N. Thandapani, B.E., MIE., FIV.,
Govt. Approved Valuer & Chartered Engineer.
(Income tax and Wealth tax S.No.764/Category-1)

Panel Valuer for Union Bank of India, UCO Bank, Bank of Maharashtra, Punjab National Bank, KCC Bank, Can Fin Homes Ltd, City Union Bank Ltd, Grama Bank.

Aalayam Associates
No.7, Jaya Nagar 1st Main Road,
Sanatorium, Chennai – 47.
98404 47115 & 22386267
aalayam1@gmail.com

Ref: BOM / July / No. /25-26 Date: 05.07.25

Valuation report of residential flat situated at Pozhichalur belongs to Mr. H. Sanil Kumar (Cell: 79943 13288).

1.0	**Reference**		
	As requested by Branch Manager, Bank of Maharashtra, Housing Finance branch, Velachery, Chennai. The residential flat named as **Jayam Homes** has been inspected in the presence of lessee **Mr. Ruban** on 03.07.25 for the purpose of assessing market value of the same.		
2.0	**General details**		
2.1	Name of owner of the property as per sale deed	:	**Mr. H. SANIL KUMAR.**
2.2	Brief description of the property	:	The said residential bldg is situated near Sree Kanisk Store & Sai Baba Koil. Bldg constructed on the (pt) Stilt plus Three floors with office & 6 units. Civic amenities are within the reach. **The value is assessed based on the comparable sale instances.**
2.3	Person accompanying at the time of site visit	:	Mr. Ruban. Cell: 63806 74803.
2.4	Postal address of the property **'Jayam Homes'**	:	Flat No.S1, Second floor, Plot No.9, MGR Street, Dr. Radhakrishnan Salai, Bharathi Nagar, Pozhichalur, Chennai – 74.

2.5 Scope of valuation

Description	As per document	As existing	As considered
Land (UDS)	365 Sqft (As per sale deed)	365 Sqft	365 Sqft
Flat (Built-up area)	1156 Sqft (As per sale deed)	1156 Sqft	1156 Sqft

2.6	**Location of the property**		
	The property is situated at	:	Pozhichalur.
	Street	:	MGR Street & Dr. Radhakrishnan Salai.
	Door No.	:	--
	Plot No.	:	Plot No.9
	Block / Unit / Zone.	:	--
	S.No. (As per sale deed)	:	S.Nos.141/4C & 141/4A2

	Village	:	Pozhichalur Village.
	Taluk	:	Pallavaram Taluk.
	District	:	Chengalpattu District.
	Local authority	:	St. Thomas Mount Panchayat Union
	Sub registration office (SRO)	:	Pammal.
	Registration district	:	Chengalpattu.
	Latitude Longitude	:	12.986282 80.143245
	Purchase price	:	Rs.65,20,000/-
	Distance from the branch	:	14.50 kms from branch.

2.7 Boundaries of the property

Directions	As per sale deed	As existing
North	Plot No.9A	Bldg in Plot No.9A
South	Road	27’ 6” wide MGR Street
East	Road	30’ 0” wide Dr. Radhakrishnan Salai
West	Plot No.8	Bldg in Plot No.8

2.8 Dimension of the land

Directions	As per sale deed	As existing	As per patta
North	56’ 0”	64’ 6”	
South	53’ 0”	68’ 6”	
East	41’ 0”	41’ 0”	
West	37’ 6”	37’ 6”	
Total extent	2190 Sqft	2610 Sqft	2152 Sqft

2.9	Extent of the land (UDS of land)	:	365 Sqft of 2152 Sqft
2.10	Property is presently occupied by	:	
	Gross monthly rent	:	Lessee.
	Advance	:	

2.11	**Document referred for perusal of ownership**			
	Photo copies of Sale deed No.1487/24, dated.22nd Feb 2024 executed by M/s. Jayam Properties & Developers in favour of Mr. H. Sanil Kumar, Registered at Pammal, SRO.			
	Sale & Construction Agreement dated.24th Jan 2024 entered between Mr. G. Kaliappan & Mr. V. Joseph and Mr. H. Sanil Kumar.			
	MODT deed No.1488/24, dated.22nd Feb 2024 executed by Mr. H. Sanil Kumar in favour of M/s. Bank of Maharashtra, Registered at Pammal, SRO.			
	Patta Nos.12545, 12604 in favour of Mr. R. Vijayakumaaran.			
	Bldg plan approved wide P.P No.681/21 B.A No.44/21-22 dt.31.08.21 by St. Thomas Mount Panchayat Union & Pozhichalur Panchayat.			
2.12	Property tax referred in the name of		:	Mr. H. Sanil Kumar.
	a.	Receipt No	:	
	b.	Bill Number	:	No.
	c.	Tax Amount	:	Rs./-
2.13	a.	Electricity connection in the name of	:	Mr. H. Sanil Kumar.
	b.	Consumer number / period	:	No.
3.0	**Characteristics of the site**			
3.1	Is the property situated in residential / commercial / industrial / mixed area?		:	Residential area.
3.2	Character of the locality – High class / Middle class / Poor class?		:	Middle class.
3.3	Classification of the property		:	Residential.
3.4	Shape of the land		:	Almost Rectangular in shape.
3.5	Corner plot or intermittent plot		:	Corner plot.
3.6	Level of land with topographical condition		:	Even.
3.7	Development of surrounding areas		:	Yes / ~~No~~.
3.8	Is the locality subjected to frequent flooding?		:	~~Yes~~ / No.
3.9	Proximity to civic amenities like schools, hospital, bus stop, market, etc.		:	Yes / ~~No~~.
3.10	Road facilities		:	Black top Road.
3.11	Means and proximity to surface communication by the locality is served		:	Bus & own vehicle.
3.12	Water potentiality		:	Borewell.
3.13	Sanitary arrangements		:	Village Panchayat.
3.14	Electricity service connection		:	Taken from street main.

3.15	Nearest bus stop	:	2.00 kms from Pammal bus stop.
3.16	Nearest railway station	:	3.00 kms from Pallavaram Rly station.
3.17	Landmark	:	Near Sree Kanisk Store & Sai Baba Koil.
4.0	**Method of valuation**		
	The value of the property is estimated by **'Composite Rate Method'**		
	Land (UDS)	:	365 Sqft
	Building (Super Plinth Area)	:	1156 Sqft
5.0	**Value by adopting GLR for Land alone**		
	As per SRO	:	Residential Class II Type –II
	Guideline rate for land obtained from net (Website printout is enclosed)	:	Rs.2,200/Sqft
	Value of the land by adopting GLR (365 Sqft x Rs.2,200/-)	:	**Rs.8,03,000/-**
5.1	**Value by adopting PMR**		
	Prevailing market rate in the surrounding areas	:	
	Unit rate adopted after considering the characteristics of the plot	:	**Composite rate method has been adopted**
	Value of land by adopting PMR	:	
5.2	**Land:** Composite rate method has been adopted. So, the land value is not considered separately for this valuation.		
5.3	**Usage of land**		
	a. As per actual	:	Residential.
	b. As per CMDA land use map	:	Residential.

6.0 Plan approval

S.No	*Particulars*	*As per approved plan / as per rules*	*As at site at the time of inspection*
i.	No. of blocks / building	One	One
ii.	No. of storey / floors	Stilt + Three floors	(pt) Stilt + Three floors
iii.	Total built up area (Sqft) (Non FSI)	3697.77 Sqft 1232.59 Sqft	5703 Sqft 1549 Sqft
iv.	No. of dwelling units	6 units (0 + 2 + 2 + 2)	Office & 6 units (0 + 2 + 2 + 2)
v.	Plot Coverage	56.28%	82.78%
vi.	Floor Space Index (FSI)	1.68	2.60

7.0	**Conditions of the building**			
	Type of construction		:	RCC Framed structure.
	Quality of construction appearance of building		:	Good.
	Maintenance of building		:	Good.
	Basement height		:	3’ 0”
	Roof		:	RCC
7.1	**Specification**			
	Foundation, basement and superstructure		:	Framed Structure
	Joinery		:	Teak / Country wood & UPVC with standard size.
	Floor finish		:	Vitrified tiles
	Kitchen		:	Granite top & Ceramic tiles
	Toilet		:	Ceramic tiles.
	Floor	**Super plinth area as built**		**Super plinth area as considered**
		1156 Sqft		1156 Sqft
	Total	**1156 Sqft**		**1156 Sqft**

8.0	**Valuation of flat**		
	Year of construction	:	2024.
	Age of the building	:	1 yr
	Future life of the building	:	58 yrs.
	Life of the building	:	59 yrs.
	Description	:	**Residential flat at Second floor**
	Carpet area of the flat	:	750 Sqft.
	Super Plinth area of the building	:	1156 Sqft.
	Prevailing composite rate in that area for similar property	:	Rs.5,000/Sqft to Rs.5,500/Sqft
	Composite Rate adopted including services	:	Rs.5,250/Sqft
	Replacement cost (1156 Sqft x Rs.5,250/-)	:	Rs.60,69,000/-
	Total [value taken]	:	**Rs.60,69,000/-**

9.0	**Amenities (Value after depreciation)**			
	a.	Car Parking	:	Rs.1,50,000/-
	b.	Modular kitchen	:	Rs.2,50,000/-
	c.	Wardrobes, cupboards & showcases	:	
		Total	:	**Rs.4,00,000/-**

10.0	**Abstract valuation**		
Description		**Value by adopting**	
		GLR	**PMR**
Land (UDS)		**Rs.8,03,000/-**	Composite rate has been adopted
Flat including services			Rs.60,69,000/-
Amenities			Rs. 4,00,000/-
Total		**Rs. --**	**Rs.64,69,000/-**
Realisable value			**Rs.58,22,000/-**
Distress value			**Rs.54,99,000/-**

11.0 Opinion

- The Marketability of the property is
- The Fair Market Value of the property is **Rs.64,69,000/-**
  (Rupees Sixty Four Lakhs and Sixty Nine Thousands only)
- The Realisable Value of the property is **Rs.58,22,000/-**
  (Rupees Fifty Eight Lakhs and Twenty Two Thousands only)
- The Distress Value of the property is **Rs.54,99,000/-**
  (Rupees Fifty Four Lakhs and Ninety Nine Thousands only)
- The Registered Value of the property is **Rs.65,20,000/-**
  (Rupees Sixty Five Lakhs and Twenty Thousands only)

12.0 Declaration

It is declared that

i. The undersigned has no direct no indirect interest in the property valued.

ii. As the valuer is not competent to ascertain the genuineness of documents and ownership, the undersigned is not responsible for the same.

iii. Further the information and other details given above are true to the best of the undersigned's knowledge and belief.

iv. Value varies with the purpose and date. This report is not to be referred if the purpose is different other than mentioned in 1.0.

v. Legal aspects were not considered in this valuation.

vi. This report contains – **11 Pages**

Place: Sanatorium.
Date: 05.07.25 Panel Valuer

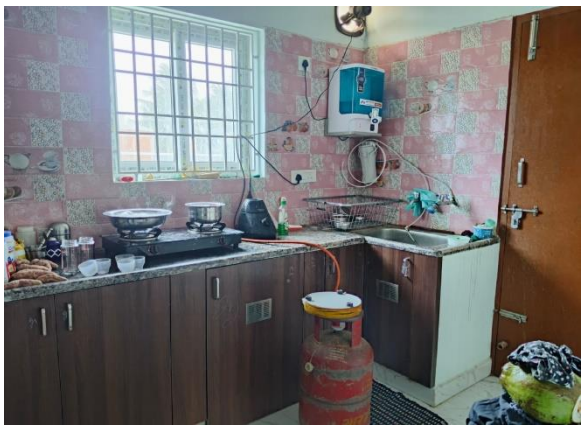
The undersigned has inspected the property detailed in the Valuation Report dated 05.07.25 on _____. We are satisfied that the fair and reasonable market value of the property is **Rs.64,69,000/- (Rupees Sixty Four Lakhs and Sixty Nine Thousands only).**

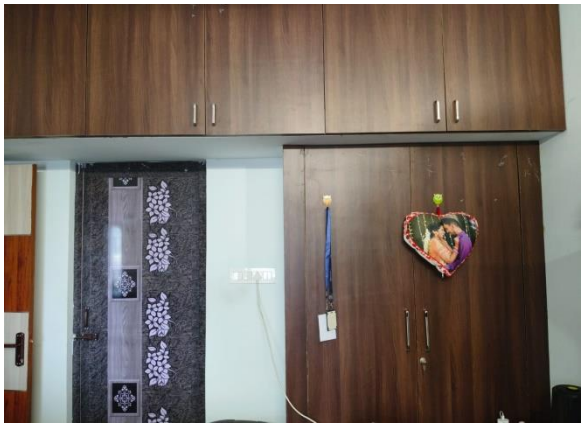
Branch Manager

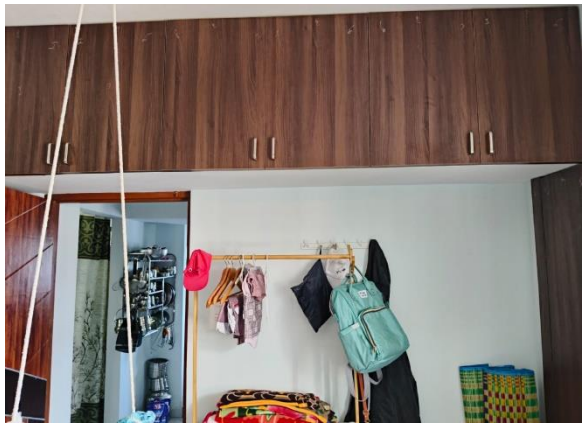
Date:

Photos of residential flat belongs to Mr. H. Sanil Kumar.













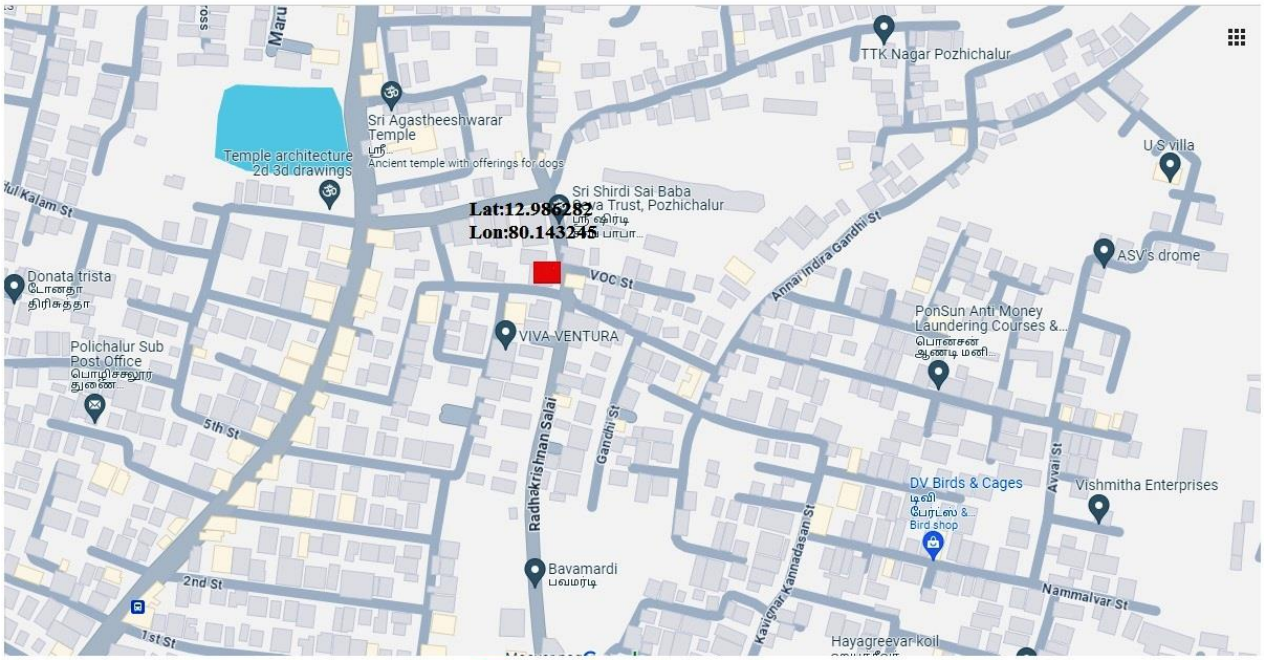




Location of the site (from google maps)

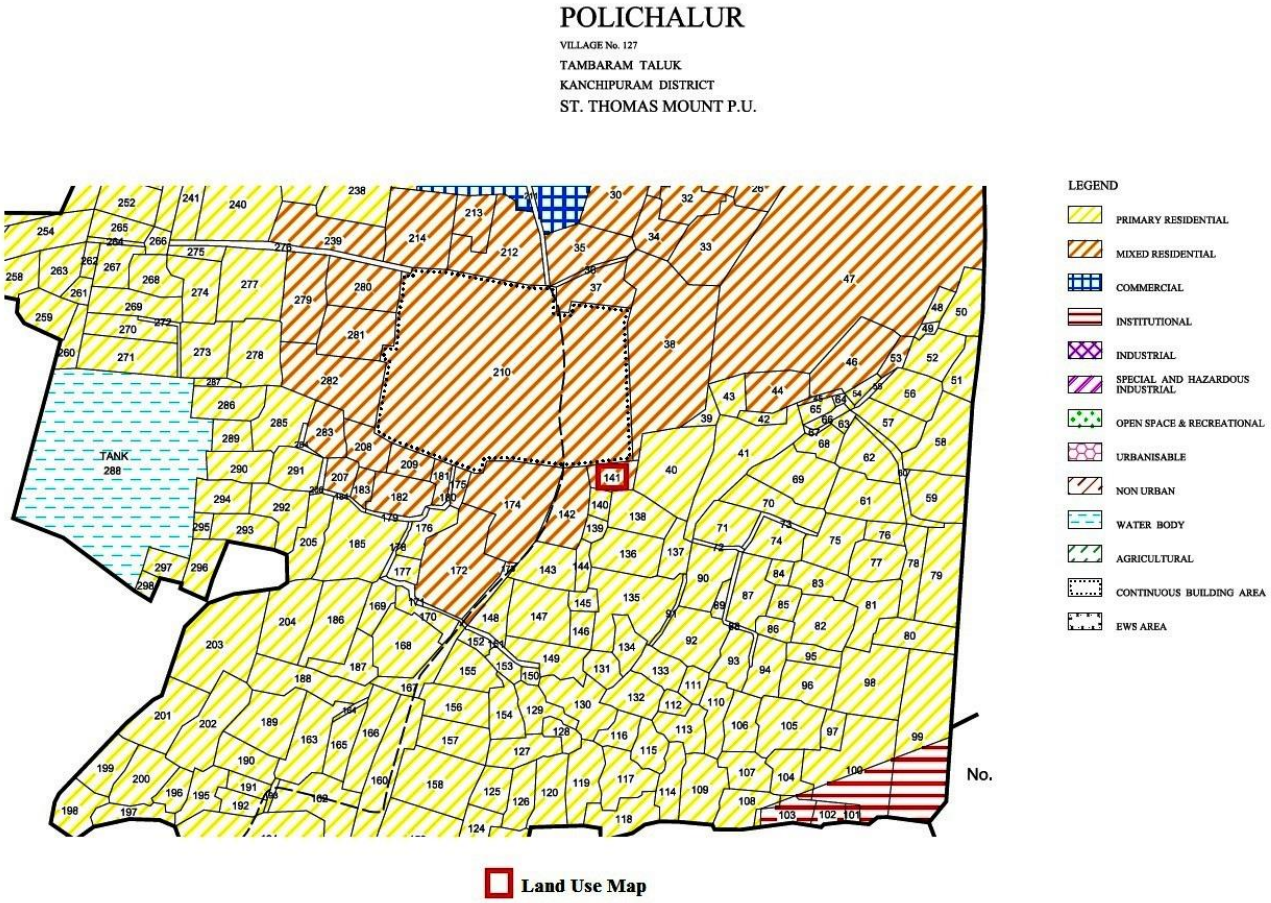
Satellite Image showing the subject property, highlighted in Red colour.

Route Map



Location of the Property

CMDA land use map for the property obtained from CMDA website



Land Use Map

Guideline value of the property (obtained from internet)

Zone: Chengalpattu
Guideline Village: POZHICHALUR
Revenue District: CHENGALPATTU
Sub Registrar Office: Pammal
Revenue Village: POZHICHALUR
Revenue Taluka: PALLAVARAM

A B C D E F G H I J K L M N O P Q R S T U V W X Y Z
1 2 3 4 5 6 7 8 9 0

Street Name	Guideline Value (British Value)	Guideline Value (Metric Value)	Land Classification
Radhakrishnan Salai	**2200/ Square Feet**	**23685/ Square Metre**	**Commercial Class I**
Radhakrishnan Salai	2200/ Square Feet	23685/ Square Metre	Commercial Class I
Ragaendira Nagar 2nd Street	1650/ Square Feet	17765/ Square Metre	Residential Class I
Ragavendhara Nagar	1650/ Square Feet	17765/ Square Metre	Residential Class I
Ragavendira Nagar 1st Street	1650/ Square Feet	17765/ Square Metre	Residential Class I
Rajaji Street	1100/ Square Feet	11845/ Square Metre	Residential Class II
Rajaji Street (15)	1100/ Square Feet	11845/ Square Metre	Residential Class II
Rajaji Street (6)	1100/ Square Feet	11845/ Square Metre	Residential Class II
Rajarajeswari Nagar	1320/ Square Feet	14210/ Square Metre	Residential Class I
Rajeswari Nagar 1st Street	1320/ Square Feet	14210/ Square Metre	Residential Class I

BILL

N. Thandapani, B.E., MIE., FIV.,
Govt. Approved Valuer & Chartered Engineer.
(Income tax and Wealth tax S.No.764/Category-1)

Panel Valuer for Union Bank of India, UCO Bank, Bank of Maharashtra, Punjab National Bank, KCC Bank, Can Fin Homes Ltd, City Union Bank Ltd, Grama Bank.

Aalayam Associates
No.7, Jaya Nagar 1st Main Road,
Sanatorium, Chennai – 47.
98404 47115 & 22386267
aalayam1@gmail.com

Ref. No. /25-26 Date: 05.07.27

To,
The Branch Manager,
Bank of Maharashtra,
Housing Finance branch,
Velachery, Chennai – 42.

Sub: Valuation Report / ~~Consultation / Estimates~~.

Name of Borrower / ~~Beneficiary~~: **Mr. H. Sanil Kumar.**

Property Address : Flat No.S1, Second floor, Plot No.9,
MGR Street, Dr. Radhakrishnan Salai,
Bharathi Nagar, Pozhichalur, Chennai – 74.

S.No.	Particulars	Amount
1.	Professional charges **(Rupees Thousands only)**	Rs.,000/-

Name of the bank: Bank of Maharashtra, Medavakkam Branch.

A/c Holder: N. Thandapani

SB A/c No: 60431029080

IFSC No: MAHB0002216

Thanking you sir.

Panel valuer