CB- 1485

VALUATION REPORT

Canara Bank, Kellys Corner Branch, Chennai

Land with RCC Roofed Ground Floor Residential Building

Mr.R.Sugavaneswaran
S/o.Mr.Ramarao

Google location - **10.981667,79.419712**

VEKAAY DESIGN
No.47, Kali Amman koil street,
Old Bus Stand, Kumbakonam-612001
Cell-94434 29297, 97860 26001
Off -97860 26003, Ph-0435-2400373.

V.K. SHANKAR, B.Arch., M.E (struc) F.I.I.A.,F.I.V
Registered Architect, Govt.Approved Valuer
Structural engineer - Grade I. Income tax valuer under 34 AB of wealth tax, & Companies act 2017 (IBBI)
Panel valuer: **Canara Bank**

VALUATION OF PROPERTY

Ref. No. CB- 1485 Date: 24.06.2025

PART A – BASIC DATA

1. GENERAL:

1.	Purpose of valuation	**To assess the present market value of the property for SARFAESI**
2.	Date of Inspection	**24.06.2025**
	Date on which the valuation is made	**21.06.2025**
3.	Name of the reported owner with present address and phone number	**Mr.Sugavaneswaran, S/o.Mr.Ramarao** **Cell: 98407 06558**
4.	Documents produced for perusal	**1) Document copy**
5.	Brief description of the property taken for valuation	**Land with R.C.C. Roofed Ground floor Residential Building**
6.	Scope of valuation	**Land & Building**
7.	If this report is to be used for any bank purpose, state the name of the bank and branch, if known	**Canara Bank, Kellys Corner Branch, Chennai**

2. DESCRIPTION OF THE PROPERTY:

1.	Postal address of the property with Pin code	**Door No: 3/344, New R.S.No: 29/15, Old R.S.No: 11/4- Part, Plot No: 81, Cholan Nagar, Sakkuvambalpuram @ Ammachatram Village, Thiruvidaimaruthur Taluk, Thanjavur District.**
2.	City/Town	**Thiruvidaimaruthur Taluk**
	Residential Area	**Yes**
	Commercial Area	**-------**
	Industrial Area	**-------**
3.	Classification of the Area High/Middle/Poor Urban/Semi Urban/Rural	**Semi Urban**
4.	Coming under Corporation Limit /Village Panchayat/Municipality	**Panchayat**
6.	In case it is an agricultural land, any conversion to house site plots is contemplated	**House site**
7.	Plot No./Nagar/Survey no.	**Plot No: 81**
	Door No.	**Door No: 3/344**
	S.F. No. / T.S. No. / R.S. No.	**New R.S.No: 29/15,** **Old R.S.No: 11/4-Part**
	Village / Block	**Sakkuvambalpuram @ Ammachatram Village**
	Taluk / Ward	**Thiruvidaimaruthur Taluk**
	Mandal/District/Municipality/ Corporation	**Thanjavur District**

8.	Boundaries of the property	As per document	As per Actual
	North by-	**Plot No: 80**	**Plot No: 80**
	South by**-**	**Plot No: 82**	**Plot No: 82**
	East by**-**	**20'0" Road**	**20'0" Road**
	West by**-**	**Plot No: 74**	**Plot No: 74**
9.	Latitude, Longitude and Coordinates of the site	**10.981667, 79.419712**	
10.	Property tax receipt referred Assessment number Tax amount Receipt in the name of	**Yes** **No.504** **Rs.440.00 (2018-2020)** **Mr.Sugavaneswaran**	
11.	Electricity service connection consumer number In the name of Other details, if any	**Yes** **Mr.Sugavaneswaran**	
12.	Property is presently occupied by Owner / Tenants/ Both / Vacant	**Owner**	
13.	If tenanted fully, What is the gross monthly rent?	**Rs.3,000/-**	
14.	If occupied by both By assuming the entire building is let out (i) What is the probable monthly rent? (ii) What is the advance amount?	 **Rs.3,000.00** **Rs.30,000.00**	

PROCEDURE OF VALUATION

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

Description	F.S.I	Plot Coverage
As per approved	**-------**	**-------**
As per actual	**0.26**	**26%**

PART B- LAND

1.	Dimension of the site	**1.a. As per Document**	**1.b. As per Actual**
	North South East West	**55'0"** **52'6"** **40'0"** **40'0"**	**55'0"** **52'6"** **40'0"** **40'0"**
	Total Extent of the Site (least of 1.a &1.b)	**2252 sft**	**2252 sft**
2.	Extent of site	**2252 sft**	
	Note : As per Patta in the name Mr.Sugavaneswaran 2153 sft (200 sq.m)		
	Shape of the Plot	**Almost Rectangular**	
3.	Characteristics of the site	**Residential Class I Type- I**	
	What is the character of the locality?	**Middle Class**	
	What is the classification of the locality?	**Residential**	
	Development of surrounding areas Possibility of frequent flooding/sub merging Feasibility to the Civic amenities like school, hospital, bus stop, market etc.	**Near by**	
	Level of land with topographical conditions	**Almost level**	
	Type of use to which it can be put	**Residential Building**	
	any usage restriction	**Residential Building**	
	Is plot in town planning approved layout?	**No.**	
	Corner Plot or Intermittent Plot?	**Intermittent plot**	
	Type of road available at present	**Tar road**	
	Roadfacilities are available?	**Available**	
	Is it a land – locked land?	**No**	
	Water Potentiality	**Available**	
	What is the width of the Road? Width of road – is it below 20ft or more than 20 ft.	**Below 20 ft road**	
	Underground sewerage system	**No**	
	Is power supply available at the site?	**Yes.**	

	Advantage of the site Special remarks, if any, like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc (Distance from sea-coast/tidal level must be incorporated) Any factors which affect the marketability of the land? Type of the land? Accessibility Land mark	**1. Developed residential area** **2. Near to town limit** **Nil.** **Nil** **Residential land** **Available** **Pond, Sundara Vinayagar Temple**
	4. Value on adopting GLR (Guideline Rate) i) Guideline rate as obtained from the Registrar's office ii) Guideline Value of the land 2252 sft @ Rs.700/sft	**Rs.700/sft** **Rs.15,76,400.00**
	Value by adopting PMR (Prevailing Market Rate) i. Local / Market rate prevailing at the time of valuation (Basis of valuation) ii. Details of last two transaction (within two year) **Note:** **Guideline rates only for the purpose of Registration** **Market value arrived based on local enquiry and demand.** iii. Unit rate adopted in this valuation 2252 sft @ Rs.1200/sft	**1. Developed residential area** **2. Near to town limit** **3. Society residential layout** **Rs.1100/sft- 1350/sft** **Transactions Based on guideline rates** **Rs.1200/sft** **Rs.27,02,400.00** **Say Rs.27,02,000.00**

PART – C BUILDINGS

1.	Type of Building		**Residential**/Commercial/Industrial
2.	Type of construction	:	Load bearing /**RCC**/Steel Framed/ framed structure
3.	Quality of construction	:	Superior / I Class / **II Class**
4.	Appearance of Building	:	**Common** / Attractive / Aesthetic
5.	Maintenance/Condition of the Building	:	Exterior: New one / Excellent/Good /**Normal Average**/ Poor
			Interior: Excellent/Good /**Normal Average**/ Poor
6.	Plinth Area (Approved plan) (Actual)	:	G.F- **-------** G.F - **599 sft**
7.	Number of floors and height of each floor including basement, if any	:	**1 floor -** G.F- 10ft

Floor	Year of Construction (as Plinth Area reported/ as per actual observation/ as per deed)	Roof	Plinth Area		
			Main Portion A	Cantilevered Portion- B	Total
G.F.	34 years old	R.C.C	599 sft	-----------	599 sft

DRAWING APPROVAL

Date of issue and validity of layout of approved plan : **--------------**

Approved map/plan issuing authority : **Not Available**

Whether genuineness or authentic of approved map/plan is verified? : **--------------**

Any other comments by our empanelled valuers on authentic of approved plan?
(Discuss on the building approval, reference, violations observed, consequences of violation etc.) : **------------**

7. 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 of **10%**

VALUATION OF BUILDING

Specification

Floor finish	: **Cement**
Superstructure	: **Brick work**
Roof	: **R.C.C**
Doors	: **Country wood**
Windows	: **Country wood**
Weathering course	: **cement mortar**
	G.F
Approved area	: **---------**
Constructed area	: **599 sft**
Year of construction (as reported/ as observed/ as per the deed)	: **2000**
Age of the building	: **34 years old**
If the age is not exactly known,	
Further life expected	: **26 years**
Total life of the building	
Estimated	: **60 years**

Sl No	Particulars of items	Plinth Area In sft	Roof Height In ft	Age of the building In yrs	Estimated replacement rate of construction Rs.	Replacement Cost Rs.	Depreciation Rs.	Net value after depreciations Rs.
1.	Ground	599	10	34	1000	5,99,000.00	3,05,490.00	2,93,510.00
							Say	**2,93,000.00**

Note: Since the Valuation is for SARFAESI act, **"As is where is"** Condition is taken in to Consideration.

PART D – AMENITIES & EXTRA ITEMS

1.	Portico	:	Included in plinth area
2.	Ornamental Front / Pooja door	:	---------------
3.	Sitout/Verandah with Steel grills	:	---------------
4.	Extra Steel/collapsible gates	:	---------------
5.	Staircase arrangements	:	**Rs.20,000.00**
6.	Wardrobes, showcases, wooden cupboards	:	---------------
7.	Glazed tiles	:	---------------
8.	Extra sinks and bath tub	:	---------------
9.	Marble/ceramic tiles flooring	:	---------------
10.	Interior wood works	:	---------------
11.	Architectural Elevation works	:	---------------
12.	False ceiling works	:	---------------
13.	Paneling works		---------------
14.	Aluminum works		---------------
15.	Aluminum handrails		---------------
16.	Separate Lumber Room	:	---------------
17.	Separate Toiler Room	:	---------------
18.	Head room in S.F		---------------
19.	Trees, gardening		---------------
20.	Any other	:	---------------
	Total	**:**	**Rs.20,000.00**

PART E – SERVICES (Value after Depreciation)

1.	Water supply arrangements Open Well **Deep bore** Hand pump **Motor** Corporation Tap Underground level sump **Overhead water tank**	:	**Rs.55,000.00**
2.	Drainage arrangements **Septic Tank** Underground sewerage:	:	**---------------**
3.	Compound Wall (Precast slap) Height Length Type of construction	:	**Rs.60,000.00**
4.	Pavements …… Rm. @ Rs…./m2	:	**-------------**
5	Steel gate …… Rm. @ Rs…./m2	:	**-------------**
6.	E.B Deposits, water deposits, drainage deposits etc.	:	**---------------**
7.	Electrical fittings & others	:	**Rs.20,000.00**
	Type of wiring	:	**-------------**
	Class of fittings (superior/Ordinary/Poor)	:	**-------------**
	Number of light Points	:	**-------------**
	Fan Points	:	**-------------**
	Spare Plug Points	:	**-------------**
	Any other item	:	**-------------**
8.	Plumbing installation	:	**-------------**
	No. of water closets and their Type	:	**-------------**
	No.of wash basins	:	**-------------**
	No.of bath tubs	:	**-------------**
	Water meter, taps etc	:	**-------------**
	Toilet block	:	**-------------**
9.	A.C. Sheet arrangement	:	**-------------**
	Total	**:**	**Rs.1,35,000.00**

PART F – ABSTRACT VALUE

Part	Description	Value of adopting	
		GLR Rs.	PMR Rs.
B	Land	15,76,400.00	27,02,000.00
C	Building	2,93,000.00	2,93,000.00
D	Amenities	20,000.00	20,000.00
E	Services	1,35,000.00	1,35,000.00
	Total	20,24,400.00	31,50,000.00
	Say	**20,24,000.00**	**31,50,000.00**
	Factors favouring for an additional value 1. 2. Add (+)		Rs. **---------**
	Factors favouring for less value 1. 2. Less (-)		Rs.**---------**
	Present Market Value		**Rs.31,50,000.00**

Fair Market value of the property –

Say Rs. 31,50,000.00

Any other details : Nil

Date : 24.06.2025

Place: Kumbakonam

Valuer Signature

CERTIFICATE

1. It is hereby certified that in my opinion

   i) The present market value of the property : **Rs.31,50,000.00 (Rupees Thirty one and fifty thousand only)**

   ii) The forced sale value of the property is estimated as **20% less** than the present market value : **Rs.25,20,000.00 (Rupees Twenty five lakhs and twenty thousand only)**

   ii) The Realizable sale value of the property is estimated as **15% less** than the present market value. : **Rs.26,75,000.00 (Rupees Twenty six lakhs and seventy five thousand only)**

2. Number of title deed(s) involved in this property is **One.** The relevant Document for the subject property in the opinion of this valuer is the dated **05.08.1997** with Document Number **1118/97** registered in the Registrar's Office **Thiruvidaimaruthur**

3. If this property is offered as collateral security, the concerned financial institution is requested to verify the extent of land shown in this valuation report with respect to the latest legal opinion.

4. Value varies with the purpose and date of valuation. This report is not to be referred if the purpose is different other than mentioned in I(1).

5. The property was inspected on **21.06.2025** By **V.K.Shankar** in the Presence of **Canara Bank, Kellys Corner Branch, Chennai**

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

7. This valuation work was/ has been undertaken by the valuer based upon the request from **Canara Bank, Kellys Corner Branch, Chennai**

Place: **Kumbakonam**
Date : **24.06.2025**

This report contains 18 pages and enclosures.

Encl:

1. Guideline value
2. Site Location
3. Google map
4. Photos
5. EC

V.K. SHANKAR, B.Arch., M.E (struc) F.I.I.A., F.I.V
Architect & Govt. approved Licensed Surveyor.
Registered income tax valuer under 34 AB of wealth tax,

Building Photos

<u>ANNEXURE-VIII</u>

FORMAT-A

DECLARATION FROM VALUERS

I hereby declare that-

The information furnished in my valuation report Ref No. **CB- 1485** dated **24.06.2025** for **Mr.Sugavaneswaran S/o.Mr.Ramarao** for **Door No: 3/344, New R.S.No: 29/15, Old R.S.No: 11/4- Part, Plot No: 81, Cholan Nagar, Sakkuvambalpuram @ Ammachatram Village, Thiruvidaimaruthur Taluk, Thanjavur District** is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.

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

I have personally inspected the property on **21.06.2025** The work is not sub-contracted to any other valuer and carried out by myself.

I have not been convicted of any offence and sentenced to a term of Imprisonment;

I have not been found guilty of misconduct in my professional capacity.

I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part-B of the above handbook to the best of my ability.

I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable.

I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure III- A signed copy of same to be taken and kept along with this declaration)

I am registered under Section 34 AB of the Wealth Tax Act, 1957.I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.

Further, I hereby provide the following information.

Sl No.	Particulars	Valuer comment
1	background information of the asset being valued;	**Land & Building** **Mr.Sugavaneswaran S/o.Mr.Ramarao** **Door No: 3/344, New R.S.No: 29/15, Old R.S.No: 11/4- Part, Plot No: 81, Cholan Nagar, Sakkuvambalpuram @ Ammachatram Village, Thiruvidaimaruthur Taluk, Thanjavur District.**
2	purpose of valuation and appointing authority	**To assess the present market value of the property / Branch Manager, Canara Bank, Kellys Corner Branch, Chennai**
3	identity of the valuer and any other experts involved in the valuation;	**V.K.Shankar,** **Registered valuer under 34 AB of wealth tax & companies Act 2017**
4	disclosure of valuer interest or conflict, if any;	**No Direct or indirect interest**
5	date of appointment, valuation date and date of report;	**24.06.2025**
6	inspections and/or investigations undertaken;	**21.06.2025**
7	nature and sources of the information used or relied upon;	**Market analysis by local enquiry & www.tnreginet.net**
8	procedures adopted in carrying out the valuation and valuation standards followed;	**1. Market approach for land** **2. Cost approach for building**
9	restrictions on use of the report, if any;	**Only for Canara Bank, Kellys Corner Branch, Chennai**
10	major factors that were taken into account during the valuation;	**1. Road Width** **2. Market Demand** **3. PWD rates**
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.	**1. The limitation is to certify the market value of the property.** **2. The report does not have any scope of due diligence of any kind with regard to genuineness of the title deeds and ownership documents** **3. Legal aspects not considered.**

Date : **23.06.2025**

Place: **Kumbakonam**

Signature

ANNEXURE–IX

FORMAT-B

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 orsituations.

4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.

5. A valuer shall keep public interest foremost while delivering his services.

Professional Competence and Due Care :

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 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, 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 services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

<u>Independence and Disclosure of Interest :</u>

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 services.

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) Regulations, 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 with the 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 specific authority or 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 inspections and investigations carried out by the authority, any person authorised by the authority, the registered valuers organisation with which he/it is registered or any other statutory regulatory body.

23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organisation with which he/it is registered, or any other statutory regulatory body.

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.

26. 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).

27. 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.

28. Remuneration and Costs.

29. 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.

30. 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.

31. Occupation, employability and restrictions.

32. 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.

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

Note: The above provided details applicable for the valuation of **Mr.Sugavaneswaran S/o.Mr.Ramarao for Door No: 3/344, New R.S.No: 29/15, Old R.S.No: 11/4- Part, Plot No: 81, Cholan Nagar, Sakkuvambalpuram @ Ammachatram Village, Thiruvidaimaruthur Taluk, Thanjavur District.**

Place: **Kumbakonam**　　　　Signature
Date : **23.06.2025**