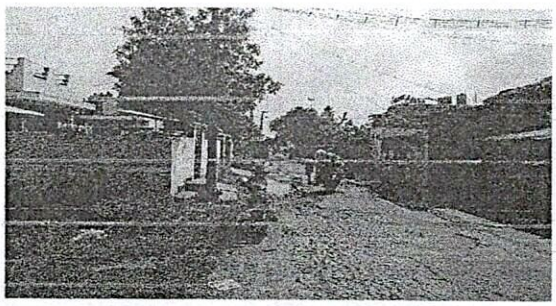
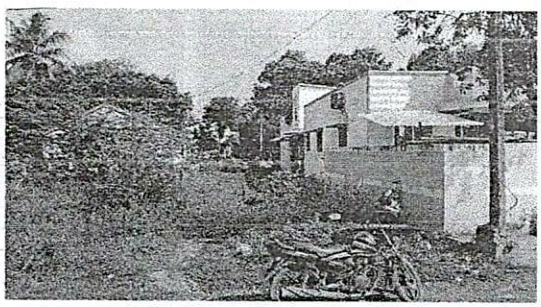
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Ref site

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PHOTOGRAPHS

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