BEST ASSOCIATES

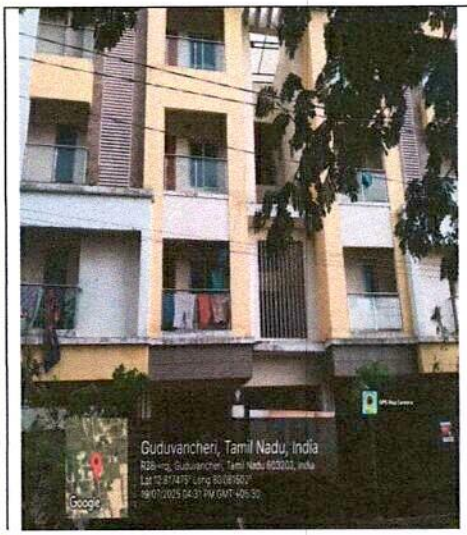
VALUATION REPORT

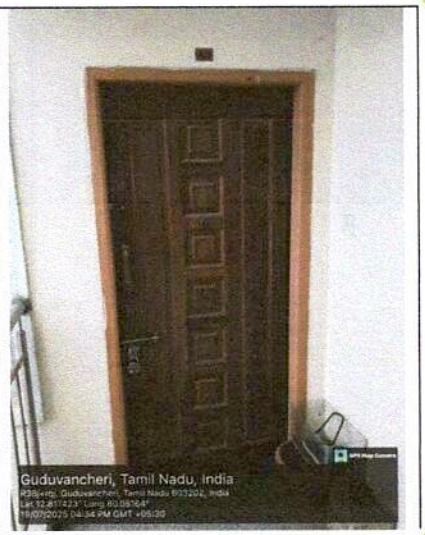
Er. P.Subramani B.E., AMIE., FIV
Approved Valuer No: F/8059
Chartered Engineer,
Govt. Approved Valuer,
Regd.Valuer for
Income Tax, Wealth Tax &
Gif tax

Office Address:
P. Subramani
Flat No: A-8,
Third Floor,
Shanthi Apartment,
Mahalakshmi Street,
T.Nagar, Chennai
Pincode- 600 017.
Mobile No – 044-24348945 &
044-79632901
Cell No.
98425 45009 &
98421 45059.
bestche2017@gmail.com

Panel Valuer for Banks
Income Tax, Wealth Tax,
State Bank of India,
Canara Bank,
Bank of India,
LIC, LIC, HFL
Indian Overseas Bank.
Indian Bank,
Union Bank,
City Union Bank,
Lakshmi Vilas Bank Ltd,
Karur Vysya Bank,
Canfine Home Ltd,
Jammu & Kashmir Bank,
Punjab National Bank

Name of the Bank & Branch	: Canara Bank, ARM-II Branch, Chennai - 600 017.
Name of the Owner	: Mrs. Muthu Kani,
Location of the Property	: S.No. 84/1 (pt), Patta No. 3135 & 3136, Patta S. No. 84/20 & 84/21, Plot No. 1 & 2, LSS Vijay Avenue, Sumathi Jaanav Square Apartment, Flat No. A-3, 3rd Floor, Perumattunallur Village, Vandalur Taluk, Chengalpattu Joint II (SRO), Chengalpattu District – 603 202.
Total Extent of Land	: 397.00 Sq. ft (UDS) Out of 8,232.00 Sq. ft





Present Market Value	: Rs.48,00,000.00
Guide Line Value	: Rs.29,79,350.00
Forced Sale Value	: Rs.38,40,000.00
Realizable Sale Value	: Rs.43,00,000.00

BEST ASSOCIATES

Er. P. SUBRAMANI B.E., AMIE, FIV.,
Approved Valuer No. F/8059
Income / Wealth Tax – 1/467
Office Address:
Flat No: A-8, Third Floor,
Shanthi Apartment,
Mahalakshmi Street,
T-Nagar, Chennai,
Pincode-600 017.
Mobile No: 044-24348945 & 044-79632901
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Income Tax, Wealth Tax,
State Bank of India,
Canara Bank,
Punjab National Bank.
Union Bank,
Indian Overseas Bank,
Jammu & Kashmir Bank,
Canfine Home Ltd,
Karur Vysya Bank,
The Lakshmi Vilas Bank
Ltd, City Union Bank,
LIC, LIC-HFL

Ref No: IV-246 (2025-2026)

Date: 19.09.2024
21.07.2025

To,
The Assistant General Manager,
Canara Bank, ARM-II Branch,
Chennai - 600 017.

VALUATION REPORT
On Immovable Properties

Pursuant to the request from The Assistant General Manager, Canara Bank, ARM-II Branch, Chennai - 600 017, the property located at S.No. 84/1 (pt), Patta No. 3135 & 3136, Patta S. No. 84/20 & 84/21, Plot No. 1 & 2, LSS Vijay Avenue, Sumathi Jaanav Square Apartment, Flat No. A-3, 3rd Floor, Perumattunallur Village, Vandalur Taluk, Chengalpattu Joint II (SRO), Chengalpattu District – 603 202, which is said to be owned by **Mrs. Muthu Kani,** and the said property have been inspected on **13.09.2024** for the purpose of assessing the present market value.

The following Documents were produced before me for scrutiny. (Xerox Copy of)

1. Previous valuation report given by Ms.Manicka Sundram & Associates, dated 29.12.2022.

Based upon the actual observations and also the particulars provided to me, detailed valuation report has been prepared and furnished in the following Annexure I & II After giving careful consideration to the various important factors like the specification, present condition, age, future life, replacement cost, depreciation, potential for marketability, etc.,

I am of opinion that:

1. The Open market value of the property is **Rs.48,00,000.00**
2. Guide line value of the property is **Rs.29,79,350.00**
3. The Forced sale value of the property is **Rs.38,40,000.00**
4. The Realizable value of the property is **Rs.43,00,000.00**

I declared that,

1. I have inspected the property on **19.07.2025.**
2. I have no direct or indirect interest in the property valued.
3. Further the information and other details given above in the annexure are true to the best of my knowledge and belief.
4. Value varies with the purpose and date. This report is not to be referred if the purpose is different other than mentioned in the above purpose.
5. Legal aspects are not considered in this Report.

Place: Chennai,
Date: 21.07.2025

Signature of Valuer with seal

Er.P. SUBRAMANI, B.E.,AMIE.,FIV.,
CHARTERED CIVIL ENGINEER
GOVT APPROVE VALUER
VALUER FOR CANARA BANK

PPD: (PAL /AVA)

VALUATION OF FLAT BY COMPOSITE RATE METHOD
REPORT ON VALUATION
(In respect of flats)

PART A – BASIC DATA

I. GENERAL

1.	Purpose for Which the Valuation is made	To Assess the Fair Market of the property	
2.	a). Date of inspection b).Date on which the valuation is made	19.07.2025 21.07.2025	
3.	List of documents produced for perusal	1. Previous valuation report given by Ms.Manicka Sundram & Associates, dated 29.12.2022.	
4.	Name of the owner(s) and his/their Address (es) with Phone No. (Details of share of each owner in case of joint ownership)	**Mrs. Muthu Kani,**	
5.	Brief description of the property: The said property is located at S.No. 84/1 (pt), Patta No. 3135 & 3136, Patta S. No. 84/20 & 84/21, Plot No. 1 & 2, LSS Vijay Avenue, Sumathi Jaanav Square Apartment, Flat No. A-3, 3rd Floor, Perumattunallur Village, Vandalur Taluk, Chengalpattu Joint II (SRO), Chengalpattu District – 603 202, The surrounding places are Residential Area Already developed. Civic amenities all are available within 3 km distance. As per enquiry made by the undersigned the fair market value of the Flat around the above site Composite Rate is ranging from Rs.3,500.00 to Rs.4,500.00/Sq. ft for vacant land. I have considered **Rs.3,900.00 /Sq. ft** for the valuation purpose.		
6	Location of the property Plot No. /Survey No. Door No. T. S. No/village Ward District	 Plot No. 1 & 2 / S.No. 84/1 (pt), Patta No. 3135 & 3136, Patta S. No. 84/20 & 84/21 - Perumattunallur Village Vandalur Taluk Chennai District – 603 202.	
7.	Postal address of the property	Plot No. 1 & 2, LSS Vijay Avenue, Sumathi Jaanav Square Apartment, Flat No. A-3, 3rd Floor, Perumattunallur Village, Vandalur Taluk, Chengalpattu Joint II (SRO), Chengalpattu District – 603 202,	
8.	City /Town Residential area /Commercial area/ Industrial area	Village Residential area	
9.	Classification of the area i)High/Middle /Poor ii) Urban/Semi Urban/Rural	 Middle Semi Urban	
10.	Coming under Corporation limit/ Village Panchayat/ Municipality	Village Panchayat & DTCP	
11.	Whether covered under any state/Central Govt. Tenements (e.g. Urban Land Ceiling Act) or notified under agency area /scheduled area/ cantonment area.	No	
12.	In case it is an agricultural land any conversion to house site plots is contemplated	No	
13.	Boundaries of the property:	As Per MOTDT EC	As per Actual
	Item No. I	Item No. II	

PPD: (PAL /AVA)

	North	Vacant Land	Plot No. 1	Vacant Land
	South	Plot No. 2	Plot No. 3	Building
	East	Vacant Land	Vacant Land	Vacant Land
	West	40 feet road	40 feet road	Road
14	Dimensions		As Per Deed EC	As Per Actual
		Item No. I	Item No. II	
	North	98'0''	98'0"	98'0''
	South	98'0''	98'0"	98'0''
	East	42'0''	40'0"	82'0''
	West	46'0''	40'0"	86'0''
15	Extent of the site		**397.00 Sq. ft (UDS) Out of 8,232.00 Sq. ft**	
16	Latitude, Longitude		**12°49'03.4"N 80°04'54.1"E 12.817605, 80.081688**	
17	Whether occupied by the owner/ tenant If occupied by tenant since how long? Rent received per month		Locked during Inspection	

II.APARTMENT BUILDING

1	Nature of the Apartment	Residential
2	Location S. F. No. Block No. Ward No. Village/Municipality/Corporation. Door No. Street or road (Pin code)	 S.No. 84/1 (pt), Patta No. 3135 & 3136, Patta S. No. 84/20 & 84/21, - - Perumattunallur Village, Plot No. 1 & 2, LSS Vijay Avenue, Sumathi Jaanav Square Apartment, Flat No. A-3, 3rd Floor, Perumattunallur Village, Vandalur Taluk, Chengalpattu Joint II (SRO), Chengalpattu District – 603 202,
3	Description of the Locality Residential / Commercial / Mixed	Residential Special Type - I
4	Year of construction	2014-2019
5	Number of Floors	Stilt Cum Floor + 3 Floors
6	Type of Structure	RCC Framed Structure
7	Quality of Construction	Good
8	Appearance of the Building	Good
9	Maintenance of the Building	Good
10	Facilities available Lift	Available
11	Protected Water Supply	Available
12	Underground Sewerage	Not Available
13	Car Parking	Available (1 No)
14	Open/Covered	Covered
15	All round Compound wall	Available
16	Pavement around the building	Available
17	Any other facility	Nil

III.FLAT

1.	The floor in Which the flat is situated	3rd Floor
2	Door No. of the Flat	Flat No. A-3
3	Specifications of the Flat Roof Flooring Doors Windows Fittings Finishing	 RCC Roof Vitrified Tile Flooring Main Door Teak Wood & others Not Known UPVC Ordinary Ordinary
4	House Tax Assessment No Tax Paid in the name of Tax Amount	Details not shared
5	Electricity Service Connection No. Meter Card in the name of	Details not shared
6	How is the Maintenance of the Flat	Good
7	Sale Deed Executed in the name of	**Mrs. Muthu Kani,**
8	What is the undivided area of land	397.00 Sq. ft (UDS) Out of 8,232.00 Sq. ft
9	What is the plinth area of the flat	Super Built up Area - 1170.00 Sq. ft (As per old valuation)
10	What is the floor space index (Approx)	1170.00 Sq. ft / 397.00 Sq. ft = 2.95
11	What is the carpet area of the flat	Not known
12	Is it posh/I class/medium/ordinary	II Class
13	Is it being used for residential or commercial purpose	Residential
14	Is it owner occupied or tenanted	Locked during Inspection

IV.MARKETABILITY

1.	How is the marketability	Good
2	What are the factors favoring for an extra potential value	Nil
3	Any negative factors are observed which affect the market value in general	Nil

Any negative factors observed which affect the market value in general: Nil

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	**Rs.3,900.00/Sq. ft**
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 (Given details)	Rs.3,500.00/Sq. ft to Rs.4,500.00 /Sq. ft for built up area,
3	Break up for the rate Building + services & others Depreciation (6/60 x 0.9 = 0.09) Land + Development work & Others	 = Rs.2,500.00 /Sq. ft. = 0.09 x Rs. 2,500.00 / Sq. ft = Rs.225.00 /Sq. ft = Rs.2,500.00/Sq. ft - Rs.225.00 /Sq. ft **= Rs.2,275.00 /Sq. ft** = Rs.4,800.00 /Sq. ft / 2.95 = Rs.1,627.11 / Sq. ft

PPD: (PAL /AVA)

	Composite Rate	= Rs.2,275.00 /Sq. ft + Rs.1,627.11 /Sq. ft = Rs.3,902.11 /Sq. ft Say **Rs.3,900.00 / Sq. ft**
4	Guideline rate obtained from the register office (un evidence thereof to be enclosed) Land Value Building Value	**Rs. 800.00 per sq. ft** 397.00 Sq. ft x Rs. 800.00 /Sq. ft. = Rs. 3,17,600.00 1170.00 Sq. ft x Rs.2,275.00 /Sq. ft = Rs.26,61,750.00 **Rs.29,79,350.00**

VI. Composite rate adopted after depreciation:

1.	Replacement cost of flat including services	Rs.2,500.00 /Sq. ft
2	Depreciation value of the building	Rs.2,275.00 /Sq. ft
3	Age of the building	6 Years
4	Life of the building estimated	60 Years, Remaining Life =54 Years (If properly maintained)
5	Depreciation Percentage assuming the salvage value as 10 %	(6/60 x 0.9 = 0.09)
6	Depreciated Value of the building,	Rs.2,275.00 /Sq. ft
7	Total composite rate arrived for valuation Total composite rate	Which works out flat of built up area **Rs.3,900.00 /Sq. ft** which is reasonable while comparing nearby flat rate.

VII. Details of valuation building construction is to be done

S.No	Description	Qty	Rate per unit Rs.	Estimated value Rs.
1.	Present value of the flat	1170.00	Rs.3,900.00	Rs.45,63,000.00
2.	Ward robes	Nil	-	-
3.	Showcases/almirahs	Nil		-
4	Kitchen arrangements	Nil	-	-
5	Super fine finish	Nil	-	-
6	Interior decoration & Modular Kitchen	Nil		-
7	Electricity deposits/ Electrical fitting, etc.,	Nil	-	-
8	Extra collapsible gates/grill works etc.,	Nil	-	-
9	Potential value if any	Nil	-	-
10	Share of common amenities, if any a. Compound Wall b. Bore well c. U.G Sump d. OHT e. Lift			Included
11	others (Covered Car Parking)	LS		Rs. 2,00,000.00
	Total			Rs.47,63,000.00 Say **Rs.48,00,000.00**

Valuation:

As a result of my appraisal and analysis it is my considered opinion that the present market value of the above flat in the prevailing condition with aforesaid specification is **Rs.48,00,000.00**

Present Market value of the property **Rs.48,00,000.00**

Forced sale value of the property **Rs.38,40,000.00**

Realizable sale value of the property **Rs.43,00,000.00**

Guideline value of the property **Rs.29,79,350.00**

Approved valuer

Er.P. SUBRAMANI, B.E.,AMIE.,FIV
CHARTERED CIVIL ENGINEER
GOVT APPROVE VALUER
VALUER FOR CANARA BANK

PPD: (PAL /AVA)

PART D – CERTIFICATE

1. It is certified that in my opinion
   The Present Market Value of the flat by adopting suitable composite rate is
   Rs.48,00,000.00 (Rupees Forty Eight Lakhs Only).

   The Forced Sale Value of the property is estimated as 20% less than present market
   Rs. 38,40,000.00 (Rupees Thirty Eight Lakhs Forty Lakhs Only)

   The Realizable Sale Value of the Property is estimated as 10% less than present market
   Rs.43,00,000.00 (Rupees Forty Three Lakhs Only).

2. Number of title deed(s) involved in this property is (1). The relevant document for the subject flat in the opinion of this valuer is - Refer Page No.2

3. If this property is offered collateral security, the concerned financial intuition is requested to verify the extent of undivided share of land mentioned 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 (i).

5. The Property was inspected on **19.07.2025.**

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

7. This valuation work was/has been undertaken by the valuer based upon the oral request from The Assistant General Manager, Canara Bank, ARM-II Branch, Chennai – 600 017.

Date: 21.07.2025
Place : Chennai.

SIGNATURE

Er.P. SUBRAMANI, B.E.,AME.,FIV.,
CHARTERED CIVIL ENGINEER
GOVT APPROVE VALUER
VALUER FOR CANARA BANK

Enclosures:

- Declaration from Valuer
- Model Code of Conduct
- Guideline Value
- Encumbrance Certificate
- Google Map
- Photos

PPD: (PAL /AVA)

Appendix-IV
DECLARATION FROM VALUERS

I hereby declare that

- The information furnished in my valuation report dated 21.07.2025 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 interest or indirect interest in the property valued.
- I have personally inspected the property on 19.07.2025.
- The Work is not subcontracted 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 Handbooks 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 34AB 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

S. No.	Particulars	Valuer Comments
1	Background information of the asset being valued.	Residential Property (Flat)
2	Purpose of valuation and appointing authority.	To Assess the fair market value of the property.
3	Identity of the valuer and any other experts involved in the valuation.	Nil
4	Disclosure of valuer interest or conflict ,if any	Nil
5	Date of appointment, valuation date and date of report.	Date of Appointment: 16.07.2025 Valuation Date – 19.07.2025 Date of Report– 21.09.2024
6	Inspections and/or investigations undertaken.	Investigation under taken in surrounding area of the applicant Property.
7	Nature and sources of the information used or relied upon	Market Enquires
8	Procedures adopted in carrying out the valuation and valuation standards followed.	Land & Building Method (Land by Using Market Approach Method & Building by Cost Approach method)
9	Restrictions on use of the report, if any	Canarabank, only (Refer 1st Page)
10	Major factors that were taken into account During the valuation.	Market Rate of the land in Surrounding area &Specification of Building.
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

Date: 21.07.2025
Place : Chennai.

SIGNATURE

Er.P. SUBRAMANI, B.E.(CIVIL), FIV.
CHARTERED CIVIL ENGINEER
GOVT APPROVE VALUER
VALUER FOR CANARA BANK

PPD: (PAL /AVA)

APPENDIX V
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 situation.
4. A valuer shall refrain from being involved in any action that would that bring disrepute to the profession.
5. A valuer shall keep public interest foremost while delivering his services.

Professional Competence and Due Care

6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time.
8. A valuer shall continuously maintain professional knowledge in practice, prevailing regulations/guidelines and techniques.
9. 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.
10. A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
11. A valuer shall clearly state to his client the service that he would be competent to provide and the service 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

12. 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.
13. 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.
14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased service.
16. 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) Regulation, 2015 or till the time the valuation report becomes public, whichever is earlier.
17. A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.
18. 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).
19. 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 withthe company during the last five years.

Confidentiality

20. 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 specificor unless there is a legal or professional right or duty to disclose.

Information Management

21. 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
22. A valuer shall appear, co-operate and be available for inspection 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.
23. A valuer shall provide all information and records as may be required by the authority, the tribal, appellate tribunal, the registered valuersorganisation with which he/it is registered, or any other statutory regulatory body.
24. 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:

25. A valuer or his/its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.

    Explanation – For the purposes of this code the term relative shall the same meaning as defined in clause(77) of section 2 of the Companies Act,2013(18 of2013).
26. 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.

Remuneration and costs.

27. 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.
28. 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.

Occupation, employability and restriction.

29. 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.
30. A valuer shall not conduct business which in the opinion of authority or the registered valuer organization discredits the profession.

Date: 21.07.2025
Place : Chennai.

SIGNATURE

Er.P. SUBRAMANI, B.E.,AMIE.,FIV.,
CHARTERED CIVIL ENGINEER
GOVT APPROVE VALUER
VALUER FOR CANARA BANK

GLV:

Guideline Search

Search Criteria :

Zone:	CHENGALPATTU	Sub Registrar Office:	CHENGLEPUT JOINT II
Guideline Village:	PERUMATTU NELLORE	Revenue Village:	PERUMATTUNALLUR
Revenue District:	CHENGALPATTU	Revenue Taluka:	VANDALUR
Street/Survey Number:	L		

List All Street

5 items found, displaying all items.
1

Sr.No.	Street Name	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O.Download
1	LAKSHMI NAGAR	800/ Square Feet	8615/ Square Metre	Residential Special Type - I	01-Jul-2024	-
2	LAKSHMI PURAM	800/ Square Feet	8615/ Square Metre	Residential Special Type - I	01-Jul-2024	-
3	LAVAKUSA NAGAR	500/ Square Feet	5385/ Square Metre	Residential Class I Type - I	01-Jul-2024	-
4	L.S.S. ANANDHAM AVENUE	500/ Square Feet	5385/ Square Metre	Residential Class I Type - I	01-Jul-2024	-
5	LSS VIJAY AVENUE	800/ Square Feet	8615/ Square Metre	Residential Special Type - I	01-Jul-2024	-

Back

PPD: (PAL /AVA)

EC:

GOVERNMENT OF TAMILNADU

REGISTRATION DEPARTMENT

தமிழ்நாடு அரசு

பதிவுத்துறை

Certificate of Encumbrance on Property

சொத்து தொடர்பான வில்லங்கச் சான்று

S.R.O /சா.ப.அ: Chengleput Joint II	Date / நாள்: 21-Jul-2025
Village /கிராமம்:Perumattu Nallur	Survey Details /சர்வே விவரம்: 84

Search Period /தேடுதல் காலம்: 01-Jan-2014 - 20-Jul-2025

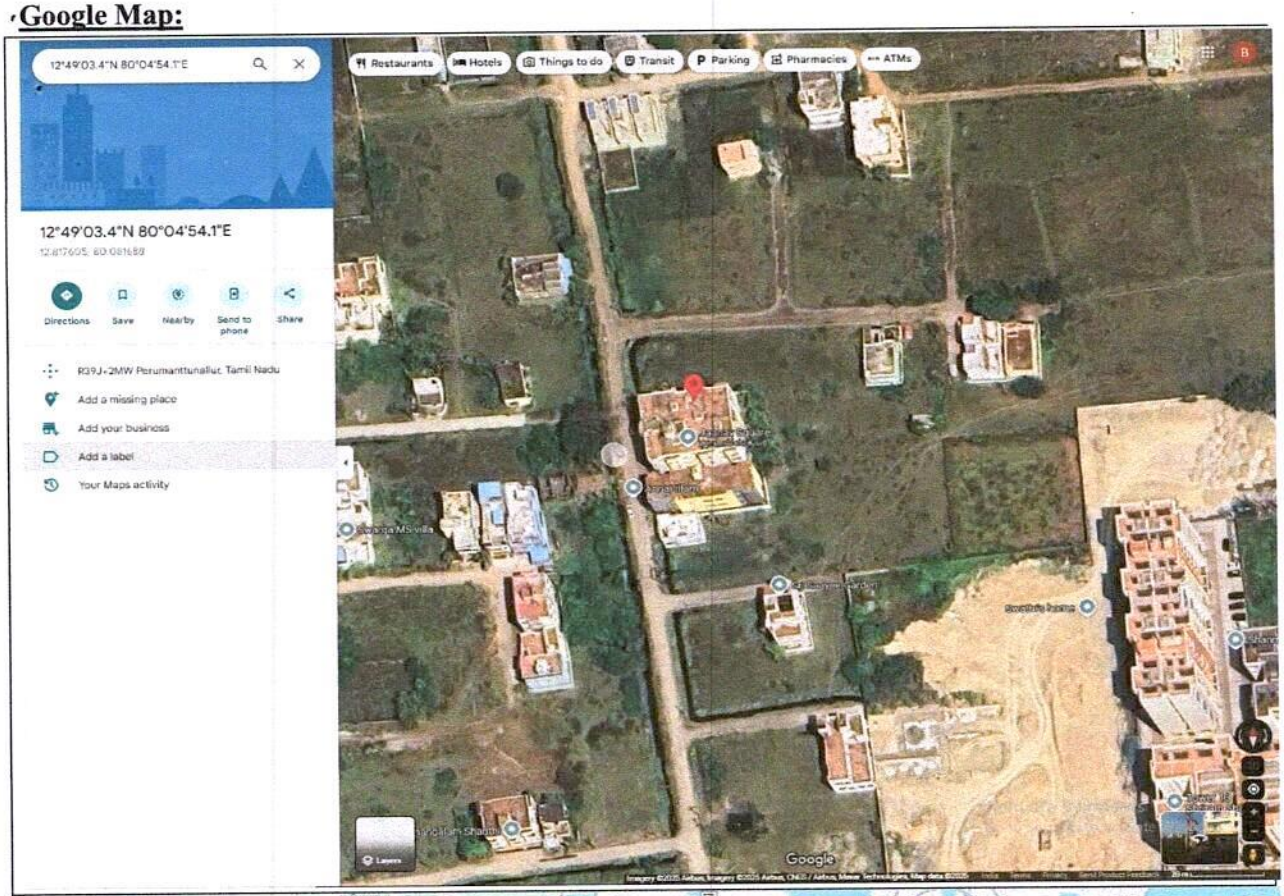
14451/2021	02-Dec-2021 02-Dec-2021 02-Dec-2021	Construction agreement deed	1. எஸ்டி ஹோம் கிரியேட்டர்ஸ்(முத.) வடிவேல்(முக.)	1. முத்து கனி	-
Consideration Value/கைமாற்றுத் தொகை: ரூ. 46,90,980/-		Market Value/சந்தை மதிப்பு: -		PR Number/முந்தைய ஆவண எண்: -	
Schedule 1 Details: Property Type/சொத்தின் வகைப்பாடு: Plot			**Survey No-Extent/புல எண்-விஸ்தீர்ணம்:** 84/1Part - 397.0 SQUARE FEET		
Village & Street/கிராமம் மற்றும் தெரு: Perumattu Nallur, LSS VIJAY AVENUE					
			Plot No./மனை எண் : 1, 2		
எல்லை விபரங்கள்: கிழக்கு - காலிமனை, மேற்கு - 40 அடி ரோடு, வடக்கு - காலிமனை, தெற்கு - மனை எண்,2					

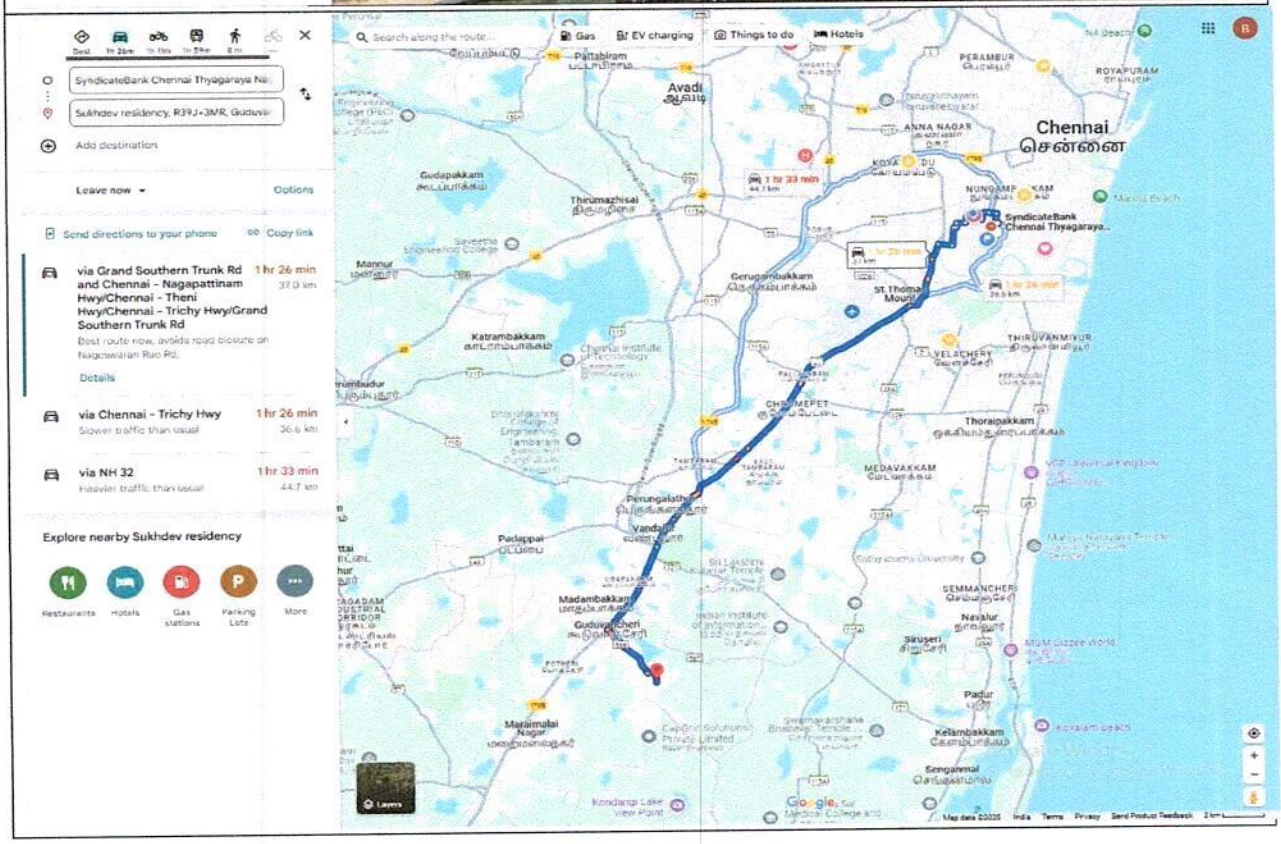
15

14452/2021	02-Dec-2021 02-Dec-2021 02-Dec-2021	Sale deed	1. சஞ்சய் குமார் 2. கசாஞ்சி ஜீவல்லர்ஸ் பிரைவேட் லிமிடெட்(முத.) சஞ்சய் குமார்(முக.)	1. முத்துகனி	-
Consideration Value/கைமாற்றுத் தொகை: ரூ. 2,14,380/-		Market Value/சந்தை மதிப்பு: ரூ. 2,14,380/-		PR Number/முந்தைய ஆவண எண்: 6222/2013	
Schedule 1 Details: Property Type/சொத்தின் வகைப்பாடு: Plot			**Survey No-Extent/புல எண்-விஸ்தீர்ணம்:** 84/1Part - 397.0 SQUARE FEET		
Village & Street/கிராமம் மற்றும் தெரு: Perumattu Nallur, LSS VIJAY AVENUE					
			Plot No./மனை எண் : 1, 2		
எல்லை விபரங்கள்: கிழக்கு - காலிமனை, மேற்கு - 40 அடி அகல ரோடு, வடக்கு - காலிமனை, தெற்கு - மனை எண்2					
14460/2021	02-Dec-2021 02-Dec-2021 02-Dec-2021	Deposit Of Title Deeds	1. முத்துகனி	1. கனரா பேங்க்	-
Consideration Value/கைமாற்றுத் தொகை: -		Market Value/சந்தை மதிப்பு: ரூ. 45,00,000/-		PR Number/முந்தைய ஆவண எண்: -	
Schedule 1 Details: Property Type/சொத்தின் வகைப்பாடு: Plot			**Survey No-Extent/புல எண்-விஸ்தீர்ணம்:** 84/1Part - 397.0 SQUARE FEET		
Village & Street/கிராமம் மற்றும் தெரு: Perumattu Nallur, LSS VIJAY AVENUE					
			Plot No./மனை எண் : 1, 2		
எல்லை விபரங்கள்: கிழக்கு - காலிமனை, மேற்கு - 40 அடி அகல ரோடு, வடக்கு - காலிமனை, தெற்கு - மனை எண்2					

PPD: (PAL /AVA)

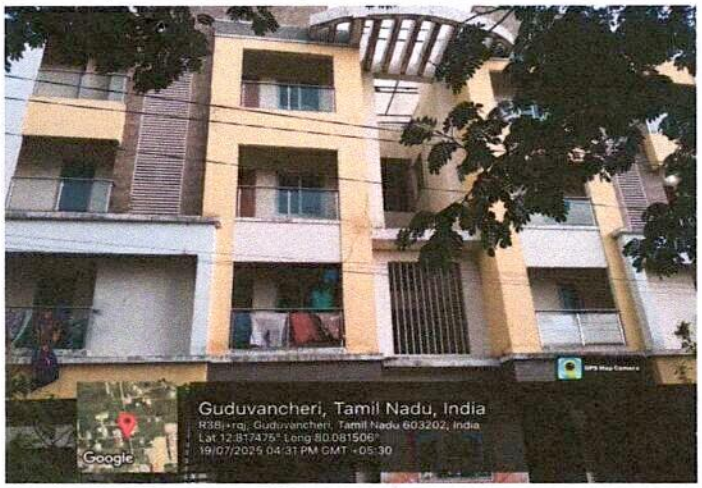
Google Map:





PPD: (PAL /AVA)

Photos :


Guduvancheri, Tamil Nadu, India
R38J+rqj, Guduvancheri, Tamil Nadu 603202, India
Lat 12.817475° Long 80.081506°
19/07/2025 04:31 PM GMT +05:30
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