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:
Er. P. Subramani
Door No.2/21, Ground Floor,
Haroon Building,
Viswanathapuram 1st street,
Rengarajapuram,
Kodambakkam,
Chennai-600024. .
Mobile No –
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 Owners	**: Mrs. Durgadevi,**
Name of the Borrower	**: Mr.Velmurugan,**
Location of the Property	**: S.No.260/1(pt), 260/1B (pt) & New S.No. 260/1C & 260/1B, Plot No. 8 (Eastern Portion), Plot No.8B, Flat No. G-1, Ground Floor, Mullai Street, Jain Nagar, Ayapakkam Village, Avadi Taluk, Ambattur (SRO), Tiruvallur District – 600 077.**
Total Extent of Land	**: 348.00 Sq. ft (UDS) Out of 1,276.00 Sq. ft**



Present Market Value	**:**	**Rs.34,00,000.00**
Guide Line Value	**:**	**Rs.19,78,365.00**
Forced Sale Value	**:**	**Rs.27,00,000.00**
Realizable Sale Value	**:**	**Rs.31,00,000.00**

Note: Purchase and mortgage transaction details not available in encumbrance certificate

BEST ASSOCIATES

Er. P. SUBRAMANI B.E., AMIE, FIV.,
Approved Valuer No. F/8059
Income / Wealth Tax – 1/467

Office Address:
Door No.2/21, Ground Floor, Haroon Building,
Viswanathapuram 1st street, Rengarajapuram,
Kodambakkam, Chennai-600024.
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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,
DBS Bank Ltd,
City Union Bank,
LIC, LIC-HFL

Ref No: IV-357/CB/2025-2026 **Date: 11.09.2025**

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

VALUATION REPORT
On Immovable Properties
(In respect of flats)

Pursuant to the request from The Branch Manager, Canara Bank, ARM-II Branch, Chennai -17, the property located at S.No.260/1(pt), 260/1B (pt) & New S.No. 260/1C & 260/1B, Plot No. 8 (Eastern Portion), Plot No.8B, Flat No. G-1, Ground Floor, Mullai Street, Jain Nagar, Ayapakkam Village, Avadi Taluk, Ambattur (SRO), Tiruvallur District – 600 077, which is said to be owned by **Mrs. Durgadevi,** and the name of the borrower **Mr.Velmurugan,** the said property has been inspected on **14.09.2025** 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 Ln. M. Sappany Pillai, Dated 02.01.2023.

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.34,00,000.00**
2. Guide line value of the property is **Rs.19,78,365.00**
3. The Forced sale value of the property Is **Rs.27,00,000.00**
4. The Realizable value of the property is **Rs.31,00,000.00**

I declared that,

1. I have inspected the property on 14.09.2025.
2. Number of title deed(s) involved in this property – Details not furnished.
3. I have no direct or indirect interest in the property valued.
4. Further the information and other details given above in the annexure are true to the best of my knowledge and belief.
5. 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.
6. Legal aspects are not considered in this Report.

Place: Chennai, **Signature of Valuer**
Date: 15.09.2025. **With seal**

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 value of the property
2.	a) Date of inspection b) Date on which the valuation is made	14.09.2025 15.09.2025
3.	List of documents produced for perusal	**1.** Previous valuation report given by Ln. M. Sappany Pillai, Dated 02.01.2023.
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)	Name of the borrower: **Mr.Velmurugan,** Name of the Owner: **Mrs. Durgadevi,**
5.	Brief description of the property: The said property is located at S.No.260/1(pt), 260/1B (pt) & New S.No. 260/1C & 260/1B, Plot No. 8 (Eastern Portion), Plot No.8B, Flat No. G-1, Ground Floor, Mullai Street, Jain Nagar, Ayapakkam Village, Avadi Taluk, Ambattur (SRO), Tiruvallur District – 600 077, The surrounding places are Residential area Developing Area Civic amenities all are available within 2 Km distance. As per enquiry made by the undersigned the fair market value of the land around the above site is ranging from Rs.4,500.00 to Rs.5,500.00 per Sq. ft for vacant land. I have considered Rs.5,000.00 per Sq. ft for the valuation purpose.	
6	Location of the property a.Plot No. /Survey No. b. Door No. c. T. S. No/village d. Ward e. District	 Plot No. 8 (Eastern Portion), Plot No.8B, / S.No.260/1(pt), 260/1B (pt) & New S.No. 260/1C & 260/1B, Flat No. G-1, Ground Floor, Ayapakkam Village Avadi Taluk Thiruvallur District – 600 077
7.	Postal address of the property	Plot No. 8 (Eastern Portion), Plot No.8B, Flat No. G-1, Ground Floor, Mullai Street, Jain Nagar, Ayapakkam Village, Avadi Taluk, Ambattur (SRO), Tiruvallur District – 600 077.
8.	City /Town Residential area /Commercial area/ Industrial area	City Residential Area
9.	Classification of the area i)High/Middle /Poor ii) Urban/Semi Urban/Rural	 Middle Urban
10.	Coming under Corporation limit/ Village Panchayat/ Municipality	CMDA & Villivakkam Panchayat Union
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 Deed EC	As per Actual
	North	20 Feet Road	Mullai Street
	South	Plot No. 13	Vacant Land
	East	Plot No. 9	Land and Building
	West	Plot No. 8A	Land and Building
14	Dimensions (For Whole Property)	As per Previous valuation report	
	North	22’0’’	
	South	22’0’’	
	East	58’0’’	
	West	58’0’’	
15	Extent of the site	348.00 Sq. ft (UDS) Out of 1,276.00 Sq. ft	
16	Latitude, Longitude & Co-ordinates of flat	13°05'50.5"N 80°08'05.4"E 13.097361, 80.134833	
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 Purpose
2	Location S. F. No. Block No. Ward No. Village/Municipality/Corporation. Door No. Street or road (Pin code)	 S.No. 260/1C2, - - Ayapakkam Village, Flat No. G-1, Ground Floor, Mullai Street, Jain Nagar, Ayapakkam Village, Avadi Taluk, Ambattur (SRO), Thiruvallur District – 600 077.
3	Description of the Locality Residential/ Commercial/Mixed	Residential Area
4	Year of construction	2014
5	Number of Floors	Stilt cum Ground + 2 Floors
6	Type of Structure	RCC Framed Structure
7	Number of Dwelling units in the Building	3 Units
8	Quality of Construction	Normal
9	Appearance of the Building	Normal
10	Maintenance of the Building	Normal
11	Facilities available Lift	Nil
12	Protected Water Supply	Available
13	Underground Sewerage	Available
14	Car Parking	Details not furnished
15	Open/Covered	NA
16	All round Compound wall	Available
17	Pavement around the building	Available
18	Any other facility	Available

III.FLAT

1.	The floor in Which the flat is situated	Ground Floor,
2	Door No. of the Flat	Flat No. G-1,
3	Specifications of the Flat Roof Flooring Doors Windows Fittings	 RCC Roof Vitrified Tiles Country Wood Country Wood with glazed shutters Not known

	Finishing	Not known
4	House Tax Assessment No Tax Paid in the name of Tax Amount	Details not furnished
5	Electricity Service Connection No. Meter Card in the name of	Details not furnished
6	How is the Maintenance of the Flat	Normal
7	Sale deed Executed in the name of	**Mrs. Durgadevi,**
8	What is the undivided area of land as per sale deed	348.00 Sq. ft
9	What is the plinth area of the flat	910.00 Sq. ft
10	What is the floor space index (Approx)	910.00 Sq. ft / 348.00 Sq. ft = 2.61
11	What is the carpet area of the flat	Not known
12	Is it posh/I class/medium/ordinary	Medium
13	Is it being used for residential or commercial purpose	Residential
14	Is it owner occupied or tenanted	Locked during inspection

1. DRAWING APPROVAL: Details not furnished

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.3,500.00/Sq. ft to Rs.4,500/Sq. ft for built up area,
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.3,750.00/Sq. ft**
3	**Break up for the rate** ➢ Building + services (EB, Water etc.,) ➢ Depreciation (11/60 x 0.9 =0.165) ➢ Land + Development work &Others ➢ Composite rate	Rs.2,200.00 /Sq. ft = 0.165 x Rs.2,500.00 / Sq. ft =Rs. 363.00/Sq. ft = Rs.2,200.00 / Sq. ft - Rs. 363.00/Sq. ft = Rs. 1,837.00 /Sq. ft = Rs.5,000.00 / Sq. ft / 2.61 = Rs.1,915.70 /Sq. ft = Rs. 1,837.00 /Sq. ft + Rs.1,915.70 /Sq. ft = Rs.3,752.70 / Sq. ft Say **Rs.3,750.00 /Sq. ft**
4	Guideline rate obtained from the register office (un evidence thereof to be enclosed) Land Value Building Value	**Rs. 880.00 per Sq. ft** 348.00 Sq. ft x Rs. 880.00 /Sq. ft = Rs. 3,06,240 .00 910.00 Sq. ft x Rs.1,837.50 /Sq. ft = Rs.16,72,125.00 **Rs.19,78,365.00**

VI. Composite rate adopted after depreciation:

1.	Replacement cost of flat including services	Rs.2,200.00 /Sq. ft
2	Depreciation value of the building	Rs. 363.00/Sq. ft
3	Age of the building	11 Years
4	Life of the building estimated	60 Years , Remaining Life = 49 Years
5	Depreciation Percentage assuming the salvage value as 10 %	11/60 x 0.9 =0.165
6	Depreciated Value of the building,	Rs. 1,837.00 /Sq. ft
7	Total composite rate arrived for valuation	Which works out flat of built up area **Rs.3,750.00 /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	910.00	Rs.3,750.00 /Sq. ft	Rs.34,12,500.00
2.	Ward robes	Nil	-	-
3.	Showcases/almirahs	Nil	-	-
4	Kitchen arrangements	Nil	-	-
5	Super fine finish	Nil	-	-
6	Interior decoration	Nil	-	-
7	Electricity deposits/ Electrical fitting, etc.,	Nil	-	-
8	Extra collapsible gates/grill works etc.,	Nil	-	-
9	Potential value if any	Nil	-	-
12	Share of common amenities, if any	Nil	-	-
13	others (Covered Car Parking)	Nil	-	-
	Total			Rs.34,12,500.00 Say Rs.34,00,000.00

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.34,00,000.00

Present Market value of the property Rs.34,00,000.00

Forced sale value of the property Rs.27,00,000.00

Realizable sale value of the property Rs.31,00,000.00

Guideline value of the property Rs.19,78,365.00

Approved valuer

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.34,00,000.00** (Rupees Thirty Four Lakhs Only)

- The forced sale value of the property is estimated as 20 % less than present market **Rs.27,00,000.00** (Rupees Twenty Seven Lakhs Only)

- The Realizable sale value of the property is estimated as 10 % less than present market **Rs.31,00,000.00** (Rupees Thirty One Lakhs Only)

2. Number of title deed(s) involved in this property is (one). The relevant document for the subject flat in the opinion of this valuer – Details not furnished.

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 14.09.2025.

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 Branch Manager, Canara Bank, ARM Branch, Chennai-17.

Place : Chennai,
Date : 15.09.2025 Panel Valuer

Enclosures:
- Declaration from Valuer
- Model Code Conduct for Valuers
- Guideline Value
- Encumbrance certificate
- Google Map
- Photo graph

Appendix-IV

DECLARATION FROM VALUERS

I hereby declare that

- The information furnished in my valuation report dated 15.09.2025 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 14.09.2025.
- 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.

S.No.	Particulars	Valuer Comments
1	Background information of the asset being valued.	Residential 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 : 08.09.2025 Valuation Date : 14.09.2025 Date of Report : 15.09.2025
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 Enquiries
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 :15.09.2025.

Place : Chennai. SIGNATURE

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 arrangements 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 definedin 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:15.09.2025.
Place : Chennai. SIGNATURE

Guideline Value:

Guideline Search

Search Criteria :

Zone:	CHENNAI	Sub Registrar Office:	AMBATTUR
Guideline Village:	AYAPPAKKAM	Revenue Village:	AYAPAKKAM
Revenue District:	TIRUVALLUR	Revenue Taluka:	AVADI
Street/Survey Number:	J		

List All Street

20 items found, displaying 1 to 10.
[First/Prev] 1, 2 [Next/Last]

Sr.No.	Street Name	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O.Download
1	JAGADEESAN STREET	1100/ Square Feet	11845/ Square Metre	Residential Class I Type - II	01-Jul-2024	-
2	JAGADEESAN STREET(BHAVANI NAGAR)	1600/ Square Feet	17225/ Square Metre	Residential Special Type - III	01-Jul-2024	-
3	JAIN NAGAR	880/ Square Feet	9475/ Square Metre	Residential Class II Type - II	01-Jul-2024	-
4	JAIN NAGAR (JAYALALITHA STREET)	880/ Square Feet	9475/ Square Metre	Residential Class II Type - II	01-Jul-2024	-
5	JAIN NAGAR (KAMARAJAR STREET)	880/ Square Feet	9475/ Square Metre	Residential Class II Type - II	01-Jul-2024	-
6	JAIN NAGAR PRATHANA SALAI	880/ Square Feet	9475/ Square Metre	Residential Class II Type - II	01-Jul-2024	-
7	JAMUNA NAGAR	2700/ Square Feet	29065/ Square Metre	Residential Special Type - I	01-Jul-2024	-
8	JANAKIRAMAN STREET (JAYARAM NAGAR)	1100/ Square Feet	11845/ Square Metre	Residential Class I Type - II	01-Jul-2024	-
9	JAYARAM NAGAR	1100/ Square Feet	11845/ Square Metre	Residential Class I Type - II	01-Jul-2024	-
10	JAYARAM STREET	1600/ Square Feet	17225/ Square Metre	Residential Special Type - III	01-Jul-2024	-

Encumbrance certificate:

GOVERNMENT OF TAMILNADU

REGISTRATION DEPARTMENT

தமிழ்நாடு அரசு

பதிவுத்துறை

Certificate of Encumbrance on Property

சொத்து தொடர்பான வில்லங்கச் சான்று

S.R.O /சா.ப.அ: Ambattur	Date / நாள்: 12-Sep-2025
Village /கிராமம்:Ayappagam	Survey Details /சர்வே விவரம்: 260

Search Period /தேடுதல் காலம்: 01-Jan-2014 - 31-Dec-2015

479/2015	19-Jan-2015	Conveyance	1. T. மரியஜெமிலா	1. T. பாண்டியன்	-

4

19-Jan-2015 19-Jan-2015	Metro/UA	

Consideration Value/கைமாற்றுத் தொகை: Rs. 10,20,800/-	Market Value/சந்தை மதிப்பு: Rs. 10,20,800/-	PR Number/முந்தைய ஆவண எண்: 8484/ 2012

Schedule 1 Details: Property Type/சொத்தின் வகைப்பாடு: House Site	Property Extent/சொத்தின் விஸ்தீர்ணம்: 2436 சஅடியில் 1276 சஅடி
Village & Street/கிராமம் மற்றும் தெரு: Ayappagam, Jain Nagar	Survey No./புல எண் : 260/1B, 260/1BPART, 260/1C, 260/1PART
	Plot No./மனை எண் : 8ன்கிழக்குபக்கம்
Boundary Details: வடக்கில் - 20அடி அகல ரோடு, தெற்கில் - மனைஎண்.13, தெற்கில் - மனைஎண்.9, மேற்கில் - மனைஎண்.8ன்மிகுதி மனை(மனைஎண்.A)	Schedule Remarks/சொத்து விவரம் தொடர்பான குறிப்புரை: கி மேவ 22 அடி தெ 22அடி வ தெ கி 58 அடி மே 58 அடி ஆக 1276 சஅடிமனை.

GOVERNMENT OF TAMILNADU

REGISTRATION DEPARTMENT

தமிழ்நாடு அரசு

பதிவுத்துறை

Certificate of Encumbrance on Property

சொத்து தொடர்பான வில்லங்கச் சான்று

S.R.O /சா.ப.அ: Ambattur	Date / நாள்: 12-Sep-2025
Village /கிராமம்:Ayappagam	Survey Details /சர்வே விவரம்: 260

Search Period /தேடுதல் காலம்: 01-Jan-2018 - 31-Dec-2019

7150/2018	24-May-2018 28-May-2018 28-May-2018	Sale deed	1. T. PANDIYAN	1. S. ARAVINTHAN	-

Consideration Value/கைமாற்றுத் தொகை: Rs. 1,87,920/-	Market Value/சந்தை மதிப்பு: Rs. 1,87,920/-	PR Number/முந்தைய ஆவண எண்: 479/2015

Schedule A Details: Property Type/சொத்தின் வகைப்பாடு: Plot	Property Extent/சொத்தின் விஸ்தீர்ணம்: 1276.0 SQUARE FEET, 348.0 SQUARE FEET
Village & Street/கிராமம் மற்றும் தெரு: Ayappagam, Jain Nagar	Survey No./புல எண் : 260/1B, 260/1BPART, 260/1C, 260/1PART
	Plot No./மனை எண் : 8 EASTERN PORTION
Boundary Details: கிழக்கு - Plot No. 9, மேற்கு - Remaining Portion of Plot No.8 (Plot No.A), வடக்கு - 20 Feet Wide Road, தெற்கு - Plot No. 13	Schedule Remarks/சொத்து விவரம் தொடர்பான குறிப்புரை:

7151/2018	28-May-2018 28-May-2018 28-May-2018	Construction agreement deed	1. T PANDIYAN	1. S ARAVINTHAN	-

Consideration Value/கைமாற்றுத் தொகை: Rs. 36,89,080/-	Market Value/சந்தை மதிப்பு: -	PR Number/முந்தைய ஆவண எண்: 479/2015

Schedule A Details: Property Type/சொத்தின் வகைப்பாடு: Plot	Property Extent/சொத்தின் விஸ்தீர்ணம்: 1276.0 SQUARE FEET, 348.0 SQUARE FEET
Village & Street/கிராமம் மற்றும் தெரு: Ayappagam, Jain Nagar	Survey No./புல எண் : 2601/1BPART, 260/1B, 260/1C, 260/1PART
	Plot No./மனை எண் : 8 EASTERN PORTION
Boundary Details: கிழக்கு - PLOT NO.9, மேற்கு - REMAINING PORTION OF PLOT NO.8 (PLOT NO.A), வடக்கு - 20 FEET WIDE ROAD , தெற்கு - PLOT NO.13	Schedule Remarks/சொத்து விவரம் தொடர்பான குறிப்புரை:

18599/2019	18-Dec-2019 18-Dec-2019 18-Dec-2019	Settlement deed	1. எஸ்.அரவிந்தன்	1. துர்காதேவி	-

Consideration Value/கைமாற்றுத் தொகை: -	Market Value/சந்தை மதிப்பு: Rs. 25,00,000/-	PR Number/முந்தைய ஆவண எண்: 7149/2018, 7152/2018

Schedule 1 Details: Property Type/சொத்தின் வகைப்பாடு: Flats	Property Extent/சொத்தின் விஸ்தீர்ணம்: 1276.0 SQUARE FEET, 348.0 SQUARE FEET
Village & Street/கிராமம் மற்றும் தெரு: Ayappagam, Jain Nagar	Survey No./புல எண் : 260/1B, 260/1BPART, 260/1C, 260/1C2, 260/1PART
Ward No./வார்டு எண்: -Select-	Plot No./மனை எண் : 8B
Boundary Details: கிழக்கு - பிளாட் நெ.9, மேற்கு - பிளாட் நெ.8-ன் மிகுதி மனை (பிளாட் நெ.ஏ), வடக்கு - 20 அடி அகல ரோடு, தெற்கு - பிளாட் நெ.13	Schedule Remarks/சொத்து விவரம் தொடர்பான குறிப்புரை: அயப்பாக்கம் கிராமம், ஜெயின் நகர், பிளாட் நெ.8-ன் கிழக்கு பகுதி (பிளாட் நெ.8பி)-க்கு விஸ்தீரணம் 1276 சதுரடிகள் மனையில் 348 சதுரடிகள் பிரிபடாத பாக மனையும், அதில் தரை தளத்தில் 910 சதுரடியில் கட்டப்பட்டுள்ள ப்ளாட் நெ.ஜி1, அடுக்குமாடி குடியிருப்பு, பொது உபயோக பாத்தியதைகள் உள்பட சேர்ந்த சொத்து.

18824/2019	24-Dec-2019 24-Dec-2019 24-Dec-2019	Mortgage without possession deed	1. துர்காதேவி	1. வி விநாயகாச்சாரி	-

Consideration Value/கைமாற்றுத் தொகை: Rs. 1,00,000/-	Market Value/சந்தை மதிப்பு: -	PR Number/முந்தைய ஆவண எண்: 18599/2019

Schedule 1 Details: Property Type/சொத்தின் வகைப்பாடு: Flats	Property Extent/சொத்தின் விஸ்தீர்ணம்: 1276.0 SQUARE FEET, 348.0 SQUARE FEET

Village & Street/கிராமம் மற்றும் தெரு: Ayappagam, Jain Nagar	Survey No./புல எண் : 260/1B, 260/1BPART, 260/1C, 260/1C2, 260/1PART
Ward No./வார்டு எண்: -Select-	Plot No./மனை எண் : 8B
Boundary Details: கிழக்கு - பிளாட் நெ.9, மேற்கு - பிளாட் நெ.8-ன் மிகுதி மனை (பிளாட் நெ.ஏ), வடக்கு - 20 அடி அகல ரோடு, தெற்கு - பிளாட் நெ.13	Schedule Remarks/சொத்து விவரம் தொடர்பான குறிப்புரை: அயப்பாக்கம் கிராமம், ஜெயின் நகர், பிளாட் நெ.8-ன் கிழக்கு பகுதி (பிளாட் நெ.8பி)-க்கு விஸ்தீரணம் 1276 சதுரடிகள் மனையில் 348 சதுரடிகள் பிரிபடாத பாக மனையும், அதில் தரை தளத்தில் 910 சதுரடியில் கட்டப்பட்டுள்ள ப்ளாட் நெ.ஜி1, அடுக்குமாடி குடியிருப்பு, பொது உபயோக பாத்தியதைகள் உள்பட சேர்ந்த சொத்து.

GOVERNMENT OF TAMILNADU

REGISTRATION DEPARTMENT

தமிழ்நாடு அரசு

பதிவுத்துறை

Certificate of Encumbrance on Property

சொத்து தொடர்பான வில்லங்கச் சான்று

S.R.O /சா.ப.அ: Ambattur	Date / நாள்: 12-Sep-2025
Village /கிராமம்:Ayappagam	Survey Details /சர்வே விவரம்: 260

Search Period /தேடுதல் காலம்: 01-Jan-2020 - 11-Sep-2025

12262/2020	17-Nov-2020 17-Nov-2020 17-Nov-2020	Deed of Receipt	1. வி விநாயகாச்சாரி	1. துர்காதேவி	-

Consideration Value/கைமாற்றுத் தொகை: Rs. 1,00,000/-	Market Value/சந்தை மதிப்பு: -	PR Number/முந்தைய ஆவண எண்: 18824/2019

Schedule 1 Details: Property Type/சொத்தின் வகைப்பாடு: Flats	Property Extent/சொத்தின் விஸ்தீர்ணம்: 348.0 SQUARE FEET
Village & Street/கிராமம் மற்றும் தெரு: Ayappagam, Jain Nagar	Survey No./புல எண் : 260/1B, 260/1BPART, 260/1C2, 260/1PART
	Plot No./மனை எண் : EASTERN PORTION 8B
Boundary Details: கிழக்கு - பிளாட் நெ.9, மேற்கு - பிளாட் நெ.8-ன் மிகுதி மனை (மனை எண்.ஏ), வடக்கு - 20 அடி அகல ரோடு, தெற்கு - பிளாட் நெ.13	Schedule Remarks/சொத்து விவரம் தொடர்பான குறிப்புரை: வடக்கு 22 அடி தெற்கு 22 அடி கிழக்கு 58 அடி மேற்கு 58 அடி அயப்பாக்கம் கிராமம், ஜெயின் நகர், பிளாட் நெ.8-ன் கிழக்கு பகுதி (பிளாட் நெ.8பி)-க்கு விஸ்தீரணம் 1276 சதுரடிகள் மனையில் 348 சதுரடிகள் பிரிபடாத பாக மனையும், அதில் தரை தளத்தில் 910 சதுரடியில் கட்டப்பட்டுள்ள ப்ளாட் நெ.ஜி1, அடுக்குமாடி குடியிருப்பு, பொது உபயோக பாத்தியதைகள் உள்ளட சேர்ந்த சொத்து.

12286/2020	18-Nov-2020 18-Nov-2020 18-Nov-2020	(General) Power of Attorney deed	1. துர்காதேவி	1. நந்தகுமார்	-

Consideration Value/கைமாற்றுத் தொகை: -	Market Value/சந்தை மதிப்பு: -	PR Number/முந்தைய ஆவண எண்: 18599/2019

Schedule 1 Details: Property Type/சொத்தின் வகைப்பாடு: Flats	**Survey No-Extent/புல எண்-விஸ்தீர்ணம்**: 260/1B, 260/1Bpart, 260/1c, 260/1C2, 260/1part - 348.0 SQUARE FEET
Village & Street/கிராமம் மற்றும் தெரு: Ayappagam, ஜெயின் நகர்	
	Plot No./மனை எண் : 8B
Boundary Details: கிழக்கு - பிளாட் நெ.9, மேற்கு - பிளாட் நெ.8-ன் மிகுதிமனை (பிளாட் நெ.ஏ), வடக்கு - 20 அடி அகல ரோடு, தெற்கு - பிளாட் நெ.13	Schedule Remarks/சொத்து விவரம் தொடர்பான குறிப்புரை: வடக்கு 22 அடி தெற்கு 22 அடி கிழக்கு 58 அடி மேற்கு 58 அடி அயப்பாக்க ம் கிராமம், ஜெயி ன் நகர், பிளாட் நெ .8-ன் கிழக்கு பகுதி (பி ளாட் நெ .8பி)-க்கு வி ஸ்தீ ரணம் 1276 சதுரடிகள் மனையில் 348 சதுரடிகள் பிரிபடாத பாக மனை யும், அதில் தரை தளத்தில் 910 சதுரடியில் கட்டப்பட்டுள்ள ப்ளாட் நெ .ஜி1, அடுக்குமாடி குடியிருப்பு, பொது உபயோக பாத்தியதைகள் உள்ளட சேர்ந்த சொத்து.

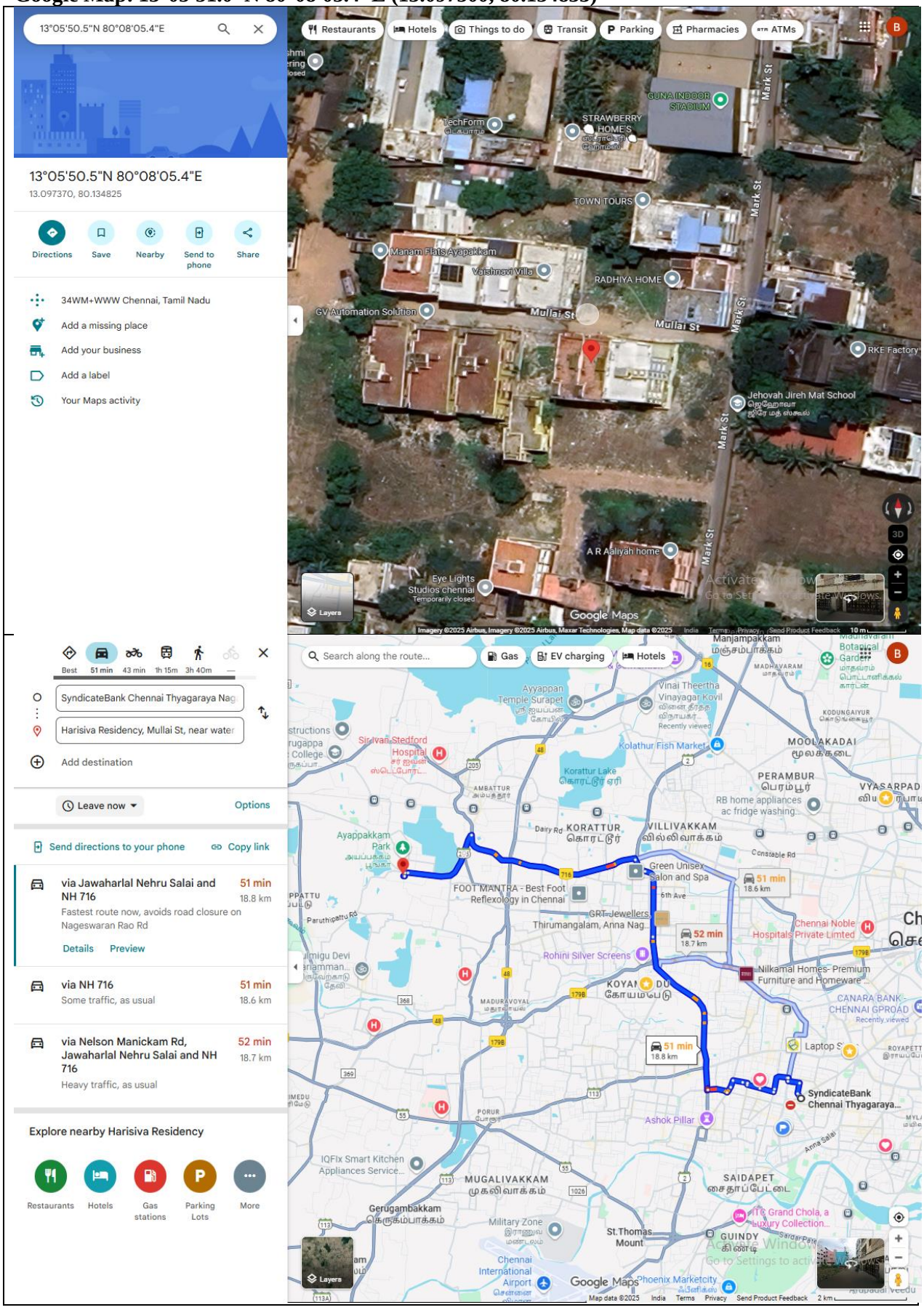
12299/2020	18-Nov-2020 18-Nov-2020	Mortgage without possession deed	1. துர்காதேவி(முத.) நந்தகுமார்(முக.)	1. திருமூர்த்தி	-

	18-Nov-2020				

Consideration Value/கைமாற்றுத் தொகை: -	Market Value/சந்தை மதிப்பு: Rs. 12,00,000/-	PR Number/முந்தைய ஆவண எண்: 12286/, 18599/2019

Schedule 1 Details: Property Type/சொத்தின் வகைப்பாடு: Flats	**Survey No-Extent/புல எண்-விஸ்தீர்ணம்**: 260/1B, 260/1Bpart, 260/1c, 260/1C2, 260/1part - 348.0 SQUARE FEET
Village & Street/கிராமம் மற்றும் தெரு: Ayappagam, ஜெயின் நகர்	
	Plot No./மனை எண் : 8B
Boundary Details: கிழக்கு - பிளாட் நெ.9, மேற்கு - பிளாட் நெ.8-ன் மிகுதிமனை (பிளாட் நெ.ஏ), வடக்கு - 20 அடி அகல ரோடு, தெற்கு - பிளாட் நெ.13	Schedule Remarks/சொத்து விவரம் தொடர்பான குறிப்புரை: வடக்கு 22 அடி தெற்கு 22 அடி கிழக்கு 58 அடி மேற்கு 58 அடி அயப்பாக்க ம் கிராமம், ஜெயி ன் நகர், பிளாட் நெ .8-ன் கிழக்கு பகுதி (பி ளாட் நெ .8பி)-க்கு வி ஸ்தீ ரணம் 1276 சதுரடிகள் மனையில் 348 சதுரடிகள் பிரிபடாத பாக மனை யும், அதில் தரை தளத்தில் 910 சதுரடியில் கட்டப்பட்டுள்ள ப்ளாட் நெ .ஜி1, அடுக்குமாடி குடியிருப்பு, பொது உபயோக பாத்தியதைகள் உள்ளட சேர்ந்த சொத்து.

Google Map: 13°05'51.0"N 80°08'05.4"E (13.097500, 80.134833)



Photos:



