Er.M.Elamurugan, B.Sc,B.E,M.I.E,F.I.I.V. Mob:9944477277.
Email:elamuruganm@gmail.com

ELITE ASSOCIATES

CHARTERED ENGINEER & APPROVED VALUER

- Chartered Engineer
- Approved Valuer(No:CAT-I- F-3774 Dt. 10-06-15)
- Registered Income Tax Valuer(27/2019-20,CCIT,Trichy)

VALUATION REPORT

I. NAME OF THE OWNER	:	**Mr.P.VINAYAGAM,** **S/o.Mr.G.PERUMAL,**
II NAME OF THE BORROWER	:	**Mr.P.VINAYAGAM,** **S/o.Mr.G.PERUMAL,** Periya Pillaiyarmedu, Kudikadu Village, Cuddalore Taluk, Cuddalore District. Pin: 607302.
III. PROPERTY ADDRESS	:	Old.S.No:368/7, New.S.No:3/4, Plot.Nos:7 & 8 Manjini Rajendirapuram Nagar, Kudikadu Village, Cuddalore Joint-II-SRO, Cuddalore Taluk, Cuddalore District. Pin: 607302.
IV. PURPOSE FOR WHICH THIS CERTIFICATE IS MADE	:	Canara Bank-Specialized ARM Branch-II,Chennai - For SARFAESI Act.

Regd Off: No:336,
Valluvar Nagar,
Dharmapuri-636705.

Branch Off: No:67/1,Nagaramalai Adivaram Road,
Srishti Dental Clinic(Upstairs),
Salem-636016.

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Date :05.08.2025

File No: 1395/2025-2026/ Canara Bank / Specialized ARM Branch-II,Chennai

VALUATION CERTIFICATE

Pursuant to the request from **The Chief Manager, Canara Bank- Specialized ARM Branch-II,Chennai**,the Property @ Old.S.No:368/7,New.S.No:3/4,Plot.Nos:7 & 8,Manjini Rajendirapuram Nagar,Kudikadu Village,Cuddalore Joint-II-SRO,Cuddalore Taluk,Cuddalore District. Pin: 607302.Which is said to be owned by **Mr.P.Vinayagam,S/o.Mr.G.Perumal** was inspected on 01.08.2025 for the Purpose of assessing the Present Market Value of the Property for **Canara Bank- Specialized ARM Branch-II,Chennai – For SARFAESI Act**

Based upon the actual observation and also the particulars provided to me, Detailed Valuation report has been prepared and furnished.

After giving careful consideration to various important factor like the location of the property, size and shape of the plot, availability of civic amenities, potential for marketability etc.,

I am of opinion that ;

1	**The Fair market value of the subject Property is**	:	**Rs.1,25,53,000.00**
2	**Realizable value of the Property is (-20%)**	:	**Rs.1,12,97,000.00**
3	**Forced Sale value of the Property is (-25%)**	:	**Rs.1,00,42,000.00**
4	**Guideline value of the Property is**	:	**Rs. 60,80,000.00**

Place : Salem

Date : 05.08.2025

ELAMURUGAN MANICKAM

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Regd Off: No:336,
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Dharmapuri-636705.

Branch Off: No:67/1,Nagaramalai Adivaram Road,
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VALUATION OF PROPERTY(LAND & BUILDING)

REPORT ON VALUATION-**PART-A-BASIC DATA**

I.	**GENERAL**			
1.	Purpose for which the valuation is made			For SARFAESI Act against the property
2.	a)	Date of Inspection	:	01.08.2025
	b)	Date on which the valuation is made	:	05.08.2025
3.	List of documents produced for perusal			
	i)		:	GLR Copy from Website
	ii)		:	Location Map
	iii)		:	Satellite Map(Latitude &Longitude)
	iv)		:	Photos of the property
4.	Name of the **Owner** and his/ their address(es) with phone no. (details of share of each owner in case of joint ownership)		:	**Mr.P.Vinayagam,** **S/o.Mr.G.Perumal**
5.	Brief description of the property (Including leasehold/ freehold etc)		:	The property is RCC roof Ground floor Commercial building and Free hold property
6	Scope of Valuation		:	The property was inspected to assess the present market value of Land and Building
7	If this Report is to be used for any Bank purpose, the name of the bank and branch		:	Canara Bank, Specialized ARM Branch-II,Chennai

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- Registered Income Tax Valuer(27/2019-20,CCIT,Trichy)

II.	DESCRIPTION OF THE PROPERTY:		
1.	Postal address of the property with pin code	:	Old.S.No:368/7, New.S.No:3/4, Plot.Nos:7 & 8, Manjini Rajendirapuram Nagar, Kudikadu Village, Cuddalore Joint-II-SRO, Cuddalore Taluk, Cuddalore District. Pin Code : 607302

2.	City / Town/Rural		:	Rural
	Residential Area		:	Residential Area
	Commercial Area		:	----
3.	Classification of the area		:	
	i)	High / Middle / Poor		Middle
	ii)	Urban / Semi Urban / Rural		Semi Urban
4	Coming under Corporation limit / Village Panchayat / Municipality		:	Village Panchayat (Kudikadu Panchayat)
5	Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / Scheduled area / cantonment area		:	NIL
6	In case it is an agricultural land, any conversion to house site plots is contemplated		:	NIL
7	Location of the property			
	Plot No/Nagar/Survey No		:	Old.S.No:368/7,Plot.Nos:7 & 8
	Door No		:	---/ Manjini Rajendirapuram Nagar
	S.F.No/T.S.No/R.S.No		:	New.S.No:3/4
	Village/Block		:	Kudikadu Village
	Taluk/Ward		:	Cuddalore Taluk
	Mandal/District/Municipality/Corporation		:	Cuddalore District
8.a	Boundaries of the property-**Plot.No:07**		:	**As per deed/Actuals**
	North by		:	Eastern Side of Plot No.9
	South by		:	Selvaraj Road
	East by		:	Southern Side Of Plot Nos.2. 3 & 4
	West by		:	Plot No.8
8.b	Boundaries of the property-**Plot.No:08**		:	**As per deed/Actuals**
	North by		:	Western Side Plot No.9
	South by		:	Selvaraj Road
	East by		:	Plot No.7
	West by		:	Manonmani Road
9	Latitude, Longitude and Coordinates of site		:	**11.696123, 79.756112**



10	Electricity service connection		
	Consumer number	:	---
	In the name of	:	---
	Other details,if any	:	
11	Property is presently occupied by	:	Owner/Tenants/Both/Vacant/Lease
12	If occupied by both By assuming the entire building is let out		
	(i)What is the probable monthly rent	:	**(Door closed at the time of inspection)**
	(ii)What is the advance amount	:	----

III. PROCEDURE OF VALUATION

	Valuation Details	:	**Discussed in Part B,C,D,E&F**	
1.	**F.S.I**	:	**Allowable**	**Actual**
		:	**0.88**	**1.00**
2.	**Plot Coverage**	:	**100 %**	

PART B-LAND

1.	**Dimension of site-Plot-7**	**:**	**A-as per deed**	**B-as per actual**
	North	**:**	**30'06"**	**30'06"**
	South	**:**	**31'00"**	**31'00"**
	East	**:**	**59'06"**	**59'06"**
	West	**:**	**60'00"**	**60'00"**
	Area of site	**:**	**1837.00 Sq.ft**	**1837.00 Sq.ft**
2.	**Dimension of site-Plot-8**	**:**	**A-as per deed**	**B-as per actual**
	North	**:**	**33'06"**	**33'06"**
	South	**:**	**30'00"**	**30'00"**
	East	**:**	**60'00"**	**60'00"**
	West	**:**	**60'00"**	**60'00"**
	Area of site	**:**	**1905.00 Sq.ft**	**1905.00 Sq.ft**
	Total area of site	**:**	**1837.00+1905.00=3742.00 Sq.ft**	

II.	**CHARACTERISTICS OF THE SITE**		
1.	Classification of locality	:	Residential Class II Type - II
2.	Development of surrounding areas	:	Good

3.	Possibility of frequent flooding/sub-merging		:	No
4.	Feasibility to the Civic amenities like school, hospital, bus stop, market etc		:	Within 1.0 Km from the property
5.	Level of land with topographical conditions		:	Plain & Leveled
6.	Shape of land		:	Trapezoidal shape
7.	Type of use to which it can be put		:	Commercial Purpose
8.	Any usage restriction		:	NIL
9.	Is plot in town planning approved layout?		:	**No**
10.	Corner plot or intermittent plot?		:	Intermittent Plot
11.	Road facilities		:	Available
12.	Type of road available at present		:	Earthen Road
13.	Width of road- is it below 20ft. or more		:	Less than 15 feet Road
14.	Is it a land – locked land?		:	No
15.	Water potentiality		:	---
16.	Underground sewerage system		:	No
17.	Is power supply available at the site?		:	---
18.	Nearby of the site			
	1.	38 Meters from Chandiran Timber & Furniture		
	2.	43 Meters Angala Amman Kovil		
	3	5 Meters from Tagros Chemicals India Private Limited		
	4	175.00 Kms from Canara Bank, Specialized ARM Branch-II,Chennai		
19	Special remarks, if any, like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc. (Distance from seacoast/ tidal level must be incorporated)			NIL
20	Any factors which affect the marketability of land		:	NIL
21	Type of Land		:	Residential land

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22	Accessibility	:	Road available on South & West side
23.	Prevailing market rate (Along with details/ reference of at least two latest deals/ transactions with respect to adjacent properties in the areas)	:	**Rs.1800/Sq.ft to Rs.2000/Sq.ft** **(By Market Enquiry)** **Adopted rate:Rs.1900/Sq.ft**
24.	Guideline rate obtained from the Registrar's Office **(Copy enclosed)**	:	**-170/Sq.ft** **-3742.00 Sq.ft X Rs.170/Sq.ft** **= Rs.6,36,140.00 (or) Rs.6,36,000.00**
25.	Assessed / adopted rate of valuation	:	**Rs.1900/Sq.ft**
26.	Estimated value of land	:	**-3742.00 X Rs.1900/Sq.ft** **Rs.71,09,800.00 or Rs.71,09,000.00**

Part – B (Valuation of Building)					
1.	Technical details of the building			:	
	a)	Type of Building (Residential/ Commercial/ Industrial)		:	Commercial Building
	b)	Type of construction (Load bearing/ RCC/ Steel Framed)		:	RCC Framed Structure
	c)	Year of construction		:	2023
	d)	Number of floors and height of each floor including basement, if any		:	Ground floor Roof Height-10'0"
	e)	Plinth area floor-wise		:	1.Ground floor(RCC) -3052.00 Sq.ft 2.Staircase & ProjRCC)- 248.00 Sq.ft **(As per plan approval)** 1.Ground floor(RCC)-3742.00 Sq.ft **(Actual Observed at site)** **referred from old valuation given by Mr.Vijayakumar-08.02.2025**
	f)	Condition of the building		:	
		i)	Exterior - Excellent, Good, Normal, Poor	:	Normal
		ii)	Interior- Excellent, Good, Normal, Poor	:	Normal

Drawing approval:

a	Date of issue and validity of Layout of approved map/plan	**No:18,Dated-25.11.2022 (Referred from old Valuation given by Mr.Vijaykumar-dated-08.02.2025)**
b	Approved map/plan issuing authority	**President,Kudikadu Panchayat**
c	Whether genuineness or authentic of approved map/plan is verified	**Yes**
d	Any other comments by our empanelled valuers on authentic of approved plan	**---**
e	Value of building is estimated by adopting suitable unit plinth area rate depending upon the specifications Depreciation is calculated by straight line method	**Assuming salvage value as 10%**

Specifications of construction (floor -wise) in respect of

Sl. No	Description	Ground Floor
1.	Foundation	RCC Column & Footing
2.	Basement	Brick work in CM
3.	Superstructure	B.W in CM
4.	Joinery/ Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc.)	Rolling shutters Doors and Windows
5.	RCC works	Lintel Beam and Roof Slab
6.	Plastering	In Cement Mortar
7.	Flooring, Skirting, dadoing	CC flooring
8.	Special finish as marble, granite, wooden panelling, grills, etc	-----
9.	Roofing including weather proof	RCC Roof
10.	Drainage	Common Drainage



DETAILS OF VALUATION OF BUILDING (Actual Observed at site)

Life of building for RCC Roof-60 Years

Sr. No	Particulars of item	Plinth area	Roof height	Age of building& Depreciation	Residual of building	Estimated replacement rate of construction Rs.P	Replacement Cost Rs.P	Depreciation Rs.P	Net value after depreciations Rs.P
1	Ground Floor (RCC)	3742.00 Sq.ft	10'0"	2023/ 2 yrs (3.00%)	58 Yrs	Rs.1500 /Sq.ft	56,13,000.00	1,68,390.00	54,44,610.00
								Total	**54,44,610.00**
								Say	**54,44,000.00**

Part-E-Total abstract of the entire property

Part –A	Land	:	Rs. 71,09,000.00
Part –B	Building	:	Rs. 54,44,000.00
Part –C	Extra Items & Amenities	:	----
Part –D	Services	:	----
	Total	:	**Rs. 1,25,53,000.00**

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

1.Fair market value of the above property in the prevailing condition with aforesaid specification is **Rs.1,25,53,000.00 (Rupees One crore Twenty five lakhs and Fifty three thousand only).**

2.The Realizable value of the above property (-10%) is **Rs.1,12,97,000.00 (Rupees One crore Twelve lakhs and Ninety seven thousand only)**

3.The Forced sale value (-20%) is **Rs.1,00,42,000.00 (Rupees One crore and Forty two thousand only).**

4.Guideline value of the property is **Rs.60,80,000.00 (Rupees Sixty lakhs and Eighty thousand only).**

Place: Salem

Date : 05.08.2025

ELAMURUGAN MANICKAM

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Part H-CERTIFICATE

1. It is hereby certified that in my opinion

i)The present market value of the property discussed in the report(above)by adopting **Prevailing market rate of land is Rs.71,09,000.00(Rupees Seventy one lakhs and Nine thousand only)**

ii)The forced Sale Value of the property is estimated as **20 %** less than the present market value.

2.Number of title deed(s) involved in this property is **Three.**The relavant document for the subject property in the opinion of this valuer is the **deed dated-20.10.2022 with registration number-5616/2022 & 5613/2022 registered in Cuddalore Joint-II-SRO.**

3.Deposit of Title deed executed by Mr.Vinayagam to and in favour of Canara Bank,Pachchayankuppam Branch, dated-17.02.2023 with registration number-771/2023 registered in Cuddalore Joint-II-SRO.

4.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.

5.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 (1).

6.The property was inspected on 01.08.2025 by Valuer M.Elamurugan in the presence of Bank representative.

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

8.This valuation work was/has been undertaken by the valuer based upon the request from Chief Manager, Canara Bank, Specialized ARM Branch-II,Chennai.

Place: Salem
Date : 05.08.2025

ELAMURUGAN MANICKAM

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Note :This report contain Pages

Enclosures:

i)Online EC taken from Website

ii)Location Map

iii)Photograph of owner/representative with property in background

iv)Screen shot of longitude/latitude and co-ordinates of the property using GPS

DECLARATION

I hereby declare that-

a. The information furnished in my valuation report dated 05.08.2025 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
b. I have no direct or indirect interest in the property valued;
c. I have personality inspected the property on 01.08.2025 .The work is not sub-contracted to any other valuer and carried out by myself.
d. I have not been convicted of any offence and sentenced to a term of Imprisonment.
e. I have not been found guilty of misconduct in my professional capacity.
f. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part-B of the above handbook to the best of my ability.
g. I have read the international Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable.
h. I abide by the Model Code of Conduct for empanelment of Valuer in the Bank.
i. I am registered under Section 34AB 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.

Sl. No	Particulars	Valuer Comment
1.	Background information of the asset being valued;	Commercial building with respect to the deed No: 5616/2022 & 5613/2022 in the name of Mr.Vinayagam

2.	Purpose of valuation and appointing authority	For assessing the present market value of land and building/Chief Manager,Canara Bank, Specialized ARM Branch-II,Chennai
3.	Identity of the valuer and any other expert involved in the valuation;	M.Elamurugan, Panel Valuer (SARFAESI VALUER)
4.	Disclosure of valuer interest or conflict, if any;	NIL
5.	Date of appointment valuation date and date of report;	01.08.2025 05.08.2025
6.	Inspections and / or investigations undertaken;	Boundary & Dimensions of the property verified physically
7.	Nature and sources of the information used or relied upon;	Online EC taken from website and same has been enclosed
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Market approach method /International Valuation Standard
9.	Restrictions on use of the report, if any;	NIL
10	Major factors that were taken into account during the valuation	By verify the legal information & Physical inspection of the property
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
12	Whether the property is **SARFAESI** Compliance Y/N	**Yes**

CODE OF CONDUCT FOR VALUERS

Integrity and Fairness

1. I Shall, in the conduct of my business, follow high standards of integrity and fairness in all my dealings with my clients and other valuers.
2. I shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
3. I shall endeavour to ensure that I provide true and adequate information and shall not misrepresent and facts or situations.

4. I shall refrain from being involved in any action that would bring disrepute to the profession.
5. I shall keep public interest foremost while delivering the services.

Professional Competence and Due Care

6. I shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgement.
7. I shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time.
8. I 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.
9. In the preparation of a valuation report, I shall not disclaim liability for his/ its expertise or deny my 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 me.
10. I shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
11. I shall clearly state to his client the services that I would be competent to provide and the services for which I would be relying or other valuers or professionals or for which the client can have a separate arrangement with other valuers.

Independence and Disclosure of Interest

12. I shall act with objectivity in my professional dealings by ensuring that my 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. I shall not take up an assignment if I or any of my relatives or associates is not independent in terms of association to the company.
14. I shall maintain complete independence in my professional relationships and shall conduct the valuation independent of external influences.
15. I shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interest, while providing unbiased services.
16. I shall not deal in securities of any subject company after any time when I first become aware of the possibility of my 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.

17. I 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, I 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 me, if there has been a prior engagement in an unconnected transaction, I shall declare the association with the company during the last five years.

Confidentiality

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

Information Management

21. I shall ensure that I maintain 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 my decisions and actions.
22. I 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 I am registered or any other statutory regulatory body.
23. I shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organization with which I am registered, or any other statutory regulatory body.
24. I 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. I or my relative shall not accept gifts or hospitality which undermines or affects my independence as a valuer. 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).
26. I 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 myself or to obtain or retain an advantage in the conduct or profession for myself.

Remuneration and Costs.

27. I shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of a work necessarily and properly undertaken, and is not inconsistent with the applicable rules.
28. I 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 restrictions

29. I shall refrain from accepting too many assignments, If I am unlikely to be able to devote adequate time to each of my assignments.
30. I shall not conduct business which in the opinion of the authority or the registered valuer organization discredits the profession.

Date : Salem
Place : 05.08.2025

ELAMURUGAN MANICKAM

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Date: 2025.09.09 10:58:34 +05'30'

ELITE ASSOCIATES

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GUIDELINE VALUE & PROPERTY VALUATION

Search Criteria :

Zone:	Cuddalore
Guideline Village:	KUDIKADU
Revenue District:	CUDDALORE
Sub Registrar Office:	Cuddalore Joint II
Revenue Village:	KUDIKADU
Revenue Taluka:	CUDDALORE

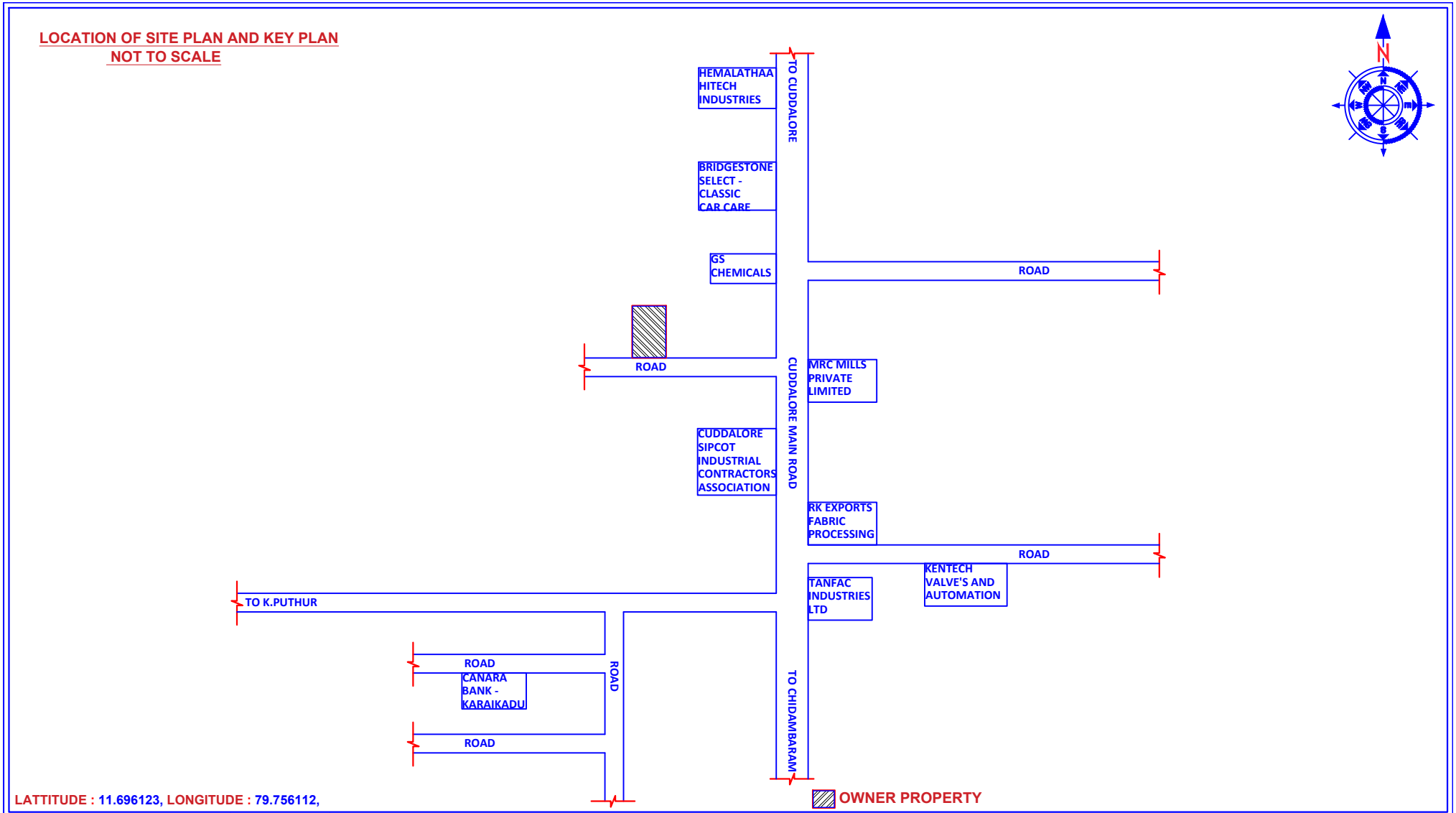
Sr.No.	Street Name	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O.Download
1	**MANJINI RAJENDIRAPURAM**	**170/ Square Feet**	**1830/ Square Metre**	**Residential Class II Type - II**	**01-Jul-2024**	**-**
2	MANJINI RAJENDIRAPURAM	170/ Square Feet	1830/ Square Metre	Residential Class II Type - II	01-Jul-2024	-
3	MARIYAMMAN KOIL STREET	170/ Square Feet	1830/ Square Metre	Residential Class II Type - II	01-Jul-2024	-
4	MARIYAMMAN KOIL STREET	170/ Square Feet	1830/ Square Metre	Residential Class II Type - II	01-Jul-2024	-

47	2942/2022	02-Jun-2022 02-Jun-2022 02-Jun-2022	Deed of Receipt	சர்வீஸ் கடலூர்(முத.) சக்திதாசன்(முக.)	1. குணசேகரன்	-
	Consideration Value/கைமாற்றுத் தொகை: Rs. 5,00,000/-		Market Value/சந்தை மதிப்பு: -		PR Number/முந்தைய ஆவண எண்: 3878/2016	
	Schedule 1 Details: Property Type/சொத்தின் வகைப்பாடு: Plot Village & Street/கிராமம் மற்றும் தெரு: Gudikadu, தெரிவு செய்க			**Survey No-Extent/புல எண்-விஸ்தீர்ணம்**: 3/4 - 1500.0 SQUARE FEET		
				Plot No./மனை எண் : 36		
	Boundary Details: கிழக்கு - கடலூர் - சிதம்பரம் மெயின் ரோடு, மேற்கு - மனை எண்.31, வடக்கு - மனை எண்.35, தெற்கு - மனை எண்.37			Schedule Remarks/சொத்து விவரம் தொடர்பான குறிப்புரை: கடலூர் பதிவு மாவட்டம், கடலூர் 2நீ இணைசார்பதிவகத்தை சேர்ந்த கடலூர் பஞ்சாயத்து யூனியன் எல்லைக்குட்பட்ட குடிகாடு கிராமத்தில் புதிய சர்வே நெ.3/4 ஹெக்.0.84.5 ஏர்ஸ் இதற்கு பழைய சர்வே நெ.368/7 ஏக்.1.10 செண்டில் தென்புறம் ஏக்.0.34 செண்டு, சர்வே நெ.368/8 ஏக்.0.82 செண்டில் ஏக்.0.76 செண்டு ஆக ஏக்.1.10 செண்டில் மனைகளாகப் பிரிக்கப்பட்டுள்ளதில் மனை எண்.36க்கு கிழக்கு மேற்கில் வடபுறம் 50அடி தென்புறம் 50அடி தெற்கு வடக்கில் கீழ்புறம் 30அடி மேல்புறம் 30அடி ஆக 1500 சதுரடிக்கு 139.41 சமீ.		
48	5259/2022	29-Sep-2022 29-Sep-2022 29-Sep-2022	Deposit Of Title Deeds	1. விநாயகம்	1. கனரா வங்கி	-
	Consideration Value/கைமாற்றுத் தொகை: -		Market Value/சந்தை மதிப்பு: Rs. 92,00,000/-		PR Number/முந்தைய ஆவண எண்: 1827/2021, 4926/2021, 5281/2008	
	Schedule 1 Details: Property Type/சொத்தின் வகைப்பாடு: Plot With Building Village & Street/கிராமம் மற்றும் தெரு: Gudikadu, Manjini Rajendirapuram			**Survey No-Extent/புல எண்-விஸ்தீர்ணம்**: 3/4 - 4050.0 SQUARE FEET		
				Plot No./மனை எண் : 2, 3		
	Boundary Details: கிழக்கு - கடலூர்-சிதம்பரம் மெயின் ரோடு, மேற்கு - மனை எண். 7 & 9, வடக்கு - மனை எண். 1 , தெற்கு - மனை எண். 4			Schedule Remarks/சொத்து விவரம் தொடர்பான குறிப்புரை: காரைக்காடு கிராமத்தில் புதிய சர்வே நெ. 3/4-0.84.5 இதற்கு பழைய சர்வே நெ. 368/7-1.10ஏர்ஸ். வடபுறம் 0.73ஏர்ஸ். தென்புறம் 0.50ஏர்ஸ் மஞ்சினி ராஜேந்திரபுரம் மனைப்பிரிவில் மனை எண். 2 & 3 கி.மே.90 தெ.வ.கீழ்புறம் 43 மேல்புறம் 47 மொத்த சதுரடி 4050 இதற்கு 0.0376.5ச.மீ. இந்த அளவுள்ள மனையும் இதிலுள்ள கட்டிடம் உள்படவும்		
49	5613/2022	20-Oct-2022 20-Oct-2022 20-Oct-2022	Sale deed	1. சங்கர்	1. விநாயகம்	-

	Consideration Value/கைமாற்றுத் தொகை: Rs. 1,85,000/-		Market Value/சந்தை மதிப்பு: Rs. 1,85,200/-		PR Number/முந்தைய ஆவண எண்: 2202/1983	
	Schedule 1 Details: Property Type/சொத்தின் வகைப்பாடு: Plot Village & Street/கிராமம் மற்றும் தெரு: Gudikadu, Manjini Rajendirapuram			**Survey No-Extent/புல எண்-விஸ்தீர்ணம்**: 3/4 - 1837.0 SQUARE FEET		
				Plot No./மனை எண் : 7		
	Boundary Details: கிழக்கு - மனை எண் 2-ன் தெற்கு பகுதி மற்றும் மனை எண்.3, 4 ஆகிய மனைகள்., மேற்கு - மனை எண்.8, வடக்கு - மனை எண்.9ல் கிழக்கு பகுதி, தெற்கு - திரு. செல்வராஜ் சாலை			Schedule Remarks/சொத்து விவரம் தொடர்பான குறிப்புரை: கடலூர் ரி.டி. கடலூர் 2நி இணை சப்ரி கடலூர் ஊராட்சி ஒன்றியம் எல்லைக்குள்பட்ட குடிகாடு கிராமத்தில் புதிய சர்வே நெ.3/4 - ஹெக்.0.84.5 ஏர்ஸ். பழைய சர்வே நெ.368/7 - ஏக்.1.10 செண்டில் வடபுறம் ஏக்.0.76 செண்டில் தென்புறம் ஏக்.0.50 செ. இதில் அமைந்துள்ள "மஞ்சினி ராஜேந்திரபுரம் நகர்" மனைப்பிரிவில் மனை எண்.7 இதற்கு கிழக்கு மேற்கில் தென்புறம் 31 அடி வடபுறம் 30 அடி 6 அங்குலம், தெற்கு வடக்கில் கீழ்புறம் 59 அடி 6 அங்குலம் மேல்புறம் 60 அடி சதுரடி 1837 இதற்கு ஹெக்.0.0170.66 சதுர மீட்டர். இந்த அளவுள்ள காலிமனை இதன் மூலம் கிரயம். இதற்கு நான்கு எல்லை. மனை எண்.8-க்கு (கிழக்கு) மனை எண்.2-ன் தென்புறம் பகுதி மற்றும் மனை எண்கள்.3, 4 இவைகளுக்கு (மேற்கு) மனை எண்.9-ல் கிழக்கு பகுதிக்கு (தெற்கு) திரு.செல்வராஜ் சாலைக்கு (வடக்கு)		
50	5616/2022	20-Oct-2022 20-Oct-2022 20-Oct-2022	Sale deed	1. சங்கர் 2. தியாகராஜன்	1. விநாயகம்	-
	Consideration Value/கைமாற்றுத் தொகை: Rs. 1,92,000/-		Market Value/சந்தை மதிப்பு: Rs. 1,92,100/-		PR Number/முந்தைய ஆவண எண்: 2201/1983	
	Schedule 1 Details: Property Type/சொத்தின் வகைப்பாடு: Plot Village & Street/கிராமம் மற்றும் தெரு: Gudikadu, Manjini Rajendirapuram			**Survey No-Extent/புல எண்-விஸ்தீர்ணம்**: 3/4 - 1905.0 SQUARE FEET		
				Plot No./மனை எண் : 8		
	Boundary Details: கிழக்கு - மனை எண் 7, மேற்கு - திருமதி.மனோன்மணி சாலை, வடக்கு - மனை எண் 9 ல் மேற்குப் பகுதி, தெற்கு - திரு.செல்வராஜ் சாலை			Schedule Remarks/சொத்து விவரம் தொடர்பான குறிப்புரை: கடலூர் ரி.டி. கடலூர் 2நி இணை சப்ரி கடலூர் ஊராட்சி ஒன்றியம் எல்லைக்குள்பட்ட குடிகாடு கிராமத்தில் புதிய சர்வே நெ.3/4 - ஹெக்.0.84.5 ஏர்ஸ். பழைய சர்வே நெ.368/7 - ஏக்.1.10 செண்டில் வடபுறம் ஏக்.0.76 செண்டில் தென்புறம் ஏக்.0.50 செ. இதில் அமைந்துள்ள "மஞ்சினி ராஜேந்திரபுரம் நகர்" மனைப்பிரிவில் மனை எண்.8 இதற்கு கிழக்கு மேற்கில் தென்புறம் 30 அடி வடபுறம் 33-1/2 அடி , தெற்கு வடக்கில் கீழ்புறம் 60 அடி மேல்புறம் 60 அடி சதுரடி 1905 இதற்கு ஹெக்.0.0176.97 சதுர மீட்டர். இந்த அளவுள்ள காலிமனை இதன் மூலம் கிரயம். இதற்கு நான்கு எல்லை. திருமதி.மனோன்மணி சாலைக்கு (கிழக்கு) மனை எண்.7-க்கு (மேற்கு) மனை எண்.9-ல் மேற்கு பகுதிக்கு (தெற்கு) திரு.செல்வராஜ் சாலைக்கு (வடக்கு)		

51	771/2023	17-Feb-2023 17-Feb-2023 17-Feb-2023	Deposit Of Title Deeds	1. விநாயகம்	1. கனரா வங்கி	-
	Consideration Value/கைமாற்றுத் தொகை: -		Market Value/சந்தை மதிப்பு: Rs. 1,65,00,000/-		PR Number/முந்தைய ஆவண எண்: 1937/1989, 3706/2013, 5613/2022, 5616/2022	
	Schedule 3 Details: Property Type/சொத்தின் வகைப்பாடு: Plot Village & Street/கிராமம் மற்றும் தெரு: Gudikadu, Manjini Rajendirapuram			**Survey No-Extent/புல எண்-விஸ்தீர்ணம்**: 210/16, 3/4 - 1837.0 SQUARE FEET		
				Plot No./மனை எண் : 7		
	Boundary Details: கிழக்கு - மனை எண் 2-ன் தெற்கு பகுதி மற்றும் மனை எண்.3, 4 ஆகிய மனைகள்., மேற்கு - மனை எண்.8, வடக்கு - மனை எண்.9ல் கிழக்கு பகுதி, தெற்கு - திரு. செல்வராஜ் சாலை			Schedule Remarks/சொத்து விவரம் தொடர்பான குறிப்புரை: கடலூர் ரி.டி. கடலூர் 2நி இணை சப்ரி கடலூர் ஊராட்சி ஒன்றியம் எல்லைக்குள்பட்ட குடிகாடு கிராமத்தில் புதிய சர்வே நெ.3/4 - ஹெக்.0.84.5 ஏர்ஸ். பழைய சர்வே நெ.368/7 - ஏக்.1.10 செண்டில் வடபுறம் ஏக்.0.76 செண்டில் தென்புறம் ஏக்.0.50 செ. இதில் அமைந்துள்ள "மஞ்சினி ராஜேந்திரபுரம் நகர்" மனைப்பிரிவில் மனை எண்.7 இதற்கு கிழக்கு மேற்கில் தென்புறம் 31 அடி வடபுறம் 30 அடி 6 அங்குலம், தெற்கு வடக்கில் கீழ்புறம் 59 அடி 6 அங்குலம் மேல்புறம் 60 அடி சதுரடி 1837 இதற்கு ஹெக்.0.0170.66 சதுர மீட்டர். இந்த அளவுள்ள காலிமனை . இதற்கு நான்கு எல்லை. மனை எண்.8-க்கு (கிழக்கு) மனை எண்.2-ன் தென்புறம் பகுதி மற்றும் மனை எண்கள்.3, 4 இவைகளுக்கு (மேற்கு) மனை எண்.9-ல் கிழக்கு பகுதிக்கு (தெற்கு) திரு.செல்வராஜ் சாலைக்கு (வடக்கு) இதற்கு பட்டா எண்.1011 பட்டா பெற்றதுபடி புதிய சர்வே நெ.210/16 - ஹெக்.0.0175.0 ஏர்ஸ்		
	Schedule 4 Details: Property Type/சொத்தின் வகைப்பாடு: Plot Village & Street/கிராமம் மற்றும் தெரு: Gudikadu, Manjini Rajendirapuram			**Survey No-Extent/புல எண்-விஸ்தீர்ணம்**: 210/15, 3/4 - 1905.0 SQUARE FEET		
				Plot No./மனை எண் : 8		
	Boundary Details: கிழக்கு - மனை எண் 7, மேற்கு - திருமதி.மனோன்மணி சாலை, வடக்கு - மனை எண் 9 ல் மேற்குப் பகுதி, தெற்கு - திரு.செல்வராஜ் சாலை			Schedule Remarks/சொத்து விவரம் தொடர்பான குறிப்புரை: கடலூர் ரி.டி. கடலூர் 2நி இணை சப்ரி கடலூர் ஊராட்சி ஒன்றியம் எல்லைக்குள்பட்ட குடிகாடு கிராமத்தில் புதிய சர்வே நெ.3/4 - ஹெக்.0.84.5 ஏர்ஸ். பழைய சர்வே நெ.368/7 - ஏக்.1.10 செண்டில் வடபுறம் ஏக்.0.76 செண்டில் தென்புறம் ஏக்.0.50 செ. இதில் அமைந்துள்ள "மஞ்சினி ராஜேந்திரபுரம் நகர்" மனைப்பிரிவில் மனை எண்.8 இதற்கு கிழக்கு மேற்கில் தென்புறம் 30 அடி வடபுறம் 33-1/2 அடி , தெற்கு வடக்கில் கீழ்புறம் 60 அடி மேல்புறம் 60 அடி சதுரடி 1905 இதற்கு ஹெக்.0.0176.97 சதுர மீட்டர். இந்த அளவுள்ள காலிமனை இதற்கு நான்கு எல்லை. திருமதி.மனோன்மணி சாலைக்கு (கிழக்கு) மனை எண்.7-க்கு (மேற்கு) மனை எண்.9-ல் மேற்கு பகுதிக்கு (தெற்கு) திரு.செல்வராஜ் சாலைக்கு (வடக்கு) இதற்கு பட்டா எண்.1011 பட்டா பெற்றதுபடி புதிய சர்வே நெ.210/15 - ஹெக்.0.0180.0 ஏர்ஸ்		
52	2205/2023	02-May-2023 02-May-2023	Sale deed	1. தேவநாதன்	1. குருநாதன்	-

LOCATION OF SITE PLAN AND KEY PLAN
NOT TO SCALE



LATTITUDE : 11.696123, LONGITUDE : 79.756112,

OWNER:

Mr.P.VINAYAGAM
S/o Mr.G.PERUMAL

PROPERTY ADDRESS:

AT OLD S.No:368/7,NEW S.No:3/4,PLOT No:7 & 8,MANJINI RAJENDIRAPURAM NAGAR,KUDIKADU VILLAGE, CUDDALORE (TK)
CUDDALORE (DT)

ELITE ASSOCIATES

PROPERTY



SIDE VIEW

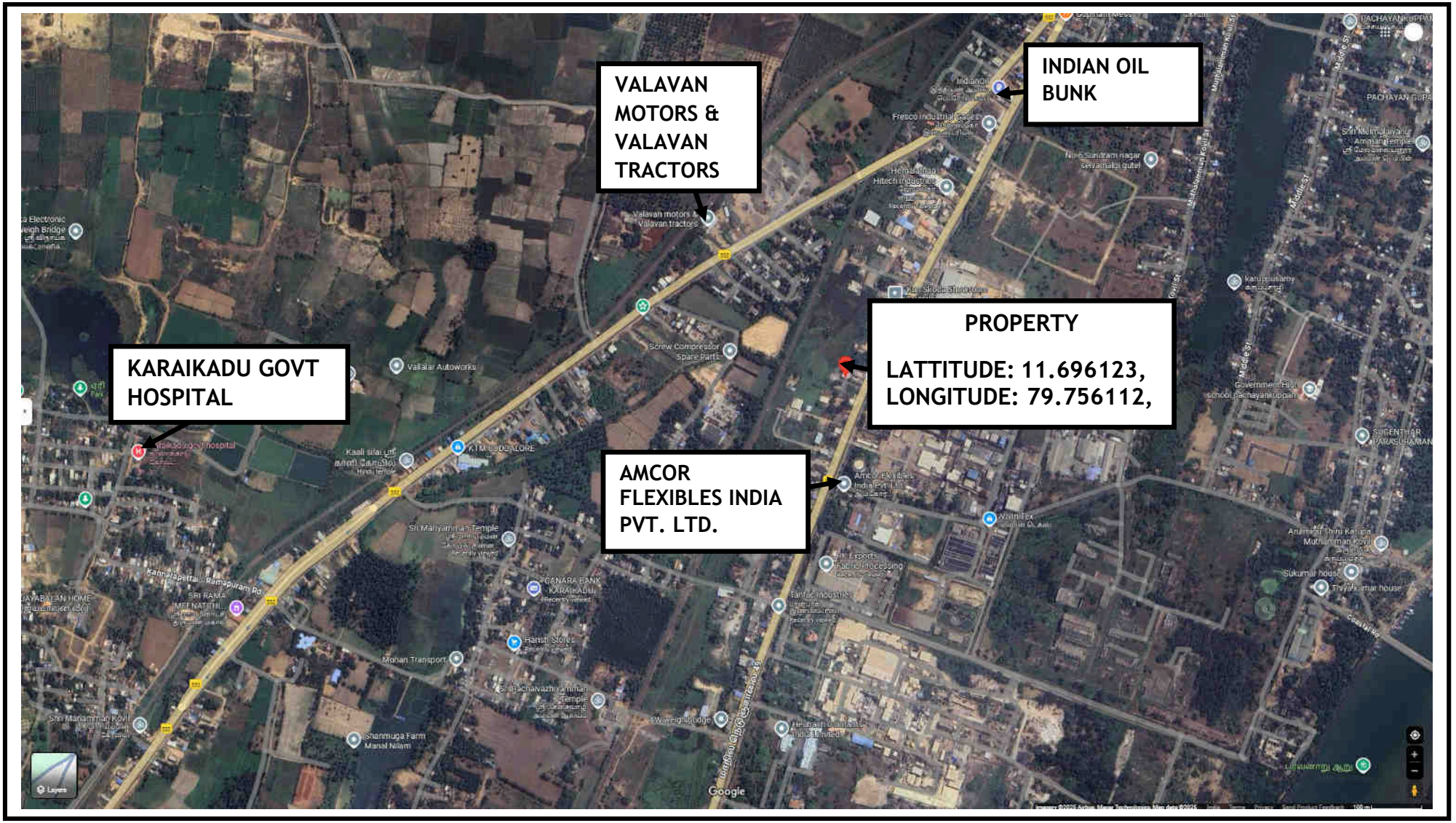


ROAD VIEW OF THE PROPERTY



ELITE ASSOCIATES

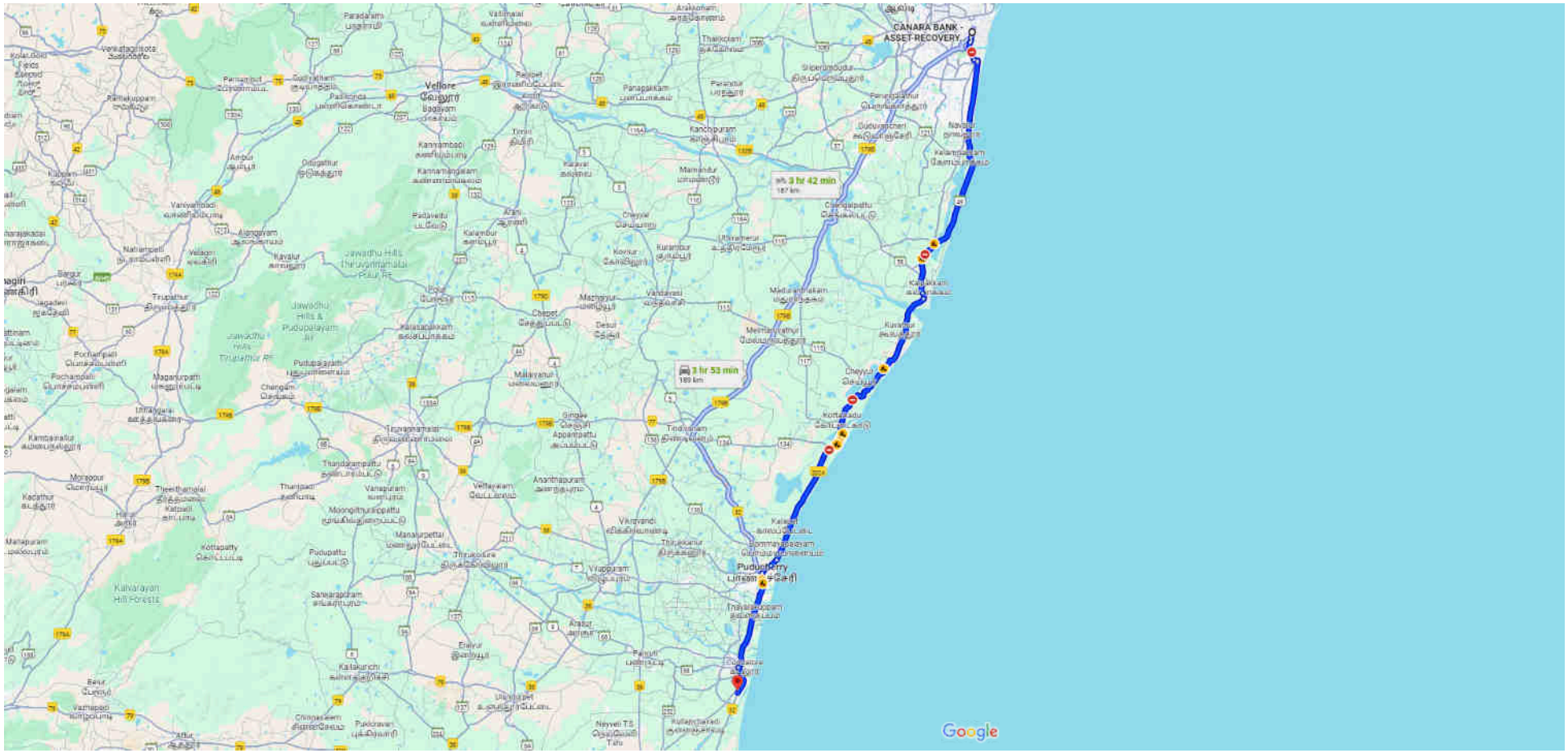
TOPOGRAPHY VIEWS OF THE PROPERTY AT **OLD S.No:368/7,NEW S.No:3/4,OWNED BY Mr.P.VINAYAGAM,**PLOT No:7 & 8,MANJINI RAJENDIRAPURAM NAGAR,KUDIKADU VILLAGE, CUDDALORE (TK) CUDDALORE (DT)



Google Maps

CANARA BANK - ASSET-RECOVERY MANAGEMENT BRANCH, S.O, Venkataramana Centre, OLD NO.563/1, V FLOOR, 524, Anna Salai, Teynampet, Chennai, Tamil Nadu 600018 to RANI ICE PLANT, No.2, Manjini Rajendirapuram, SH 49, opposite to Tagros Chemical Company Sipcot, Chidambaram, Tamil Nadu 605007

Two-wheeler 175 km, 3 hr 41 min



Map data ©2025 10 km

via East Coast Rd and NH 332A — 3 hr 41 min — 175 km
Fastest route now, avoids road closures on NH 332A.

via NH 179B/NH 32 and NH 32 — 3 hr 42 min — 187 km

via NH 179B/NH 32 and NH 32 — 3 hr 53 min — 189 km
Fastest route now, avoids road closures on NH 332A.

Explore nearby RANI ICE PLANT