P. Pradeep, B.E., (Civil), M.Sc., (Real Est. Val.)., MIE., FIV., C.Engg.
Registered Valuer Under Companies Act 2013 &
Under Sec. 34AB of Wealth Tax Act.
Approved Valuer & Chartered Engineer

Team Engineers and Valuers

MODIFIED ANNEXURE

VALUATION OF PROPERTY (LAND & BUILDING)

REPORT ON VALUATION

Ref.No. *Val / February / CB - 5/ 2025* ***Date:*** *17/02/2025*

Part - A [Basic Data]

1.	Purpose of valuation		:	To Assess the fair market value of the Land with Building for **SARFAESI Purpose.**
2.	a.	Date of Inspection	:	17/02/2025
	b.	Date on which the valuation is made	:	17/02/2025
3.	Name of the reported owner with present address and phone number		:	Mr. M.Dharuman & Mr. M. Rajamanickam, S/o. Mr. S. Munusamy.
	Name of the owner(s) and his/their addresses(es) with Phone No (details of share of each owner in case of joint ownership)		:	**Property located *at*** Plot No. 29, Sri Srinivasan Nagar, 2nd Street, Poonamallee, Chennai 600 056.

4. *Documents produced for perusal :*

- Copy of Previous Valuation Report given by Ln. M.Sappany Pillai dated 16/10/2023

5.	Brief description of the property taken for valuation (Including lease hold / free hold etc)	:	Land with Residential building.
6.	Scope of valuation	:	To Assess the Fair market value of Land with Residential building for **SARFAESI Purpose**
7.	If this report is to be used for any bank purpose, state the name of the bank and branch, if known	:	Canara Bank, Royapettah Branch

New Door No.127/1, Old No.58/1, First Floor,
Velachery Main Road, Little Mount, Saidapet, Chennai - 600015.
Ph: 044 - 43036655 | 43132327 | +91 94441 40752
Email : teamvaluer@yahoo.com

II. DESCRIPTION OF THE PROPERTY:

1.	Postal address of the property with Pin code	:	Plot No. 29, Sri Srinivasan Nagar, 2nd Street, Poonamallee, Chennai 600 056.
2.	City/Town	:	City
3.	Residential Area / Commercial Area / Industrial area	:	Residential.
3.	Classification of the Area	:	High /**Middle**/Poor **Urban** / Semi Urban / Rural
4.	Coming under Corporation Limit /Village Panchayat/Municipality	:	Municipality Limit.
5.	Whether covered under any State / Central Govt. Enactments (e.g.Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area	:	No.
6.	In case it is an agricultural land, any conversion to house site plots is Contemplated	:	Not Applicable.
7.	Location of the property		
	Plot No. /Nagar/ Door No.	:	Plot No. 29, Sri Srinivasan Nagar.
	SF.No./T.S.No./R.S.No.	:	Survey No. 538, As per Patta 538/5
	Village/Block	:	Poonamallee Village.
	Taluk / Ward	:	Poonamallee Taluk.
	Mandal/ District/Municipality/ Corporation	:	Thiruvallur District.
8.	Boundaries	:	

	As per Document	As per Site
North by	Plot No.18	Others property
South by	Road	2nd Street
East by	Plot No. 28	Others property
West by	Plot No. 30	Others property

9.	Latitude, Longitude and Coordinates of the site	:	13°02'32.2"N 80°06'06.7"E

10.	Property tax receipt referred Assessment number Tax amount Receipt in the name of	: : :	010/01/17-18/006513 Rs. 1,570 /- --
11.	Electricity Service connection Consumer number In the name of Other details, if any	 : :	 309-002-2808 Mr. M.Dharuman & Mr. M. Rajamanickam.
12.	Property is presently occupied by	:	**Owner** / Tenants / Both / Vacant
13.	If tenanted fully, What is the gross monthly rent?	 :	 Owner Occupied.
14.	If occupied by both	:	
	By assuming the entire building is let out,		
	(i) What is the probable monthly rent?	:	Approx Rs. 25,000 /-
	(ii) What is the advance amount?	:	Rs. 1,00,000 /-

III. PROCEDURE OF VALUATION :

Valuation Details : ***Discussed in Part B, C, D, E & F***

FSI			**Plot Coverage**		
As per Plan	-	--	Plan	-	--
Actual	-	2	Actual	-	640

(Describe the property details)

Part B [Land]

1. Dimension of the site	**A** **[As per the Given References]**	**B** **[As per Actual]**
On North	25'	Door Locked at the time of Inspection
On South	25'	
On East	50'	
On West	50'	
Extent	**1250 Sq.ft**	

2. Extent of Site

As per Document - **1250 Sq.ft**

Size of the Plot

North & South - Stated Above in Point 1

East & West - Stated Above in Point 1

3. Characteristics of the site

*	What is the character of the locality?	:	Clayey soil.
*	What is the classification of the locality?	:	Residential Land.
*	Development of surrounding Areas	:	Well Developing Area.
*	Possibility of frequent Flooding /Submerging	:	Nil
*	Feasibility to the Civic amenities like school, hospital, bus stop, market etc.	:	Available within 1km.
*	Level of land with topographical Conditions	:	Plain terrain.
*	Shape of site / plot and its impact on Valuation	:	Rectangular.
*	Type of use to which it can be put	:	Residential.
*	Any usage restriction	:	Nil
*	Is plot in town planning Approved layout?	:	Building Approved by Municipal Commissioner.
*	Corner Plot or Intermittent Plot?	:	Intermittent.
*	Type of road available at present	:	Bituminous Road.
*	Road facilities are available?	:	Available.
*	Is it a land locked land?	:	No.
*	Water Potentiality	:	Good.
*	What is the width of the Road? Width of road is it below 20ft or more than 20ft.	:	Below 20 feet.
*	Underground sewerage system	:	Not Available.
*	Is Power supply available at the site?	:	Available.

* ***Advantage / Remarks / Observation of the Site*** :

- The Premises is Occupied by the Owner, and it is situated in the 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
*	Type of the land?	:	Residential Land.
*	Accessibility	:	By Road

4.	*Whether there is electrical wire line passing over the site? If yes, whether the same affects the valuation of property*	:	No
5.	**Value on adopting GLR (Guide line Rate)**		
	i) Guide line rate as obtained from the Registration Department	:	Rs. 2,200 /- per Sq.ft
	ii) Value of land by Adopting Guideline Value (GLV)	:	1,250 Sq.ft x Rs. 2,200 /-
		:	**Rs. 27,50,000 /-**
6.	**Value by adopting PMR (Prevailing Market Value)**		
	Prevailing market rate (Along with details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	Rs. 3,800 /- to Rs. 4,200 /- Per Sq.ft
7.	Unit rate adopted in this valuation after considering the characteristics of the subject plot	:	Rs. 4,000 /- per Sq.ft
	Value of land by adopting **PMR**	:	1250 Sq.ft x Rs. 4,000 /-
		:	**Rs. 50,00,000 /-**

Part C [Buildings]

Type of Building		:	**Residential**/Commercial/Industrial
1.	Type of construction	:	**Load bearing**/RCC/Steel Framed / Framed structure
2.	Quality of construction	:	Superior/ **I Class** /II Class
3.	Appearance of Building	:	**Common**/Attractive / Aesthetic
4.	Maintenance/ Condition of the building	:	**Exterior:** New one / Excellent / Good **/ Normal/** Average / Poor **Interior:** Excellent / Good /Normal Average/Poor
5.	Plinth Area	:	Refer Point 7 a
6	Number of floors and Height of each floor including basement, if any	:	RCC Roof89m,

7.a Plinth Area Details

Floor	Year of Construction (as reported/ as per actual observation/as per deed)	Roof	Plinth Area		
			As per Plan in Sq.ft [Reference]	As Actual in Sq.ft [Reference]	Additional Area in Sq.ft
Ground floor	2014-2015	RCC	800	965	165
First floor	2014-2015	RCC	800	965	165

7.b Drawing Approval

Date of issue and validity of layout of approved map/plan	:	PP.No.D34671, dated 28/10/2014, vide File no. 2051/14, 235/14, dated 17/09/2014
Approved map/plan issuing authority	:	Municipal Commissioner
Whether genuineness or authentic of approved map / plan is verified?	:	--
Any other comments by our empanelled valuers on authentic of approved plan?:		--
(Discussion the building approval, reference, violations observed, consequences of violation etc.)	:	Set back Deviation observed

8. VALUATION OF BUILDING:

Description	Ground floor	First floor	
Specification Floor finish Superstructure Roof Doors Windows	 0.23m thick BW with CM RCC Sheet Wooden wooden	 0.23m thick BW with CM RCC Sheet Wooden Wooden	--
Plinth area	800 Sq.ft	800 Sq.ft	--
Year of construction (as reported /as observed/as per the deed)	2014-2015	2014-2015	--
Age of the building	10 Years	10 Years	--
If the age is not exactly known, further life expected	--	--	--
Total life of the building Estimated	60 Years	60 Years	--
Depreciation percentage (assuming salvage value 10 %)	0.15	0.15	--
Replacement rate of construction with the existing conditions and specifications	Rs. 2,400 /-	Rs. 2,400 /-	--
Replacement Value	Rs. 19,20,000/-	Rs. 19,20,000/-	--
Depreciation Value at the rate of %	Rs. 2,88,000/-	Rs. 2,88,000/-	--
Present value of the Building	Rs. 16,32,000 /-	Rs. 16,32,000 /-	--
Total value of the building	**Rs. 32,64,000 /-**		

Part D [Amenities & Extra Items]

1)	Portico (with handrails)	:	--
2)	Ornamental front Elevation	:	--
3)	Sitout / verandah with Steel grills	:	--
4)	Staircase	:	--
5)	Staircase head room	:	--
6)	Overhead water tank	:	--
7)	Extra Steel grills / Collapsible gates	:	--
8)	Side dadoos etc.,	:	--
9)	Ward robes / Showcases / False ceiling works	:	--
10)	Ceramic tiles in Toilet & kitchen	:	--
11)	Extra sinks / bath tub / geyser / Wash basin / etc.,	:	--
12)	Marble flooring / ceramic tiles Flooring or any other special Flooring	:	--
13)	Interior decorations / Wood works	:	--
14)	Architectural elevation works	:	--
15)	Teak wood doors/windows/ hand rails	:	--
16)	Air conditioners	:	--
17)	Lift	:	--
18)	Modular kitchen with Builtin etc.	:	--
19)	Swimming Pool and Filtration Unit.	:	--
20)	Centralised water heater	:	--
21)	Water Softner / Filtration Unit	:	--
	Total	:	--

Part E [Services]

1)	Water supply arrangements	:	Rs. 50,000 /-
2)	Underground Sump	:	--
3)	Drainage arrangements	:	Rs. 40,000 /-
4)	Compound wall	:	Rs. 50,000 /-
5)	E.B. Deposits, Backup power	:	Rs. 20,000 /-
6)	Pavement road	:	--
7)	Gate	:	--
	Total	**:**	**Rs. 1,60,000 /-**

Part F [Abstract Value]

Part	Description	GLR in Rs.	Present Market value in Rs.
B	Land	27,50,000 /-	50,00,000 /-
C	Building	32,64,000 /-	32,64,000 /-
D	Amenities	--	--
E	Services	1,60,000 /-	1,60,000 /-
	Total	**61,74,000 /-**	**84,24,000/-**
	Say	**61,74,000 /-**	**84,24,000/-**

ANY OTHER DETAILS:

As a result of my appraisal and analysis, it is my considered opinion that

a. Fair market Value (FMV) : **Rs. 84,24,000/-**

[Rupees Eighty Four lakhs and Twenty four thousand only]

b. Value as per guideline value
(Guideline Value) : **Rs. 61,74,000 /-**

[Rupees Sixty One Lakhs and Seventy four thousand only]

c. Distress value (80 % of F.M.V) : **Rs. 67,39,000/ -**

[Rupees Sixty Seven lakhs and thirty nine thousand only]

d. Realizable Value (85 % of F.M.V) : **Rs. 71,60,000 /-**

[Rupees Seventy one lakhs and sixty thousand only]

Place : Chennai 600 015
Date : 19/02/2025

P.Pradeep

P.PRADEEP, B.E (Civil),M.Sc (Real Est.Val) MIE, FIV.,
[Asset Class - Land & Building]
Chartered Engineer - M 153835-1
Govt. Regd. Valuer - CI/924/2016-17
Regd Valuer - IBBI/RV/05/2018/10099

Part G Certificate

It is hereby certified that in my opinion

1. i) The Present Market value of the property discussed in the report (above) by adopting Present Market Value of the Property **Rs. 84,24,000/- [Rupees Eighty Four lakhs and Twenty four thousand only]**

   ii) The forced sale value of the property is estimated as 20 % Less than the present market value is **Rs. 67,39,000/ - [Rupees Sixty Seven lakhs and thirty nine thousand only]**

2. Number of Title deed involved in the property is 1 (One)

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 I(1).

5. The Property was inspected on 17/02/2025

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 Manager, Canara Bank, Royapettah branch.

Place : Chennai 600 015
Date : 19/02/2025

(Panel Valuer)

P.PRADEEP, B.E (Civil),M.Sc (Real Est.Val) MIE, FIV.,
[Asset Class - Land & Building]
Chartered Engineer - M 153835-1
Govt. Regd. Valuer - CI/924/2016-17
Regd Valuer - IBBI/RV/05/2018/10099

This Report Contain 10 Pages + Annexures 22 & 23 and Enclosures

Enclosures:

- Key plan showing the location of the property
- Site Plan with boundaries
- Photograph of owner / representative with property in background
- Screenshot of longitude / latitude and co-ordinates of property using GPS / Various Apps / Internet sites

ANNEXURE-22 FORMAT-A

DECLARATION FROM VALUERS

I hereby declare that-

The information furnished in my valuation report dated **17/02/2025** is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.

I have no direct or indirect interest in the property valued;

I have personally inspected the property on **17/02/2025** work is not sub-contracted to any other valuer and carried out by myself.

I have not been convicted of any offence and sentenced to a term of Imprisonment; I have not been found guilty of misconduct in my professional capacity.

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.

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.

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

I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.

Further, I hereby provide the following information.

Sl No.	Particulars	Valuer comment
1	background information of the asset being valued;	Land with Residential building
2	Purpose of valuation and appointing authority	To Assess the Fair value of the property for **SARFAESI** purpose. Canara Bank, Royapettah Branch
3	Identity of the valuer and any other experts involved in the valuation;	Pradeep P, Registered Valuer – Land and Building under Wealth tax and Companies Act
4	Disclosure of valuer interest or conflict, if any;	Nil
5	Date of appointment, valuation date and date of report;	Date of Appointment 04/02/2025 Valuation and Report Date 17/02/2025
6	Inspections and/or investigations undertaken;	On 17/02/2025
7	Nature and sources of the information used or relied upon;	Local market enquiry

8	Procedures adopted in carrying out the valuation and valuation standards followed;	IVS Standard & Market Approach.
9	Restrictions on use of the report, if any;	Nil
10	Major factors that were taken into account during the valuation;	Prevailing Market Scenario.
11	Major factors that were taken into account during the valuation;	Prevailing Market Scenario.
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.	--

Place : Chennai 600 015
Date : 19/02/2025

P Pradeep

(Panel Valuer)

P.PRADEEP, B.E (Civil),M.Sc (Real Est.Val) MIE, FIV.,
(Asset Class - Land & Building)
Chartered Engineer - M 153835-1
Govt. Regd. Valuer - CI/924/2016-17
Regd Valuer - IBBI/RV/05/2018/10099

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 ofconduct:

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 bringdisrepute 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's needs.

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.

2. A valuer shall appear, co-operate 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.

Gifts 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 retain 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 aredisclosed 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.

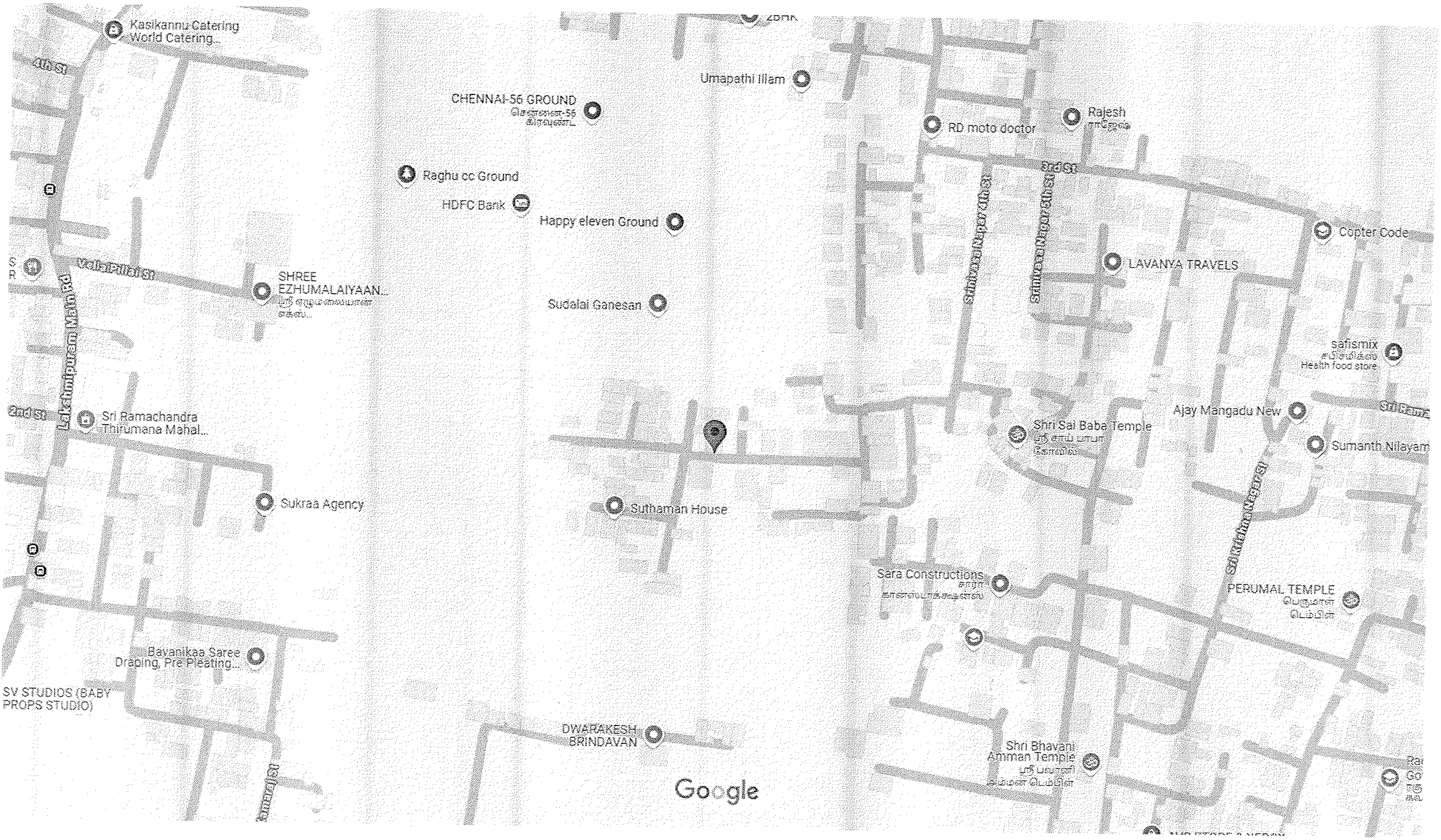
9. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

Place : Chennai 600 015
Date : 19/02/2025

(Panel Valuer)
P.PRADEEP, B.E (Civil),M.Sc (Real Est.Val) MIE, FIV.,
[Asset Class - Land & Building]
Chartered Engineer - M 153835-1
Govt. Regd. Valuer - CI/924/2016-17
Regd Valuer - IBBI/RV/05/2018/10099

Google Maps

13°02'24.6"N 80°06'01.7"E



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