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**
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: **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/Design-D/CB/VijayaRani/Gopal/Esp-16/24 Date: 21.09.2024

VALUATION OF PROPERTY (LAND & BUILDING)
REPORT ON VALUATION

I.	**GENERAL**			
1.	Purpose for which the valuation is made		:	To assess the fair market value of the Property for bank purposes for Canara Bank – Pammal Branch, Chennai – 600 075.
2.	a)	Date of inspection	:	20.09.2024
	b)	Date on which the valuation is made	:	21.09.2024
	c)	Name of the Owner(s) and his /their address (es) with phone no.		**Mrs.S.Vijaya Rani** wife of Mr.J.Siva Kumar & **Mr.J.Siva Kumar** son of Mr.V.Jayapal
	d)	Address of the property	:	Flat No.S2 in Second floor, Middle Portion, "CC Pavithram Apartments", Block-A, Plot No.7, Srinivasapuram 3rd Street, Anakaputhur Village, Alandur Taluk, Kanchipuram District, Chennai-600 070.
3.	List of document produced for perusal			Xerox copy of earlier our valuation report dated 28-07-2023 (Value Rs.19,02,000/-) Sale Deed No.7626/2015, Dated 29.09.2015 in the name of Mrs.S.Vijaya Rani & Mr.J.Siva Kumar (As per E.C)

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

				Xerox copy of Approved Building Plan vide Planning Permit No.83/2013-14, Dated 17.09.2013 issued by Anakaputhur Municipality
4.	Brief description of the property (Including leasehold /freehold etc)		:	The subject property is located at Flat No.S2 in Second Floor, Middle Portion, "CC Pavithram Apartments", Block-A, Plot No.7, 3rd Street, Srinivasapuram, Anakaputhur, Alandur Taluk, Kanchipuram District, Chennai-600 070, it consist of Stilt + Ground + 2 Floors, covered with RCC Roof The flat accommodates Hall, Kitchen and one Bedroom with toilet. It is Tenant occupied at the time of inspection As the occupants did not allow to inspect the property inside, valuation has been done based on the earlier report produced by the bank That the property is already under security with the bank
5.	Location of property			
	a)	Plot No ./ Survey No ,	:	Plot.No.7, Old S.No.293, New S.No.293/9
	b)	Block No.	:	Block-A
	c)	Door No.	:	Flat No.S2 in Second Floor, "CC Pavithram Apartments",
	d)	T .S . No. /Village	:	Anakaputhur Village
	e)	Ward / Taluka	:	Alandur Taluk
	f)	Mandal /district	:	Kanchipuram District
	g)	Sub-Registration District	:	Pammal
	h)	Date of issue and validity of layout of approved map/plan		Building Plan Approved Approved Building Plan Vide B/Spl-Bldg/162/2013 dated 17-09-2013 issued by CMDA & B.A.No.84/2013 dated 13-12-2011 issued by CMDA & Anakaputhur Municipality Stilt + 2 Floors At site Stilt +Ground + 2 Floors is constructed with following details, Second Floor - 501 sft The building is existing for about 9 years

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				As per Plan & Site Ground floor - 1 unit First floor - 4 units Second floor - 3 units Total - 8 units	
6.	City / Town		:	City	
	Residential/ Commercial/ Industrial Area		:	Residential Area	
7.	Classification of the area		:		
	i)	High / middle /poor	:	Middle	
	ii)	Urban /Semi Urban /Rural	:	Urban	
8.	Coming under Corporation limit /village panchayat / municipality		:	Municipality	
9.	Whether covered under any state / Central Govt. enactments (e.g.under Land Ceiling Act) orNotified under agency area /scheduled area /Cantonment area		:	No-Legal scope	
10.	Boundaries of the property		:	**As per Earlier Report**	**As Per Site**
	North by		:	Plot bearing No.6	Land and Building
	South by		:	Plot bearing No.8	Vacant Land
	East by		:	30 Feet Srinivasapuram 3rd Street	30 Feet Srinivasapuram 3rd Street
	West by		:	Vacant Land	Vacant Land
11.	Latitude and longitude of the site		:	**12.972720, 80.117018**	
12.	Extent of the site		:	255 sft undivided share of land 3213 sft	
13.	Extent of the site considered for valuation (least of 13 A & 13 B)		:	255 sft undivided share of land 3213 sft	
14.	Whether occupied by the owner /tenant? If Occupied by tenant, since how long? Rent Received per month.		:		
II	**APARTMENT BUILDING**				
1.	Nature of the Apartment		:	Residential flat	
2.	Location		:	Flat No.S2 in Second floor, Middle Portion, "CC Pavithram Apartments", Block-A, Plot No.7, Srinivasapuram 3rd Street, Anakaputhur Village, Alandur Taluk, Kanchipuram District, Chennai-600 070	
3.	Description of the locality Residential / Commercial / Mixed		:	Residential & Commercial Area	
4.	Year of Construction		:	About- 2015	
5.	Number of Floors		:	Stilt + Ground + 2 floors	

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6.	Type of Structure	:	Framed Structure
7.	Number of Dwelling Units in the building	:	As per Plan & Site Ground floor - 1 unit First floor - 4 units Second floor - 3 units Total - 8 units
8.	Quality of Construction	:	Good
9.	Appearance of the building	:	Good
10.	Maintenance of the building	:	Good
11.	**Facilities Available**		
	Lift	:	No
	Protected Water Supply	:	Yes
	Underground Sewerage	:	Main drain available
	Car Parking – Open / Covered	:	Covered
	Is compound wall existing?	:	Yes
	Is pavement laid around the building	:	Yes
III	**FLAT**		
1	The floor on which the flat is situated	:	Flat No.S2 in Second Floor – Middle Portion
2	Door No. of the flat	:	
3	Specifications of the flat	:	
	Roof	:	Rcc roof
	Flooring	:	Tiles flooring
	Doors	:	Good quality with wooden doors
	Windows	:	Good quality with wooden doors
	Fittings	:	All plumbing and Sanitary fittings are Branded.
	Finishing	:	Smooth finishing
4	House Tax	:	Details not Provided
	Assessment No.	:	
	Tax paid in the name of	:	
5	Electricity Service Connection No.	:	Service Connection Number not Provided
	Meter Card in the name of	:	
6	How is the maintenance of the flat	:	Good
7	Sale deed executed in the name of	:	Mrs.S.Vijaya Rani & Mr.J.Siva Kumar
8	What is the undivided area of land as per sale deed?	:	255 sft undivided share of land 3213 sft
9	What is the plinth area of the flat?	:	501 sft (inclusive of all common areas)
10	What is the Salable area of the flat?	:	
11	What is the Floor Space Index (Approx)		1.96
12	Is it Posh / I class / Medium / ordinary	:	Medium
13	Is it being used for Residential or	:	Residential purpose

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	commercial purpose?		
14	Is it Owner occupied of let out?	:	It is Tenant occupied at the time of inspection.
15	If rented, what is the monthly rent?	:	Rs.6,000/-

DRAWING APPROVAL : **<u>As per Earlier Report mentioned</u>**

(Discuss here the building approval, reference, violations observed if any, and its consequences thereof)
Approved Building Plan Vide No.162/2013, dated 17-09-2013 issued by CMDA & Vide No.84/2013 dated 17-09-2013 issued by CMDA & Anakaputhur Municipality Stilt + 2 Floors: for Plot No.7A

Approved Building Plan Vide No.161/2013, dated 17-09-2013 issued by CMDA & Vide No.83/2013 dated 17-09-2013 issued by CMDA & Anakaputhur Municipality Stilt + 2 Floors: for Plot No.7B

The building is existing for about 9 years. That the property is already under security with the bank

IV	**MARKETABILITY**		
1	How is the marketability	:	Good
2	What are the factors favoring for an extra Potential Value?	:	-
3	Any Negative factors are observed which affect the market value in general?	:	-
V	**Rate**		
1	After analyzing the comparable sale instances, what is the composite rate for a similar flat with same specifications in the adjoining locality? – (along with details / reference of at least two latest details / transactions with respect to adjacent properties in the areas)	:	Land & Building Method is Adopted Rs.5500/-
2	Assuming it is a new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specifications and other factors with the flat under comparison (give details)	:	Land & Building Method is Adopted Rs.5500/-
3	Break up for the rate i) Building + Services ii) Land + Others		Land & Building Method is Adopted
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	Rs.1760/- per sft. Value of the 255 sft x Rs.1760/- per sft = Rs. 4,48,800/- Say **Rs.4,49,000/-**

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VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a.	Depreciated building rate	:	
	Replacement cost of flat with Services (v (3)i)	:	Rs.5500/- Land & Building Method is Adopted
	Age of the building	:	About-2015 years & 9 years old
	Life of the building estimated	:	51 Years
	Depreciated percentage assuming the salvage value as 10%	:	(1.5% per annum)
	Depreciated Ratio of the building	:	13.5 %
b.	Total composite rate arrived for valuation	:	Rs.5500/- per sft Land & Building Method is Adopted
	Prevailing unit market rate	:	Rs.5500/- per sft
	Unit rate adopted in this valuation	:	Based on the above said factors The market value of land in my opinion is Rs.5500/- per sft
	Value of undivided share of land	:	255 sft x Rs.5500/- = Rs. 14,02,500/-
	Replacement value of the building After depreciation	:	501 sft x Rs.2500/- x 0.865 = Rs. 10,83,412/-
	Total value of the property	:	Value of UDS Land + Value of the building Rs.14,02,500/- (+) Rs.10,83,412/- = Rs. 24,85,912/-
	Note. The subject flat is located in Second Floor,and the location is near the Dumping Yard and lift not available in the apartments & also Building is not proper maintained, hence 15% deducted from the above value and market value is Rs.24,85,912/- x 0.85= Rs. 21,13,025/- **Say Rs.21,13,000/-(Rupees Twenty one lakhs thirteen thousand only)**		

C.VALUATION DETAILS:

(Valuation: Here, the approved Value should discuss in details his approach to valuation of property and indicate how the value has been arrived at, supported by necessary calculation. Also, such aspects as impending there at of acquisition by government for road widening/public service purposes, submerging &applicability of CRZ provisions (Distance from sea-coast/tidal level must be incorporated) and the if affection) salability ii) likely rental value in future and ii)any likely in comeit may generate may be discussed).

As a result of my appraisal and analysis, it is my considered opinion that the present fair market value Property is **Rs.21,13,000/-(Rupees Twenty one lakhs thirteen thousand only)**

The Realizable sale value of the flat is **Rs.19,02,000/-(Rupees Nineteen lakhs two thousand only)**

M. SAPPANY PILLAI & ASSOCIATES CHENNAI 600 086.

CERTIFICATE

1. It is hereby certified that in my opinion,

   i) Fair Market value of the flat is **Rs.21,13,000/- (Rupees Twenty one lakhs thirteen thousand only).**

   ii) The Realizable sale value of the flat is **Rs.19,02,000/-(Rupees Nineteen lakhs two thousand only)**

   iii) The forced sale value of the property is **Rs.16,90,000/- (Rupees Sixteen lakhs nineteen thousand only).**

2. If this flat is offered as security, the concerned financial institution is requested to verify the extent of undivided share of land mentioned this valuation report with respect to the latest legal opinion.

3. 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 I(1).

4. The property was inspected dated on 20.09.2024.

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

6. This valuation work is under taken by the valuer based upon the request from Canara Bank – Pammal Branch, Chennai- 600 075.

7. Any other details- Nil

Place : Chennai
Date : 21.09.2024

SAPPANY PILLAI ASSOCIATES 145, Peters Road, Chennai-86.

M.SAPPANY PILLAI & ASSOCIATES CHENNAI 600 086.

Signature

(Name and Official seal of the Approved Valuer)

Note : This report contains 7 No. pages
Enclosures

- Guideline value
- Key plan & Google map
- 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.



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 shall 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 Time 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 credit proposals).
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.

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CHENNAI
600 086.

2. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorized by the authority, the registered valuers organization 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 organization 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 an advantage 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: 21.09.2024
Place: CHENNAI

M. SAPANY 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 21.09.2024 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 20.09.2024 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
600 086.

SNo.	Particulars	Valuer comment
1	background information of the asset being valued;	Refer Earlier report
2	purpose of valuation and appointing authority	To ascertain the fair market value and Canara Bank –Pammal Branch, Chennai – 600 075
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 21.09.2024
6	inspections and/or investigations undertaken;	Inspection date 20.09.2024
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 used for any other purpose

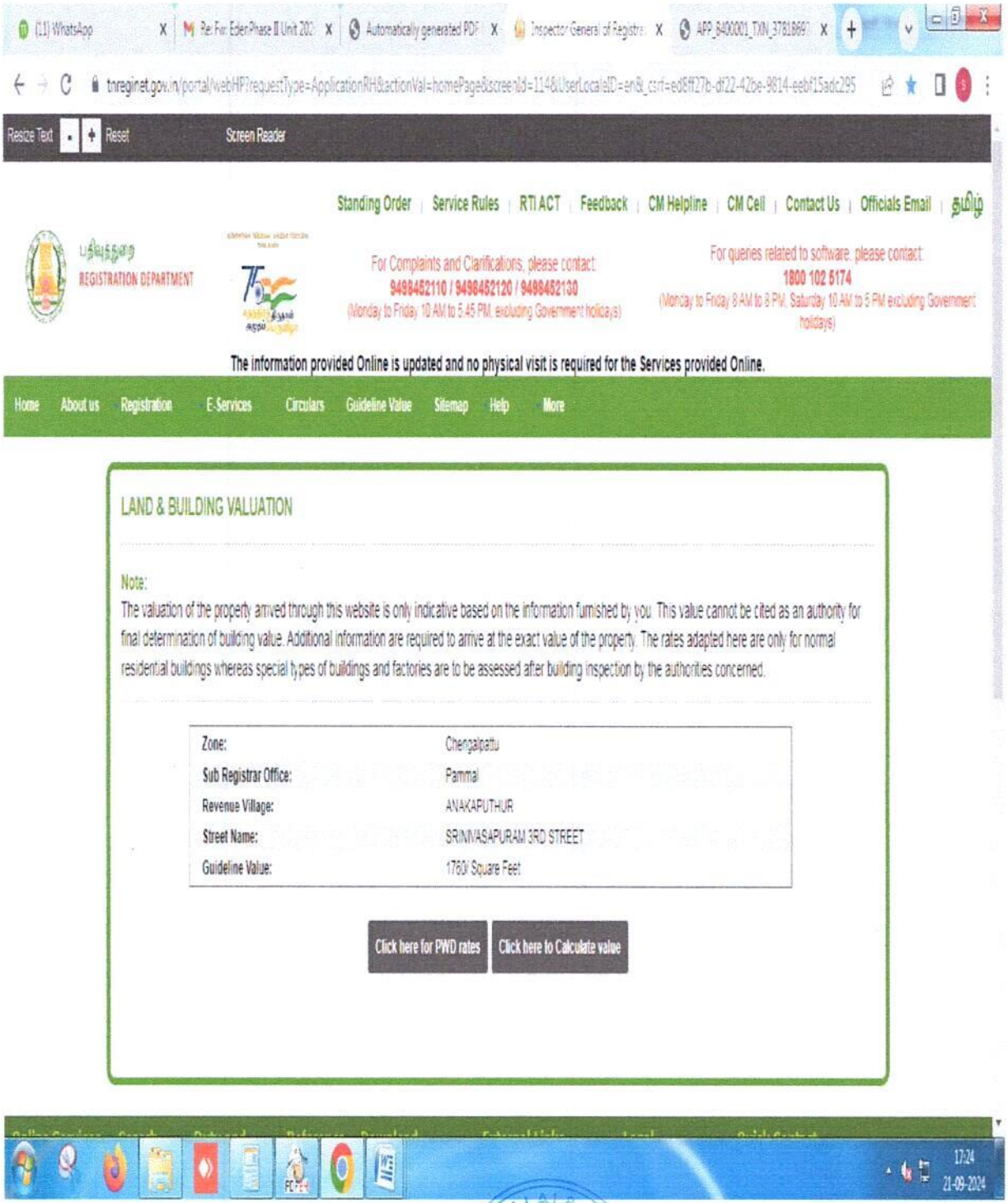
Date: 21.09.2024
Place: Chennai

M. SAMY PILLAI & ASSOCIATES CHENNAI 600 086.

Signature

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

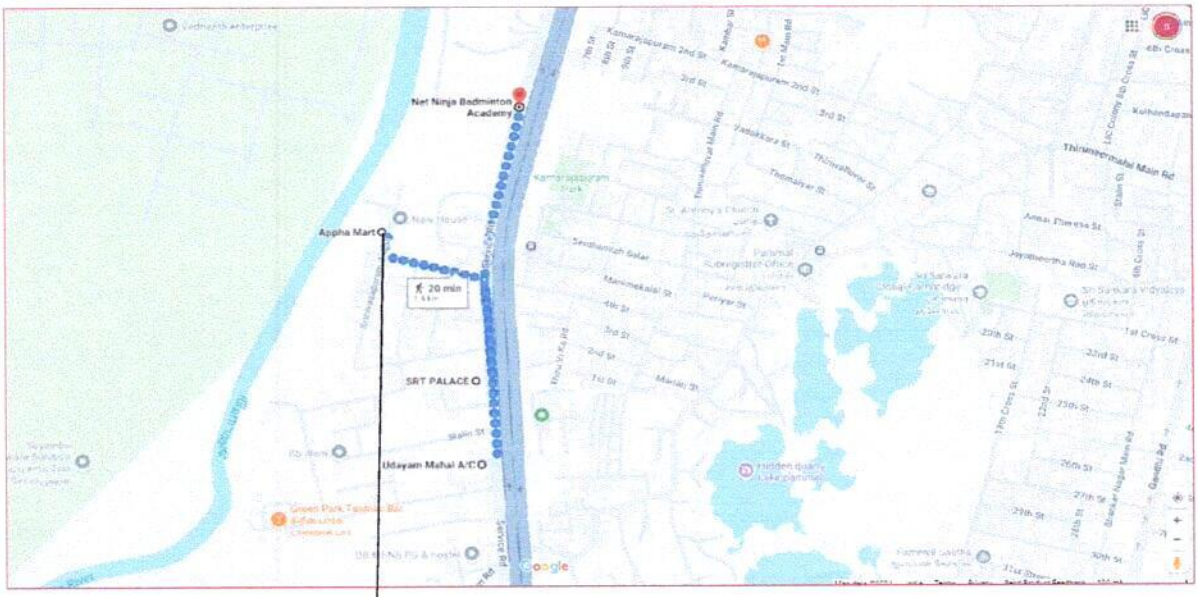
GUIDELINE VALUE



M. SAPPANY PILLAI & ASSOCIATES
CHENNAI
600 086.

GOOGLE MAP

Latitude and longitude-12.972720, 80.117018





M. SAPPANY PILLAI & ASSOCIATES
CHENNAI
600 086









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CHENNAI
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