

VALUATION REPORT

Name of the Bank & Branch	**:**	Canara Bank, Asset Recovery Management Branch -II, T.Nagar , Chennai.
Name of the Borrower	**:**	**Mr. E. Karthik**
Address of the Property	**:**	Flat No.F5, First Floor, Plot No. B, (Perumal Koil Street) , Sekkizhar Street ,Padappai, Pincode -602 301.
Value of the Property	**:**	**Rs.39,44,000/-**

By

ER. G.MAHARAJAN, B.E.(CIVIL), M.TECH (STRUC), M.SC(REV) MIE, FIV, IIT ARB.,

Govt. Regd. Valuer (Income Tax, Wealth Tax, Gift Tax),

Chartered Engineer & Approved Valuer

[Panel Valuer For SBI, Canara Bank, Union Bank of India, UCO bank, Punjab National Bank, SIDBI, LICHFL, Can Fin Homes, GICHFL, Indian Oil Corporation, HUDCO and National Insurance]

Office Address: Flat No.A, Ground Floor, Geethanjali Complex, Block No.M19,

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Govt. Regd. Valuer (Wealth Tax & Income Tax) C.No.2142/CCIT-2/RV(5)/2016-17 dt 17.03.17

IBBI Registered Valuer (Company Act)No.IBBI/RV/08/2018/10292 and Chartered Engineer

Panel Valuer for SBI, Canara Bank, Union Bank of India, UCO bank, Punjab National Bank, SIDBI, LICHFL, Can Fin Homes, GICHFL, Indian Oil Corporation, HUDCO and National Insurance

Licensed Surveyor, Class I, Chennai Corporation

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Mobile No: +91 9894915849, + 91 8939198624 Email: maharaajj@gmail.com

VALUATION OF FLAT BY COMPOSITE RATE METHOD

REPORT ON VALUATION

PART A – BASIC DATA

Ref No.586/2023-2024 Date : 22.07.2025

I.	GENERAL		
1.	Purpose of valuation	:	To Assess the fair market value of the property for NPA
2.	a. Date of Inspection b. Date of Valuation	: :	17.07.2025 22.07.2025
3.	Name of the owner (s) and his /their address (es) with Phone No. (details of share of each owner in case of joint ownership) (as reported) and address	:	**Name of the Owner:-** **Mr. E. Karthik,** S/o Mr. Ethiraj Sole Ownership / Mobile No. 7305323908
4.	Document produced for Perusal	:	Copy of Previous Valuation Report Dated 09.12.2021. issued by Panel valuer Mr.G.Balamurugan
5.	Brief Description of the property	:	The Subject property is a Residential Apartment named as Consists of Stilt+2 Floors -12 dwelling units. The Applicant's Flat No.F5 is situated in First Floor. The above said property is located in developing Residential area Padappai, Chennai. All Civic Amenities are available

			@ 1.5 km distance.	
	Land Mark	:	Keel Padappai Perumal Koil	
6.	Location of the Property			
a.	Plot No./ Survey No.	:	Plot No.B/ Survey No.424/2 & New Survey No.424/2B	
b.	Door No.	:	--	
c.	T.S.No. / Village	:	Padappai Village	
d.	Ward / Taluk	:	Kundrathur Taluk	
e.	Mandal / District	:	Kancheepuram District	
f.	Date of issue and validity of layout of approved map/plan	:	Approved building Plan dated 24.09.2021	
g.	Approved map/plan issuing Authority	:	The President of Padappai First grade Panchayat.	
i.	Any other comments by our empanelled valuers on authentic of approved plan	:	Refer Legal Opinion	
7.	Postal Address of the Property	:	Flat No.F5, First Floor, Plot No. B, (Perumal Koil Street) , Sekkizhar Street ,Padappai, Pincode -602 301.	
8.	City / Town	:	Town	
	Residential		Yes	
	Commercial		--	
	Industrial		--	
9.	Classification of the Area	:	Middle /Semi -Urban	
10.	Coming under Corporation limit/ Village Panchayat/ Municipality	:	Padappai Panchayat	
11.	Whether covered under any State / Central Govt enactments (e.g Urban Land Ceiling Act) or notified under agency Area /scheduled area cantonment area	:	No	
12.	Boundaries of the Property	:	As per Document	As per Site
	North	:	Batai	17 Feet Cement Road (Sekkizhar Street)

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	South	:	Remaining Property of S.Mumthaz	20 Feet Cement Road (Perumal Koil Street)
	East	:	Plot & Building belongs to Mr. M. Arunagiri Mudallier (now M.A. Nanina Maudaliar & Others Land & Building)	Land & Building and Vacant Land with tower
	West	:	Plot belongs to Mr. G. Ponnusamy Mudaliar Punjai Land & Building (now P.Murugappa Mudaliar land & Building)	Land & Building (Under Construction)
	Corporation / Municipality	:	Padappai Panchayat	
13.	Dimensions of the site		A	B
			As per Document	As per Site
	North	:	32'0"	
	South	:	32'0"	
	East	:	86'0"	--- Combined
	West	:	86'0"	
	Extent	:	2752 Sft	2752+2752 =5504 Sft
	Extent of the site	:	426 Sft UDS out of Land Extent 2752 Sft	
14.	Latitude, Longitude & Co-ordinates of flat	:	12.88414 N, 80.031842 E	
15.	Extent of the site considered for valuation (least of 13A & 13B)	:	426 Sft UDS out of Land Extent 2752 Sft	
16.	Whether occupied by the owner/ tenant? If occupied by tenant, since how long? Rent received per month.	:	Let out for lease Lease Amount Rs.3,00,000/-	

II APARTMENT BUILDING

1.	Nature of the Apartment		Residential
2.	Flat No. and floor	:	Flat No.F5, First Floor

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3.	Name of the apartment	:	--
4.	Postal Address	:	Flat No.F5, First Floor, Plot No. B, (Perumal Koil Street), Sekkizhar Street,Padappai, Pincode -602 301.
5.	Location		
	T.S.No.	:	--
	Block No.	:	--
	Ward No.	:	--
	Village/Municipality	:	Padappai Village
	Taluk / District	:	Kundrathur Taluk / Kacheepuram District
	Door No. Street or Road	:	Flat No.F5, First Floor, Plot No. B, (Perumal Koil Street), Sekkizhar Street,Padappai, Pincode -602 301.
6.	Description of the locality	:	**Residential** / ~~Commercial~~ / ~~Mixed~~
7.	Year of construction	:	2021
8.	Number of floors	:	Stilt +2 Floors
9.	Type of structure	:	**Framed** / ~~Load Bearing~~
10.	Number of dwelling units in the Building	:	Plot No. B -06 Units (FF -03 Units +SF-03 Units) As per Site -12 Units (FF -06 Units +SF -06 Units)
11.	Quality of Construction	:	Good
12.	Appearance of the building	:	Normal
13.	Maintenance of the Building	:	Normal
14.	Facilities Available		
	Lift	:	Not Available
	Protected water supply	:	Available (Bore well ,Sump & OHT)
	Underground Sewerage	:	No, Septic Tank Available
	Car parking	:	Covered Car parking available.
	Around compound wall	:	Yes
	Pavement around the building	:	Yes
	Any other facility	:	--

III FLAT

1.	The floor in which the flat is situated	:	First Floor
2.	Door Number of the flat	:	Flat No.F5

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3.	Specification of the flat	:	
	Roof	:	RCC Roof
	Flooring	:	Vitrified Tile Flooring
	Doors	:	Country wood
	Windows	:	Country wood
	Fittings	:	Ordinary
	Finishing	:	Painting
4.	House Tax Assessment No Tax Amount In the name of	: : :	Not Submitted -- -- --
5.	Electricity Service connection number meter card is in the name of	: :	Not Submitted --
6.	How is the maintenance of the flat?	:	Normal
7.	Sale Deed executed in the name of	:	**Mr. E. Karthik**
8.	What is the undivided area of land as per a Sale Deed?	:	426 Sft UDS out of Land Extent 2752 Sft
9.	What is the plinth area of the flat	:	1195 Sft
10.	What is the floor space index	:	As per Plan – 1.30 / As per Site -1.44
11.	What is the carpet area of the flat	:	837 Sft (As per Doc.)
12.	Is it Posh / I Class /medium / ordinary	:	Medium
13.	Is it being used for residential or commercial?	:	Residential
14.	Is it owner occupied or tenanted	:	Let out for lease
15.	If tenant, what is the monthly rent	:	Lease Amount Rs.3,00,000/-

IV DRAWING APPROVAL

(Discuss on the building approval, reference, violations observed, consequences of violations etc.)

Approved building plan vide Mu.Mu. No.02/2020-2021.Dated 24.09.2021.

issued by the President of Padappai First Grade Panchayat. (For Plot No. B)

CONSTRUCTION DETAILS:

Sl. No	Items	As per Plan	As per site

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	i)	No. of Blocks/Building	01	01 (2Blocks combined single Block)
	ii)	No. of Storey/Floors	Stilt +2 Floors	Stilt +2 Floors
	Built-up area	Stilt Floor (Non FSI)	--	3967 Sft
		First Floor	-- Details not Mentioned	3967 Sft
		Second Floor	--	3967 Sft
		Total Area	--	7934 Sft
	iii)	No. of Dwelling Units	06 Units (FF- 03 Units SF -03 Units)	12 Units (FF- 06 Units SF -06 Units)
	iv)	Plot Coverage	65.95%	72.07%
	v)	Floor Space Index (FSI)	1.30 (for Plot No. B)	1.44 (7934/5504)

PART B – VALUATION OF FLAT UNDER CONSTRUCTION

CERTIFICATE ON GENUINENESS OF RATE

a)	Undivided Share of land	:	It is 03 years old building
b)	Super Built up area	:	
c)	Total value on completion	:	
	Composite Rate	:	
	It is hereby certified that the composite rate is almost genuine for the specification and location.		
2.	STAGE VALUE		
	a) Actual works completed	:	It is 03 years old building
	b) Percentage of works completed	:	
3.	VALUATION DETAILS Present stage value of the flat:		
	1.Undivided share of land --- Sq ft	:	It is 03 years old building
	2.Stage value of building	:	
	3.Total Stage value of the flat as on date	:	

PART C – VALUATION OF EXISTING FLAT

A GENERAL

1.	How is the marketability?	:	Good
2.	What are the factors favouring for an extra potential value?	:	No

3.	Any negative factors observed which affect the market value in general	:	No

RATE

1.	After analyzing the comparable sale instances, what is the composite rate for a similar flat with same specifications in the adjoining locality	:	Since, the flat is 03 years old, hence after depreciation rate is considered for valuation. Rs.3300/- Per Sft
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 factor with the flat under comparison (Give details)	:	Rs.3,300/- to Rs.3,500/- per Sft (New Rate)
3.	BREAK UP FOR THE RATE		
	Building + Services	:	(Composite Rate)
	Land + Others	:	Rs.3300/- Per Sft
4.	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	Rs.830/- Per Sft (SRO @ **Padappai)** (UDS 426 Sft x Rs.830/-= **Rs.3,53,580/-**)

B. COMPOSITE RATE ADOPTED AFTER DEPRECIATION

a.	Depreciation Building Rate		
	Replacement cost of flat with services [V3i]		Rs.2500/- Per Sft
	Age of the building / Residual Life	:	04 years (2021) /56 Years (Future life)
	Life of the building estimated	:	60 Years
	Depreciation percentage assuming the salvage value as	:	6% (04 x 1.5% Per Annum)
	Depreciated rate of the building	:	Rs.2350/- x 1195 Sft =Rs .28,08,250/- -(For Insurance Purpose)
b)	Total composite rate arrived for valuation		
	Depreciated building rate VII(A)	:	
	Rate for land and others VI(3)ii	:	(Composite rate)

	Total Composite Rate	:	Rs.3300/- Per Sft

C. VALUATION DETAILS:-

SI.No.	Description	Quantity	Rate Per Unit (Rs.)	Estimated/ Present Value (Rs.)
1.	Present value of the flat	1195 Sft	Rs.3300/- Sft	Rs.39,43,500/-
2.	Wardrobes			--
3.	Modular kitchen & cupboard works			
4.	Show cases /almirahs			
5.	Interior decorations & false Ceiling			--
6.	Superfine finish			--
7.	Electricity, water, drainage etc,			Included
8.	Electricity fittings, etc.,			
9.	Extra collapsible gates/grill works etc.			Included
10.	Potential value, if any?			--
11.	Share of common amenities, if any?			--
Total				Rs.39,43,500/-

1.	Factors favoring for an additional value	:	Developing Residential Area
2.	Factors favoring for less value	:	--
	Less for Renovation	:	--
	Present market Value	:	Rs.39,43,500/- or Say **Rs.39,44,000/-**
	Any other details	:	-

Note: -

- Approved Building plan obtained for subdivided Plot numbers A & B .
- At site the building constructed as single block (2 blocks combined as Single block)

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- The Applicant Flat No. F5 is constructed in Plot No. B land extent.
- UDS given as Plot No. B Extent Only. (2752 Sft)
- The subject property is already security with same bank & Branch.

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

- The present fair market value of the above property in the prevailing condition with aforesaid specifications is **Rs.39,44,000/- (Rupees Thirty Nine Lakhs Forty Four Thousand Only).**
- The book value of the above property as of **UDS 426Sft x Rs.830/-** is **Rs.3,53,580/-(Rupees Three Lakhs Fifty Three Thousand Five Hundred and Eighty Only)**
- The distress value is **Rs.31,55,000/-(Rupees Twenty One Lakhs Fifty Five Thousand Only)**
- The Realizable value is **Rs.35,49,000/-(Rupees Thirty Five Lakhs Forty Nine Thousand Only)**

Place: Chennai

Date: 22.07.2025.

Signature

(Name and official Seal of the Approved Valuer)

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The undersigned has inspected the property detailed in the Valuation Report dated _____on _____. We are satisfied that the fair and reasonable market value of the property is Rs._____ (Rs._____ _____only).

Signature

(Name of the Branch Manager with Office Seal)

PART G – CERTIFICATE

1. It is hereby certified that in my opinion
   - The present fair market value of the property is **Rs.39,44,000/- (Rupees Thirty Nine Lakhs Forty Four Thousand Only).**
   - The forced sale value of the property estimated as 20% less than the present market value is **Rs.31,55,000/-(Rupees Twenty One Lakhs Fifty Five Thousand Only)**
   - The Realizable value of the property is **Rs.35,49,000/-(Rupees Thirty Five Lakhs Forty Nine Thousand Only)**
2. Number of title deed (s) involved in this flat is --. The relevant documents for the subject flat in the opinion of this valuer is **Sale deed ------**, dated **--** **Padappai** Village, **Padappai** SRO.
3. If this flat is offered as collateral security, the concerned financial institution is requested to verity the extent of land mentioned 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 1(i).
5. The property was inspected on 17.07.2025 by Mr. Maharajan. G in the presence of --
6. The legal aspects were not considered in this valuation.
7. This valuation work is undertaken by this valuer based upon the request from CANARA BANK, Asset Recovery Management Branch –II, T.Nagar, Chennai.
8. Any other details --

Place : Chennai (Panel Valuer)

Date : 22.07.2025

No. of Pages in this report is 25 Pages

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ANNEXURE-22

FORMAT-A

DECLARATION FROM VALUERS

I hereby declare that-

The information furnished in my valuation report dated 22.07.2025 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.

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

I have personally inspected the property on 17.07.2025. 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 tothe 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.

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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 theasset being valued;	Refer Legal Opinion
2	purpose of valuation and appointing authority	To Assess the Fair market value & Realizable value of the property for Purchase
3	identity of the valuer and any other experts involved in the valuation;	Empanelled Canara bank Valuer & No expert Involved
4	disclosure of valuer interest or conflict, if any;	No
5	date of appointment, valuation date and date of report;	Oral request : 17.07.2025. Date of Valuation :22.07.2025. Date of report : 22.07.2025.
6	inspections and/or investigations undertaken;	Inspected on 17.07.2025, to take site measurement, to collect necessary details about the property, and to conduct local market enquiry
7	nature and sources of the information used or relied upon;	List of documents (as furnished in the report) and data collected during site inspection & local enquiry

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8	procedures adopted in carrying out the valuation and valuation standards followed;	As per International Valuation Standard (IVS) and Market approach considered
9	restrictions on use of the report, if any;	The report is issued for Canara Bank, Asset Recovery Management Branch - II Branch, Chennai
10	major factors that were taken into account during the valuation;	Land Value, Building Value, Amenities & Services Value, Specification & Location

11	major factors that were taken into account during the valuation; The value of the land is arrived based on location advantages, shape of land size of land, extent of land, availability, of civic amenities nearby, infrastructure available, marketability, width of the abutting road, accessibility, demand for land in the area, development made in the surrounding areas etc. The replacement cost new of the building is worked out from present market scenario. This also depends on the type of the building, type of finish, quality of construction etc. Depreciation of construction, type of construction and the present condition of the building. Replacement cost minus depreciation will give the Fair market value of the Building.	
12	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.	The report is relied on the information & details provided by the client or their representatives and our independent inspection Legal Aspects not considered for Valuation

Date: 22.07.2025

Place: Chennai

Signature

(Name of the Approved Valuer and Seal of the Firm / Company)

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ANNEXURE –23

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 integrityand fairness in all his/its dealings with his/its clients and other valuers.

2. A valuer shall maintain integrity by being honest, straightforward, and forthrightin all professional relationships.

3. A valuer shall endeavour to ensure that he/it provides true and adequateinformation and shall not misrepresent any facts or situations.

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

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

Professional Competence and Due Care:

1. A valuer shall render at all times high standards of service, exercise due diligence,ensure proper care and exercise independent professional judgment.

2. A valuer shall carry out professional services in accordance with the relevanttechnical and professional standards that may be specified from time to time
3. 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.

4. 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 generatedby the valuer.

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5. A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.

6. 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.

Independence and Disclosure of Interest:

1. A valuer shall act with objectivity in his/its professional dealings by ensuring thathis/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.

2. 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.

3. A valuer shall maintain complete independence in his/its professional relationshipsand shall conduct the valuation independent of external influences.

4. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.

5. 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.

6. A valuer shall not indulge in “mandate snatching” or offering “conveniencevaluations” in order to cater to a company or client’s needs.

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7. 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 successfulclosure of transaction. In this case, approval of credit proposals).

8. 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 shalldeclare the association with the company during the last five years.

Confidentiality:

1. A valuer shall not use or divulge to other clients or any other party any confidentialinformation about the subject company, which has come to his/its knowledge without proper and specific authority or unless there is a legal or professional rightor duty to disclose.

Information Management:

1. 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 sufficientlyenable a reasonable person to take a view on the appropriateness of his/its decisions and actions.

2. 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.

3. 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.

4. 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.

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Gifts and hospitality:

1. A valuer or his/its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.
2. Explanation.─ For the purposes of this code the term 'relative' shall have the samemeaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).

3. A valuer shall not offer gifts or hospitality or a financial or any other advantage toa 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 forhimself/ itself.
4. Remuneration and Costs.
5. A valuer shall provide services for remuneration which is charged in a transparentmanner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.

6. A valuer shall not accept any fees or charges other than those which are disclosedin a written contract with the person to whom he would be rendering service.

7. Occupation, employability and restrictions.

8. A valuer shall refrain from accepting too many assignments, if he/it is unlikely tobe able to devote adequate time to each of his/ its assignments.

9. A valuer shall not conduct business which in the opinion of the authority or theregistered valuer organisation discredits the profession

Date : 22.07.2025

Place : Chennai Signature

(Name of the Approved Valuer andSeal of the Firm / Company)

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PHOTOGRAPHS OF THE PROPERTY

Mr. E. Karthik

Flat No.F5, First Floor, Plot No. B, (Perumal Koil Street) , Sekkizhar Street ,Padappai, Pincode -602 301.





APPROACH ROAD VIEW





ELEVATION VIEW



ELEVATION VIEW



INSIDE VIEW

PHOTOGRAPHS OF THE PROPERTY

Mr. E. Karthik

Flat No.F5, First Floor, Plot No. B, (Perumal Koil Street) , Sekkizhar Street ,Padappai, Pincode -602 301.









INSIDE VIEW



INSIDE VIEW

GUIDELINE VALUE OF THE LAND

From: 1-7-2024 **To:** Current Date

Search Criteria :

Zone:	Chennai	**Sub Registrar Office:**	Padappai
Guideline Village:	PADAPPAI	**Revenue Village:**	PATAPAI
Revenue District:	KANCHEEPURAM	**Revenue Taluka:**	KUNDRATHUR

Below Search results are as on 22-Jul-2025 10:33 AM

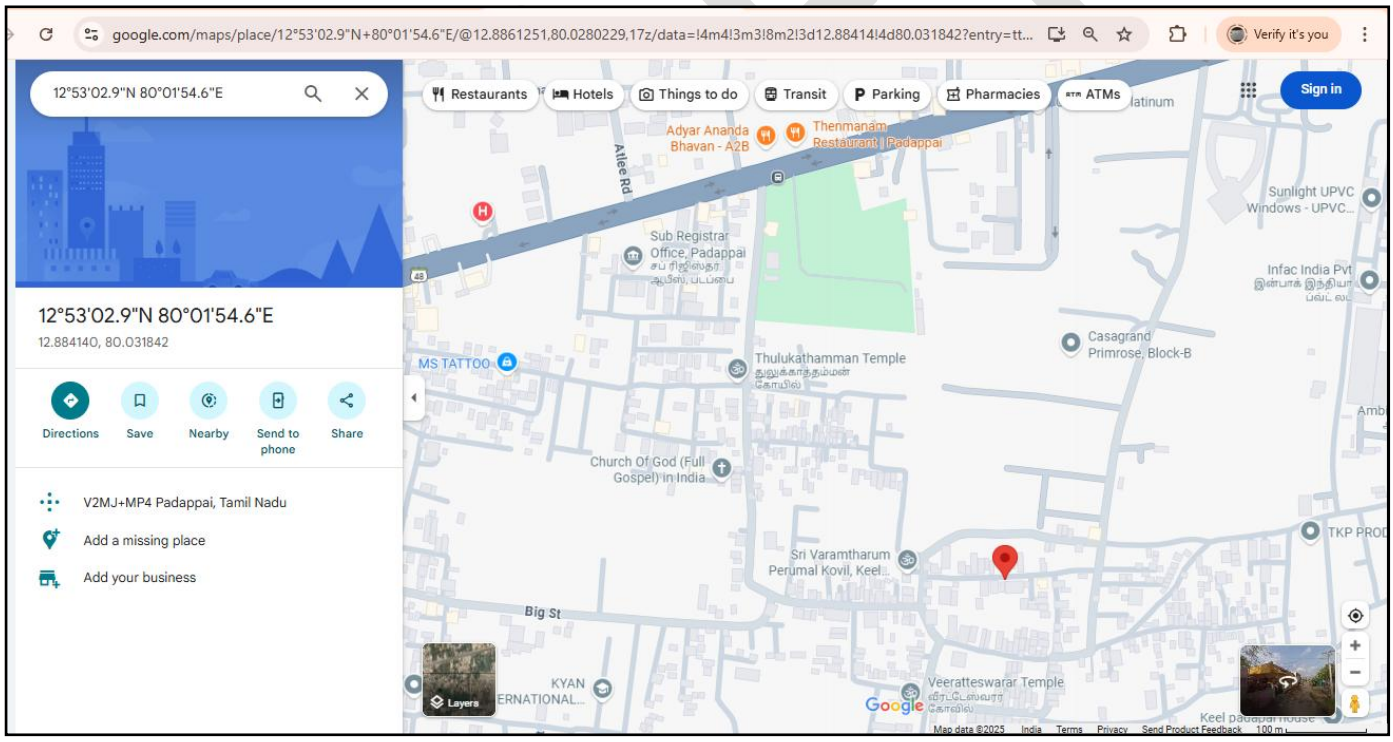
A B C D E F G H I J K L M N O P Q R S T U V W X Y Z 1 2 3 4 5 6 7 8 9 0 List all Street

7 items found, displaying all items.
1

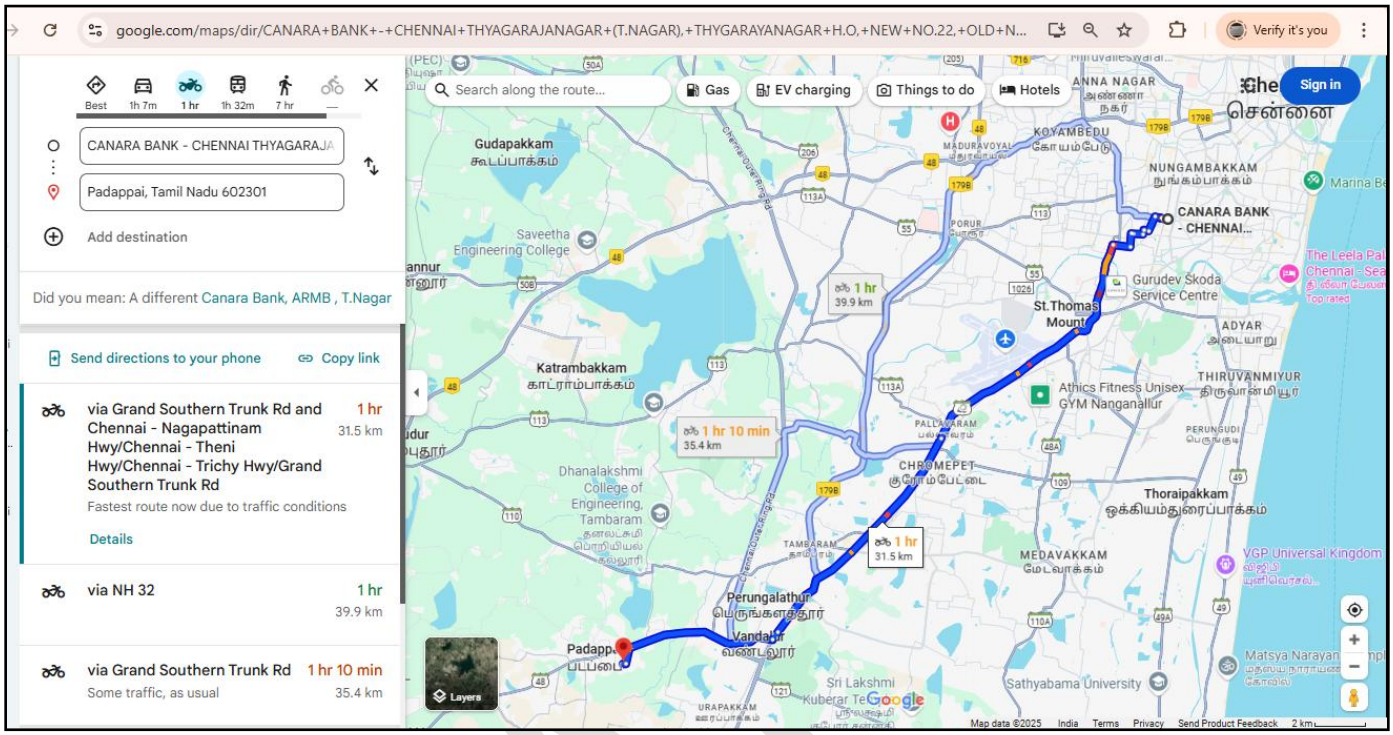
Sr.No.	Street Name	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O.Download
1	PANCHAYAT UNION SALAI	1320/ Square Feet	14210/ Square Metre	Residential Class I Type - I	01-Jul-2024	-
2	PERIYAR NAGAR	830/ Square Feet	8935/ Square Metre	Residential Class III Type - I	01-Jul-2024	-
3	PERIYA STREET	830/ Square Feet	8935/ Square Metre	Residential Class III Type - I	01-Jul-2024	-
4	PERUMAL KOIL STREET	830/ Square Feet	8935/ Square Metre	Residential Class III Type - I	01-Jul-2024	-
5	P.M.D NAGAR	3300/ Square Feet	35525/ Square Metre	Commercial Class I Type - I	01-Jul-2024	-
6	PRIMIER NAGAR	990/ Square Feet	10660/ Square Metre	Residential Class II Type - I	01-Jul-2024	-
7	PUSHPAGIRI SALAI	830/ Square Feet	8935/ Square Metre	Residential Class III Type - I	01-Jul-2024	-

GOOGLE MAP OF THE PROPERTY

LATITUDE – 12.88414 N **LONGITUDE – 80.031842E**

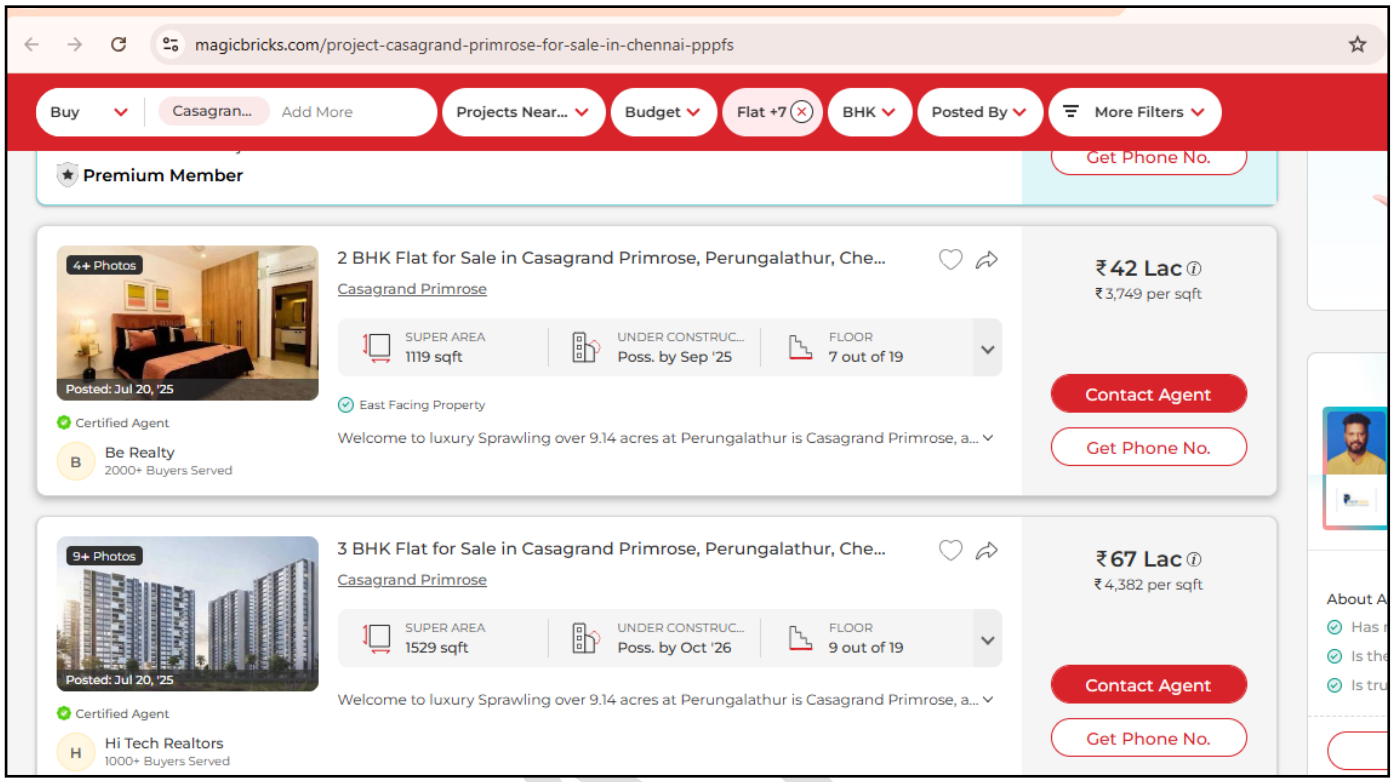


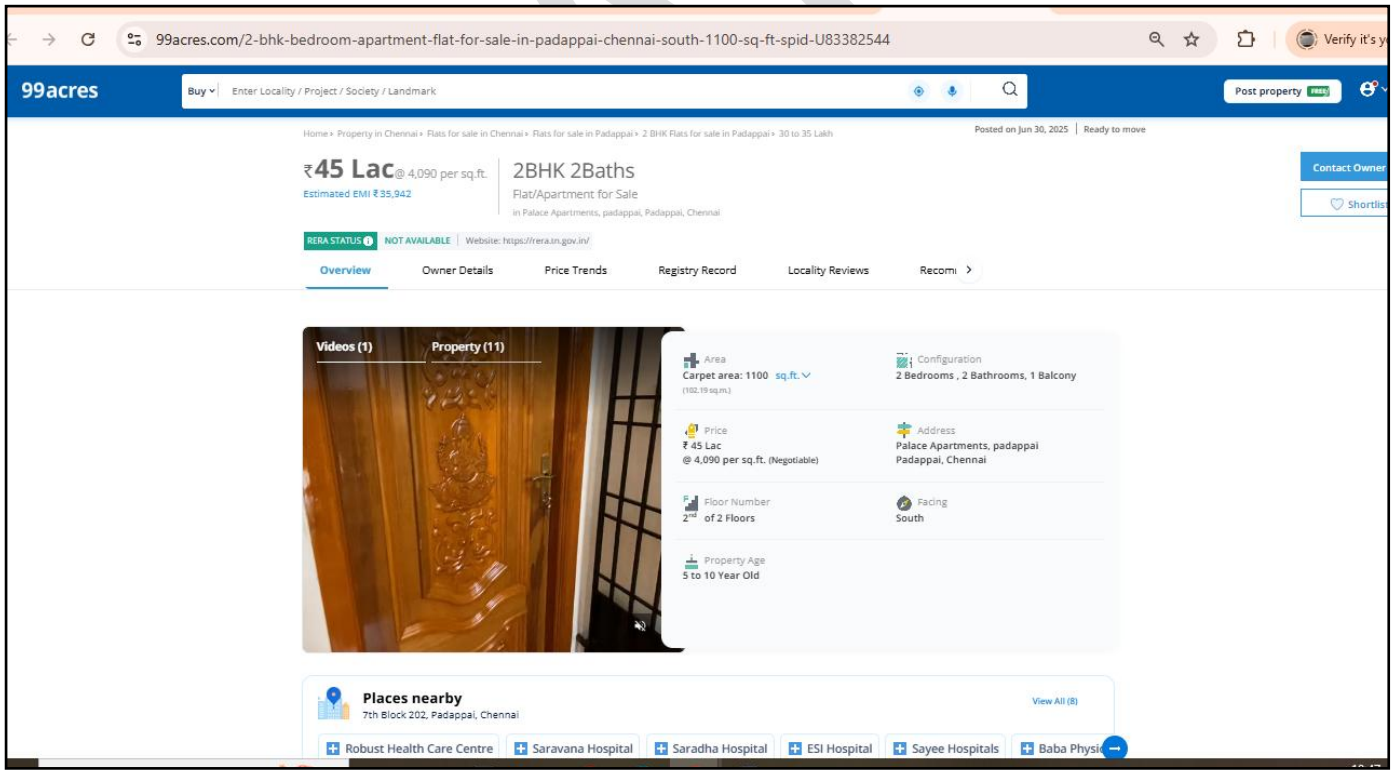
FROM CANARA BANK, ASSET RECOVERY MANAGEMENT BRANCH- II TO SUBJECT PROPERTY



MARKET RATE REFERENCES FROM WEBSITE

DRAFT





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: Padappai	Date / நாள்: 27-Feb-2024
Village /கிராமம்:Padappai	Survey Details /சர்வே விவரம்: 424, 424/2B

Sr. No./ வ. எண்	Document No.& Year/ ஆவண எண் மற்றும் ஆண்டு	Date of Execution & Date of Presentation & Date of Registration/ எழுதிக் கொ டுத்த நாள் & தாக்க ல் நாள் & பதிவு நாள்	Nature/தன்மை	Name of Executant(s)/ எழுதிக் கொடுத்தவர்(கள்)	Name of Claimant(s)/எழுதி வாங்கியவர்(கள்)	Vol.No & Page. No/ தொகுதி எண் மற்றும் பக்க எண்
17	1521/2022	23-Feb-2022 23-Feb-2022 23-Feb-2022	Construction agreement deed	1. ராஜப்பா பில்டர்(முத.) சோமசேகர்(முக.)	1. கார்த்திக்	-
	Consideration Value/கைமாற்றுத் தொகை: Rs. 50,01,740/-		Market Value/சந்தை மதிப்பு: -		PR Number/முந்தைய ஆவண எண்: -	
	Schedule 1 Details: Property Type/சொத்தின் வகைப்பாடு: Plot			**Survey No-Extent/புல எண்-விஸ்தீர்ணம்**: 424/2, 424/2BPART - 426.0 SQUARE FEET		
	Village & Street/கிராமம் மற்றும் தெரு: Padappai					
				Floor No./தள எண்: 01 Plot No./மனை எண் : B F5		
	Boundary Details: கிழக்கு - திரு.அருணகிரி முதலியார் அவர்களின் மனை, மேற்கு - திரு.பொன்னுசாமி முதலியார் அவர்களின் புங்சை நிலம், வடக்கு - பாட்டை ரோடு, தெற்கு - மும்தாஸ் அவர்களின் நிலம்					
18	1522/2022	23-Feb-2022 23-Feb-2022 23-Feb-2022	Sale deed	1. மும்தாஸ்(முத.) முருகவேல்(முக.)	1. கார்த்திக்	-
	Consideration Value/கைமாற்றுத் தொகை: Rs. 2,17,260/-		Market Value/சந்தை மதிப்பு: Rs. 2,17,260/-		PR Number/முந்தைய ஆவண எண்: 5564/2017	
	Schedule 1 Details: Property Type/சொத்தின் வகைப்பாடு: Plot			**Survey No-Extent/புல எண்-விஸ்தீர்ணம்**: 424/2, 424/2BPart - 426.0 SQUARE FEET		
	Village & Street/கிராமம் மற்றும் தெரு: Padappai					
	Boundary Details: கிழக்கு - காலிமனை , மேற்கு - காலிமனை , வடக்கு - காலிமனை , தெற்கு - காலிமனை					
19	1523/2022	23-Feb-2022 23-Feb-2022 23-Feb-2022	Deposit Of Title Deeds	1. கார்த்திக்	1. கனரா பேங்க்	-
	Consideration Value/கைமாற்றுத் தொகை: -		Market Value/சந்தை மதிப்பு: Rs. 41,00,000/-		PR Number/முந்தைய ஆவண எண்: -	
	Schedule 1 Details: Property Type/சொத்தின் வகைப்பாடு: Plot			**Survey No-Extent/புல எண்-விஸ்தீர்ணம்**: 424/2, 424/2BPart - 426.0 SQUARE FEET		
	Village & Street/கிராமம் மற்றும் தெரு: Padappai					
	Boundary Details: கிழக்கு - காலிமனை , மேற்கு - காலிமனை , வடக்கு - காலிமனை , தெற்கு - காலிமனை					