BEST ASSOCIATES

VALUATION REPORT

Er. P.Subramani B.E., AMIE., FIV
Approved Valuer No: F/8059
Chartered Engineer,
Govt. Approved Valuer,
Regd.Valuer for
Income Tax, Wealth Tax &
Gif tax

Office Address:
Er. P. Subramani
Door No.2/21, Ground Floor,
Haroon Building,
Viswanathapuram 1st street,
Rengarajapuram,
Kodambakkam,
Chennai-600024. .
Mobile No –
044-79632901
Cell No.98425 45009 &
98421 45059.
bestche2017@gmail.com

Panel Valuer for Banks
Income Tax, Wealth Tax,
State Bank of India,
Canara Bank,
Bank of India,
LIC, LIC, HFL
Indian Overseas Bank.
Indian Bank,
Union Bank,
City Union Bank,
Lakshmi Vilas Bank Ltd,
Karur Vysya Bank,
Canfine Home Ltd,
Jammu & Kashmir Bank,
Punjab National Bank

Name of the Bank & Branch : **Canara Bank, ARM – 2 Branch, Chennai-600 017.**

Name of the Owners : **Mrs. T. Mageswari,**

Location of the Property : **S. Nos. 514/A1, 514/A2, 537/A, 536/B, 538, 538/1, 539, 540, 541, 542, 545, 546, 586, 590, 591, 592/1, 592/2, 592/3, 594/2, Plot No. 1, 2 & 3, Alliance Orchid Springs Apartment, Daisy Type-Maple Tower Block, Flat No. 1105, 11th Floor, Water Canal Road, Korattur Village, Ambattur Taluk, Villivakkam (SRO), Chennai District – 600 080.**

Total Extent of Land : **207.29 Sq. ft (UDS)**



Present Market Value	:	**Rs.71,00,000.00**
Guide Line Value	:	**Rs.40,33,427.00**
Forced Sale Value	:	**Rs.57,00,000.00**
Realizable Sale Value	:	**Rs.64,00,000.00**

BEST ASSOCIATES

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

Office Address:
Door No.2/21, Ground Floor, Haroon Building,
Viswanathapuram 1st street, Rengarajapuram,
Kodambakkam, Chennai-600024.
Mobile No: 044-79632901
Cell: 98425 45009 & 98421 45059
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Income Tax, Wealth Tax,
State Bank of India,
Canara Bank,
Punjab National Bank.
Union Bank,
Indian Overseas Bank,
Jammu & Kashmir Bank,
Canfine Home Ltd,
Karur Vysya Bank,
DBS Bank Ltd,
City Union Bank,
LIC, LIC-HFL

Ref No: IV-181 / CB / 2025-2026 **Date: 10.07.2025**

To,
The Assistant General Manager,
Canara Bank, ARM – 2 Branch,
Chennai-600 017.

VALUATION REPORT
On Immovable Properties
(In respect of flats)

Pursuant to the request from "The Assistant General Manager, Canara Bank, ARM – 2 Branch, Chennai -17, the property located at S. Nos. 514/A1, 514/A2, 537/A, 536/B, 538, 538/1, 539, 540, 541, 542, 545, 546, 586, 590, 591, 592/1, 592/2, 592/3, 594/2, Plot No. 1, 2 & 3, Alliance Orchid Springs Apartment, Daisy Type-Maple Tower Block, Flat No. 1105, 11th Floor, Water Canal Road, Korattur Village, Ambattur Taluk, Villivakkam (SRO), Chennai District – 600 080, which is said to be owned by **Mrs. Mageswari,** the said property has been inspected on **30.06.2025** for the purpose of assessing the present market value.

The following Documents were produced before me for scrutiny. (Xerox Copy of)

1. Registered Memoranum of deposit of tile deed document, No.6285/2019, dated 15.11.2019, by Mr.T.Mageswari, W/o. Mr. A. Muthuvel to and in favour of Syndicate Bank.
2. Previous valuation report given by Er. M. Ananda Padmanabhan, Dated 28.08.2019.

Based upon the actual observations and also the particulars provided to me, detailed valuation report has been prepared and furnished in the following Annexure I & II After giving careful consideration to the various important factors like the specification, present condition, age, future life, replacement cost, depreciation, potential for marketability, etc.,

I am of opinion that:

1. The Open market value of the property is **Rs.71,00,000.00**
2. Guide line value of the property is **Rs.40,33,427.00**
3. The Forced sale value of the property Is **Rs.57,00,000.00**
4. The Realizable value of the property is **Rs.64,00,000.00**

I declared that,

1. I have inspected the property on 30.06.2025.
2. Number of title deed(s) involved in this property – Refer above.
3. I have no direct or indirect interest in the property valued.
4. Further the information and other details given above in the annexure are true to the best of my knowledge and belief.
5. Value varies with the purpose and date. This report is not to be referred if the purpose is different other than mentioned in the above purpose.
6. Legal aspects are not considered in this Report.

Place: Chennai, **Signature of Valuer**
Date: 10.07.2025. **With seal**

VALUATION OF FLAT BY COMPOSITE RATE METHOD
REPORT ON VALUATION
(In respect of flats)

PART A – BASIC DATA

1. GENERAL

1.	Purpose for Which the Valuation is made	To Assess the fair market value of the property
2.	a) Date of inspection b) Date on which the valuation is made	30.06.2025 10.07.2025
3.	List of documents produced for perusal	1. Registered Memoranum of deposit of tile deed document, No.6285/2019, dated 15.11.2019, by Mr.T.Mageswari, W/o. Mr. A. Muthuvel to and in favour of Syndicate Bank. 2. Previous valuation report given by Er. M. Ananda Padmanabhan, Dated 28.08.2019.
4.	Name of the owner(s) and his/their Address (es) with Phone No.(Details of share of each owner in case of joint ownership)	Mr.T.Mageswari, W/o. Mr. A. Muthuvel
5.	**Brief description of the property:** The said property is located at S. Nos. 514/A1, 514/A2, 537/A, 536/B, 538, 538/1, 539, 540, 541, 542, 545, 546, 586, 590, 591, 592/1, 592/2, 592/3, 594/2, Plot No. 1, 2 & 3, Alliance Orchid Springs Apartment, Daisy Type-Maple Tower Block, Flat No. 1105, 11th Floor, Water Canal Road, Korattur Village, Ambattur Taluk, Villivakkam (SRO), Chennai District – 600 080, within 2 Km distance. As per enquiry made by the undersigned the fair market value of the flat around the above site is ranging from Rs.6,000.00 to Rs.8,000.00 per Sq. ft for vacant land. I have considered **Rs.6,500.00 per Sq. ft** for the valuation purpose.	
6	Location of the property a. Plot No. /Survey No. b. Door No. c. T. S. No/village d. Ward e. District	 Plot No. 1, 2 & 3 / S. Nos. 514/A1, 514/A2, 537/A, 536/B, 538, 538/1, 539, 540, 541, 542, 545, 546, 586, 590, 591, 592/1, 592/2, 592/3, 594/2, - Korattur Village, Ambattur Taluk, Chennai District – 600 076.
7.	Postal address of the property	Plot No. 1, 2 & 3, Alliance Orchid Springs Apartment, Daisy Type-Maple Tower Block, Flat No. 1105, 11th Floor, Water Canal Road, Korattur Village, Ambattur Taluk, Villivakkam (SRO), Chennai District – 600 080,
8.	City /Town Residential area /Commercial area/ Industrial area	Town Residential Area
9.	Classification of the area i)High/Middle /Poor ii) Urban/Semi Urban/Rural	 Middle Urban
10.	Coming under Corporation limit/ Village Panchayat/ Municipality	Ambattur Municipality & CMDA
11.	Whether covered under any state/Central Govt. Tenements (e.g. Urban Land Ceiling Act) or notified under agency area /scheduled area/ cantonment area.	No
12.	In case it is an agricultural land any conversion to house site plots is contemplated	No

13.	Boundaries of the property:	**As per Deed**	**As per Actual**
	North	Vacant Land	Vacant Land
	South	Vacant Land	Vacant Land
	East	Water Canal Road	Water Canal Road
	West	Lake	Lake
14	Dimensions (For Whole Property)		
	North	Refer FMB	
	South		
	East		
	West		
15	Extent of the site	207.29 Sq. ft (UDS)	
16	Latitude, Longitude & Co-ordinates of flat	**13°07'33.2"N 80°11'35.3"E** **13.125889, 80.193139**	
17	Whether occupied by the owner/ tenant If occupied by tenant since how long? Rent received per month	Locked during inspection	

II.APARTMENT BUILDING

1	Nature of the Apartment	Residential Purpose
2	Location S. F. No. Block No. Ward No. Village/Municipality/Corporation. Door No. Street or road (Pin code)	 S. Nos. 514/A1, 514/A2, 537/A, 536/B, 538, 538/1, 539, 540, 541, 542, 545, 546, 586, 590, 591, 592/1, 592/2, 592/3, 594/2, - Korattur Village, Plot No. 1, 2 & 3, Alliance Orchid Springs Apartment, Daisy Type-Maple Tower Block, Flat No. 1105, 11th Floor, Water Canal Road, Korattur Village, Ambattur Taluk, Villivakkam (SRO), Chennai District – 600 080.
3	Description of the Locality Residential/ Commercial/Mixed	Residential Class II Type III
4	Year of construction	2015 (As per old valuation)
5	Number of Floors	Stilt + 17 Floors
6	Type of Structure	RCC Framed Structure
7	Number of Dwelling units in the Building	357 (Maple Block)
8	Quality of Construction	Good
9	Appearance of the Building	Good
10	Maintenance of the Building	Good
11	Facilities available Lift	Available
12	Protected Water Supply	Available
13	Underground Sewerage	Available
14	Car Parking	Available
15	Open/Covered	Available
16	All round Compound wall	Available
17	Pavement around the building	Available
18	Any other facility	Nil

III.FLAT

1.	The floor in Which the flat is situated	11th Floor,
2	Door No. of the Flat	Flat No. 1105
3	Specifications of the Flat Roof Flooring Doors Windows Fittings Finishing	 RCC Roof Not known
4	House Tax Assessment No Tax Paid in the name of Tax Amount	Details not furnished
5	Electricity Service Connection No. Meter Card in the name of	Details not furnished
6	How is the Maintenance of the Flat	Normal
7	Sale deed Executed in the name of	-
8	What is the undivided area of land as per sale deed	207.29 Sq. ft (UDS)
9	What is the plinth area of the flat	Super Built up Area = 1,091.00 Sq. ft
10	What is the floor space index (Approx)	1,091.00 Sq. ft / 207.29 = 5.26
11	What is the carpet area of the flat	Not known
12	Is it posh/I class/medium/ordinary	Medium
13	Is it being used for residential or commercial purpose	Residential
14	Is it owner occupied or tenanted	Locked during inspection

1. DRAWING APPROVAL: Details not furnished

IV.MARKETABILITY

1.	How is the marketability	Good
2	What are the factors favoring for an extra potential value	Nil
3	Any negative factors are observed which affect the market value in general	Nil

Any negative factors observed which affect the market value in general: Nil

V.RATE

1.	After analyzing the comparable sale instances, what is the composite rate for a similar flat with same specifications in the adjoining locality	**Rs.6,500.00/Sq. ft**
2	Assuming it is a new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specifications and other factors with the flat under comparison (Given details)	Rs.6,500.00/Sq. ft to Rs.8,000/Sq. ft for built up area,

3	**Break up for the rate** ➢ Building + services (EB, Water etc.,) ➢ Depreciation (10/60 x 0.9 =0.15) ➢ Land + Development work &Others ➢ Composite rate	 Rs.3,500.00 = 0.15 x Rs.3,500.00 / Sq. ft =Rs.525.00 /Sq. ft = Rs.3,500.00 / Sq. ft - Rs.525.00 /Sq. ft = Rs.2,975.00 /Sq. ft Rs.3,525.00 /Sq. ft = Rs.2,975.00 + Rs.3,525.00 /Sq. ft = **Rs.6,500.00 / Sq. ft**
4	Guideline rate obtained from the register office (un evidence thereof to be enclosed) Land Value Building Value	**Rs.3,800.00 per Sq. ft** 207.29 Sq. ft x Rs.3,800.00 /Sq. ft = Rs. 7,87,702.00 1,091.00 Sq. ft x Rs.2,975.00 /Sq. ft = Rs.32,45,725.00 **Rs.40,33,427.00**

VI. Composite rate adopted after depreciation:

1.	Replacement cost of flat including services	**Rs.3,500.00 / Sq. ft**
2	Depreciation value of the building	Rs.525.00 /Sq. ft
3	Age of the building	10 Years
4	Life of the building estimated	50 Years
5	Depreciation Percentage assuming the salvage value as 10 %	10/60 x 0.9 =0.15
6	Depreciated Value of the building,	Rs.2,975.00 /Sq. ft
7	Total composite rate arrived for valuation Total composite rate	Which works out flat of built up area **Rs.6,500.00 / Sq. ft** which is reasonable while comparing nearby flat rate.

VII. Details of valuation building construction is to be done

S. No	Description	Qty	Rate per unit Rs.	Estimated value Rs.
1.	Present value of the flat	1,091.00	Rs.6,500.00	Rs.70,91,500.00
2.	Ward robes	Nil	-	-
3.	Showcases/almirahs	Nil	-	-
4	Kitchen arrangements	Nil	-	-
5	Super fine finish	Nil	-	-
6	Interior decoration	Nil	-	-
7	Electricity deposits/ Electrical fitting, etc.,	LS		-
8	Extra collapsible gates/grill works etc.,	Nil	-	-
9	Potential value if any	Nil	-	-
12	Share of common amenities, if any	LS		-
13	others (Covered Car Parking)	LS		-
	Total			Rs.70,91,500.00 Say **Rs.71,00,000.00**

Valuation:

As a result of my appraisal and analysis it is my considered opinion that the present market value of the above flat in the prevailing condition with aforesaid specification is **Rs.71,00,000.00**

Present Market value of the property **Rs.71,00,000.00**
Forced sale value of the property **Rs.57,00,000.00**
Realizable sale value of the property **Rs.64,00,000.00**
Guideline value of the property **Rs.40,33,427.00**

Approved valuer

PART D – CERTIFICATE

1. It is certified that in my opinion

- The Present market value of the flat by adopting suitable composite rate is **Rs.71,00,000.00** (Rupees Seventy One Lakhs Only)

- The forced sale value of the property is estimated as 20 % less than present market **Rs.57,00,000.00** (Rupees Fifty Seven Lakhs Only)

- The Realizable sale value of the property is estimated as 10 % less than present market **Rs.64,00,000.00** (Rupees Sixty Four Lakhs Only)

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

3. If this property is offered collateral security, the concerned financial intuition is requested to verify the extent of undivided share of land mentioned in this valuation report with respect to the latest legal opinion.

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

5. The Property was inspected on 30.06.2025.

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

7. This valuation work was/has been undertaken by the valuer based upon the oral request from Assistant General Manager, Canara Bank, ARM-2 Branch, Chennai-17.

Place : Chennai,
Date : 10.07.2025 Panel Valuer

Enclosures:
- Declaration from Valuer
- Model Code Conduct for Valuers
- Guideline Value
- Encumbrance certificate
- Masterplan
- Sale Reference
- Block layout
- Floor plan
- Google Map
- Photo graph

Appendix-IV

DECLARATION FROM VALUERS

I hereby declare that

- The information furnished in my valuation report dated 10.07.2025. 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 interest or indirect interest in the property valued;
- I have personally inspected the property on 30.06.2025.
- The Work is not subcontracted to any other valuer and carried out by myself
- I have not been convicted of any offence and sentenced to a term of imprisonment.
- I have not been found guilty of misconduct in my professional capacity.
- I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report.is in conformity to the "Standards" enshrined for valuation in the Part - B of the Handbooks to the best of my ability.
- I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "standards as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable.
- I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure III-A signed copy of same to be taken and kept along with this declaration.
- I am registered under Section 34AB of the Wealth Tax Act,1957.

S.No.	Particulars	Valuer Comments
1	Background information of the asset being valued.	Residential Flat
2	Purpose of valuation and appointing authority.	To assess the fair market value of the property
3	Identity of the valuer and any other experts Involved in the valuation.	Nil
4	Disclosure of valuer interest or conflict ,if any	Nil
5	Date of appointment, valuation date and date of report.	Date of Appointment : 30.06.2025 Valuation Date : 30.06.2025 Date of Report : 10.07.2025
6	Inspections and/or investigations undertaken.	Investigation under taken in surrounding area of the applicant Property.
7	Nature and sources of the information used or relied upon	Market Enquiries
8	Procedures adopted in carrying out the valuation and valuation standards followed.	Land & Building Method (Land by Using Market Approach Method & Building by Cost Approach method)
9	Restrictions on use of the report, if any	Canarabank only (Refer 1st Page)
10	Major factors that were taken into account During the valuation.	Market Rate of the land in Surrounding area & Specification of Building.
11	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Nil

Date : 10.07.2025.

Place : Chennai. SIGNATURE

APPENDIX V

MODEL CODE OF CONDUCT FOR VALUERS

Adopted in line with companies (Registered Valuers and Valuation Rules, 2017)

All valuers empanelled with bank shall strictly adhere to the following code of conduct:

Integrity and Fairness

1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
3. A valuer shall endeavour to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situation.
4. A valuer shall refrain from being involved in any action that would that bring disrepute to the profession.
5. A valuer shall keep public interest foremost while delivering his services.

Professional Competence and Due Care

6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time.
8. A valuer shall continuously maintain professional knowledge in practice, prevailing regulations/guidelines and techniques.
9. In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
10. A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
11. A valuer shall clearly state to his client the service that he would be competent to provide and the service for which he would be relying on other valuers or professionals or for which the client can have a separate arrangements with other valuers.

Independence and Disclosure of interest

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.
14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased service.
16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his/its association with the valuation, and in accordance with the securities and Exchange Board of India(Prohibition of insider Trading) Regulation, 2015 or till the time the valuation report becomes public, whichever is earlier.
17. A valuer shall not indulge in “mandate snatching” or offering “convenience valuations” in order to cater to a company or client’s needs.
18. As an independent valuer, the valuer shall not charge success fee (success fees may be defined as a compensation / incentive paid to any third party for successful closure of transaction. In this case, approval of credit proposals).
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association withthe company during the last five years.

Confidentiality

20. A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his/its knowledge without proper and specificor unless there is a legal or professional right or duty to disclose.

Information Management

21. A valuer shall ensure that he/it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his/its decisions and actions
22. A valuer shall appear, co-operate and be available for inspection and investigations carried out by the authority, any person authorized by the authority, the registered valuers organization with which he/it is registered or any other statutory regulatory body.
23. A valuer shall provide all information and records as may be required by the authority, the tribal, appellate tribunal, the registered valuersorganisation with which he/it is registered, or any other statutory regulatory body.
24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

Gifts and hospitality:

25. A valuer or his/its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.
    Explanation – For the purposes of this code the term relative shall the same meaning as definedin clause(77) of section 2 of the Companies Act,2013(18 of2013).
26. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself/itself, or to obtain or retain an advantage in the conduct of profession for himself/itself.

Remuneration and costs.

27. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.
28. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

Occupation, employability and restriction.

29. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/its assignments.
30. A valuer shall not conduct business which in the opinion of authority or the registered valuer organization discredits the profession.

Date: 10.07.2025.
Place : Chennai. SIGNATURE

Guideline Value

Guideline Search

Search Criteria :

Zone:	CHENNAI	Sub Registrar Office:	VILLIVAKKAM
Guideline Village:	KORATTUR	Revenue Village:	
Revenue District:		Revenue Taluka:	
Street/Survey Number:	A		

List All Street

25 items found, displaying 1 to 10.
[First/Prev] **1**, 2, 3 [Next/Last]

Sr.No.	Street Name	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O.Download
1	ADITHYA AVENUE	1600/ Square Feet	17225/ Square Metre	Residential Class III Type - III	01-Jul-2024	-
2	AGRAHARAM STREET	2900/ Square Feet	31220/ Square Metre	Residential Class II Type - II	01-Jul-2024	-
3	ALLIANCE ORCHID SPRINGS	3800/ Square Feet	40905/ Square Metre	Residential Class II Type - I	01-Jul-2024	-
4	AMMAN KOIL STREET @ NAGATHAMMAN KOIL STREET (THANTHANKUPPAM)	1600/ Square Feet	17225/ Square Metre	Residential Class III Type - III	01-Jul-2024	-
5	ANAND GARDEN	1600/ Square Feet	17225/ Square Metre	Residential Class III Type - III	01-Jul-2024	-
6	ANANTHALAKSHMI NAGAR	1600/ Square Feet	17225/ Square Metre	Residential Class III Type - III	01-Jul-2024	-
7	ANANTHALAKSHMI NAGAR EXTENSION	1600/ Square Feet	17225/ Square Metre	Residential Class III Type - III	01-Jul-2024	-
8	ANBU NAGAR	2100/ Square Feet	22605/ Square Metre	Residential Class III Type - I	01-Jul-2024	-
9	ANDAL KOIL STREET (MADANANKUPPAM)	1600/ Square Feet	17225/ Square Metre	Residential Class III Type - III	01-Jul-2024	-
10	ANDAL NAGAR	1300/ Square Feet	13995/ Square Metre	Residential Class IV Type - I	01-Jul-2024	-

Back

Encumbrance certificate:

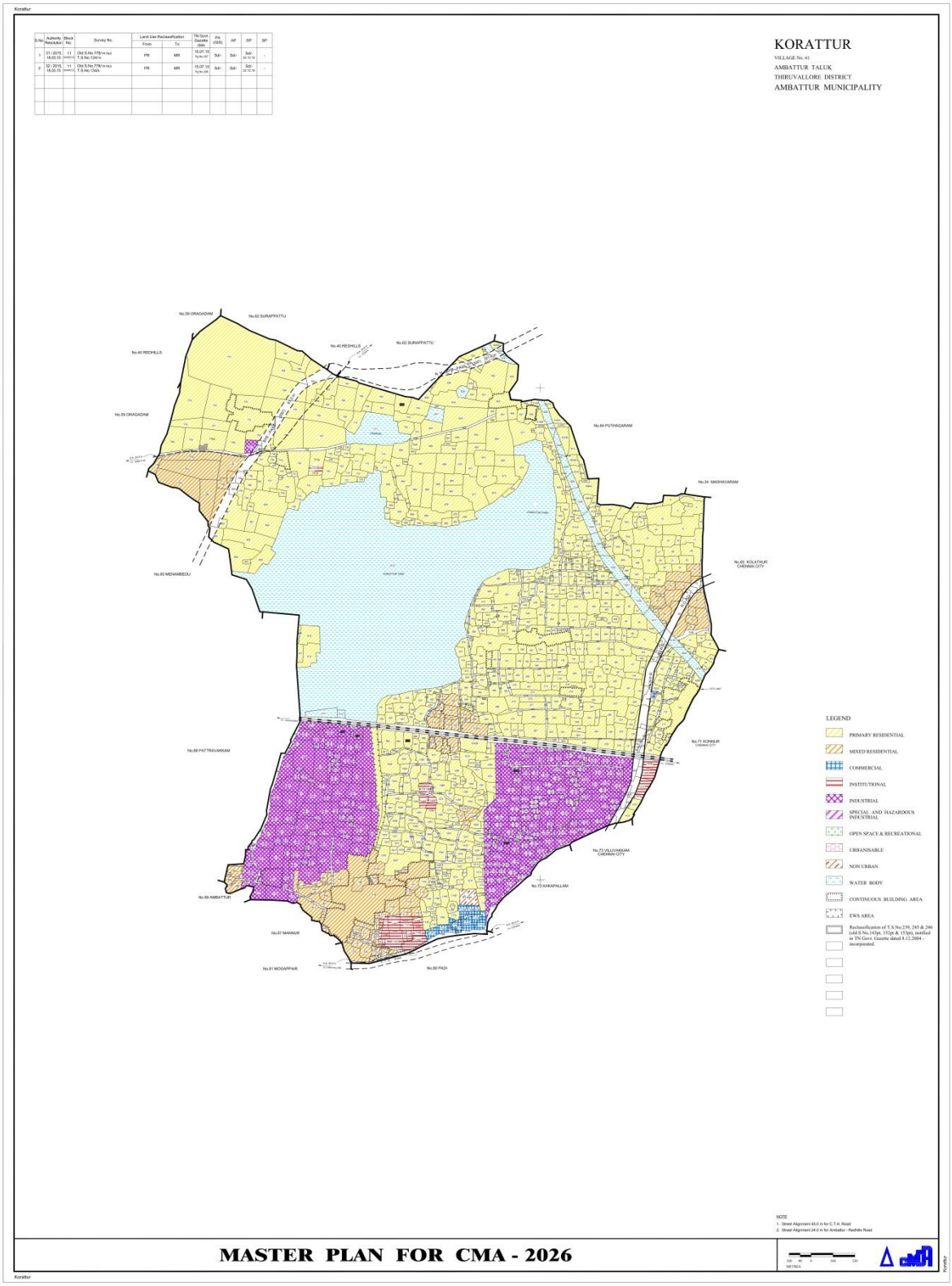
6284/2019	15-Nov-2019 18-Nov-2019 18-Nov-2019	Sale deed	1. சுதர்சன் பாய்யா	1. ட்டி மகேஸ்வரி	-
Consideration Value/கைமாற்றுத் தொகை: Rs. 80,00,000/-		Market Value/சந்தை மதிப்பு: Rs. 80,00,000/-		PR Number/முந்தைய ஆவண எண்: 3402/2013	
Schedule 1 Details: Property Type/சொத்தின் வகைப்பாடு: Flats			Property Extent/சொத்தின் விஸ்தீர்ணம்: 207.29 SQUARE FEET, 567555.0 SQUARE FEET, 673437.0 SQUARE FEET		
Village & Street/கிராமம் மற்றும் தெரு: Korattur, ALLIANCE ORCHID SPRINGS			Survey No./புல எண் : 514/A1, 514/A2, 536/B, 537/A, 538, 538/1, 539, 540, 541, 542, 545, 546, 561, 589, 590, 591, 592/1, 592/2, 592/3, 594/2		
Building Name/கட்டிடத்தின் பெயர்: Alliance Orchid Springs MAPLE TOWER New Door No./புதிய கதவு எண்: 54 Ward No./வார்டு எண்: -Select-			Floor No./தள எண்: 11 வது தளம் Flat No./அடுக்குமாடிக் குடியிருப்பு எண்: 1105 DAISY TYPE		
Boundary Details: கிழக்கு - கால்வாய் ரோடு, மேற்கு - ஏரி, வடக்கு - காலி மனை, தெற்கு - காலி மனை			Schedule Remarks/சொத்து விவரம் தொடர்பான குறிப்புரை: அலையன்ஸ் ஆர்சிட் ஸ்பிரிங்ஸ், மாப்ல் டவர் டைசி டைப், ப்ளாட் எண்.1105, 11 வது தளம் விஸ்தீரணம் 1091 சதுரடி கட்டிடம் கார் பார்க்கிங் வசதி மற்றும் பிரிபிடாத பாக 207.29 சதுரடி மனை உள்பட		
6285/2019	15-Nov-2019 18-Nov-2019 18-Nov-2019	Deposit Of Title Deeds	1. ட்டி மகேஸ்வரி	1. சிண்டிகேட் பேங்க்	-
Consideration Value/கைமாற்றுத் தொகை: -		Market Value/சந்தை மதிப்பு: Rs. 64,00,000/-		PR Number/முந்தைய ஆவண எண்: 3402/2013	
Schedule 1 Details: Property Type/சொத்தின் வகைப்பாடு: Flats			Property Extent/சொத்தின் விஸ்தீர்ணம்: 207.29 SQUARE FEET, 567555.0 SQUARE FEET, 673437.0 SQUARE FEET		
Village & Street/கிராமம் மற்றும் தெரு: Korattur, ALLIANCE ORCHID SPRINGS			Survey No./புல எண் : 514/A1, 514/A2, 536/B, 537/A, 538, 538/1, 539, 540, 541, 542, 545, 546, 561, 589, 590, 591, 592/1, 592/2, 592/3, 594/2		

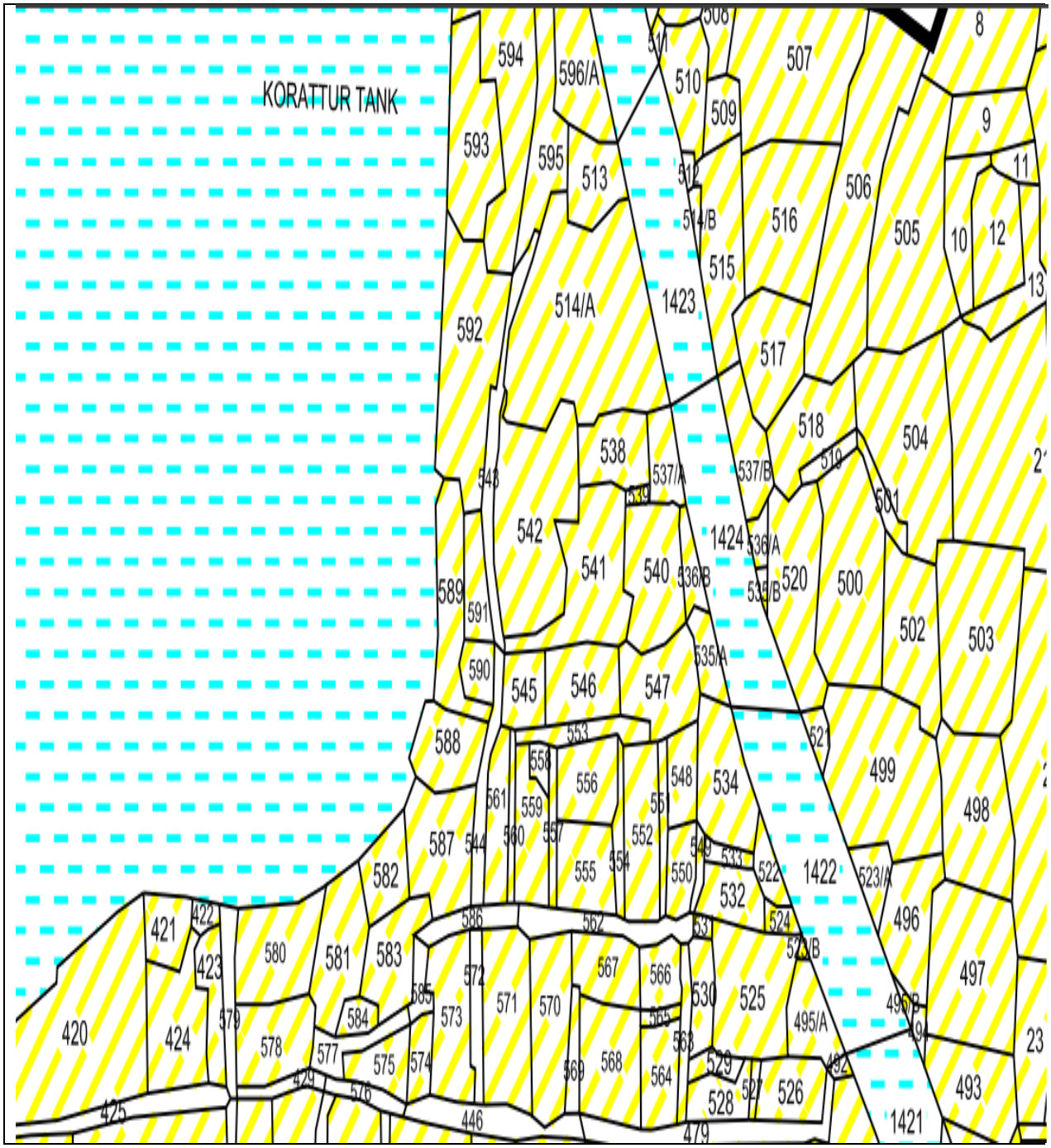
61

Building Name/கட்டிடத்தின் பெயர்: Alliance Orchid Springs MAPLE TOWER New Door No./புதிய கதவு எண்: 54	Floor No./தள எண்: 11 வது தளம் Flat No./அடுக்குமாடிக் குடியிருப்பு எண்: 1105 DAISY TYPE
Boundary Details: கிழக்கு - கால்வாய் ரோடு, மேற்கு - ஏரி, வடக்கு - காலி மனை, தெற்கு - காலி மனை	Schedule Remarks/சொத்து விவரம் தொடர்பான குறிப்புரை: அலையன்ஸ் ஆர்சிட் ஸ்பிரிங்ஸ், மாப்ல் டவர் டைசி டைப், ப்ளாட் எண்.1105, 11 வது தளம் விஸ்தீரணம் 1091 சதுரடி கட்டிடம் கார் பார்க்கிங் வசதி மற்றும் பிரிபிடாத பாக 207.29 சதுரடி மனை உள்பட

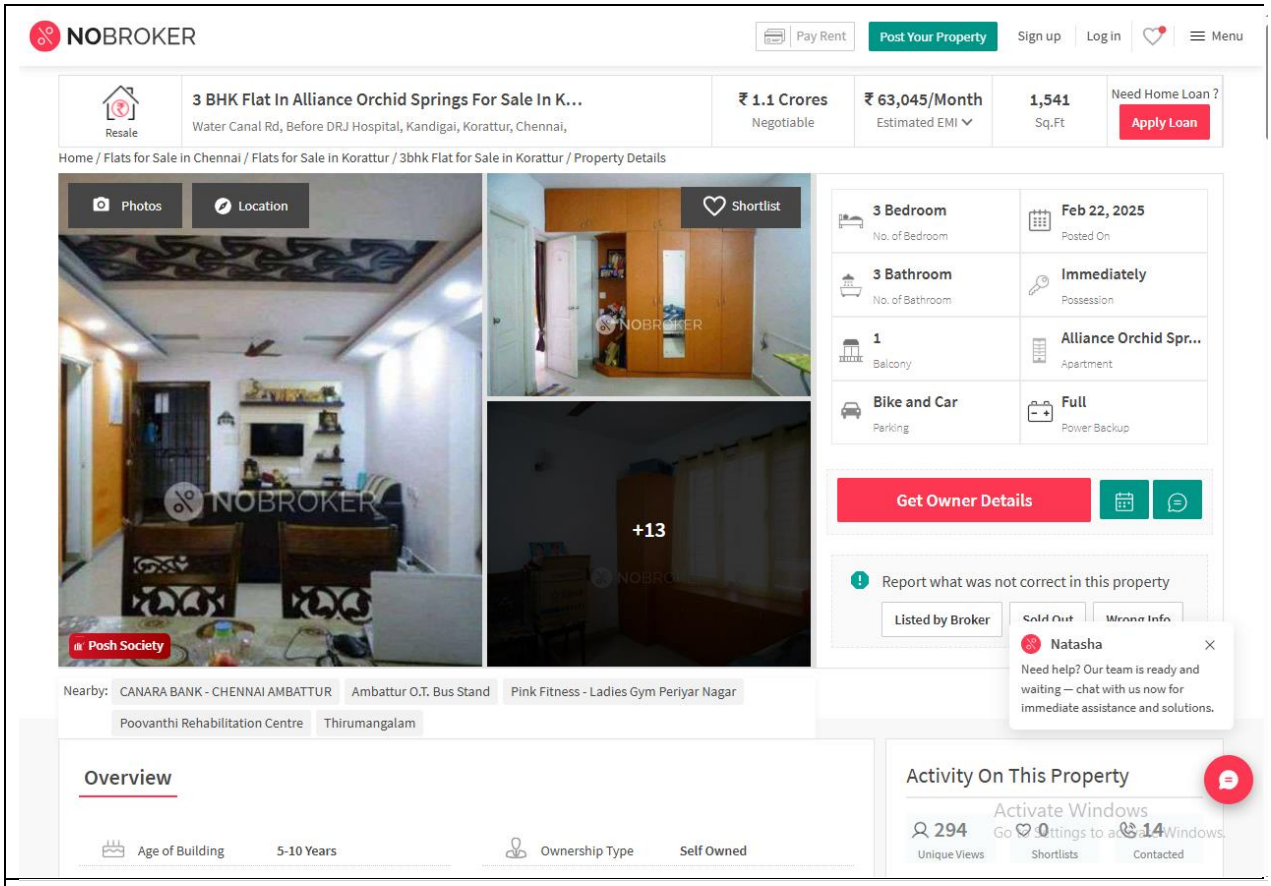
Activate Win
Go to Settings to

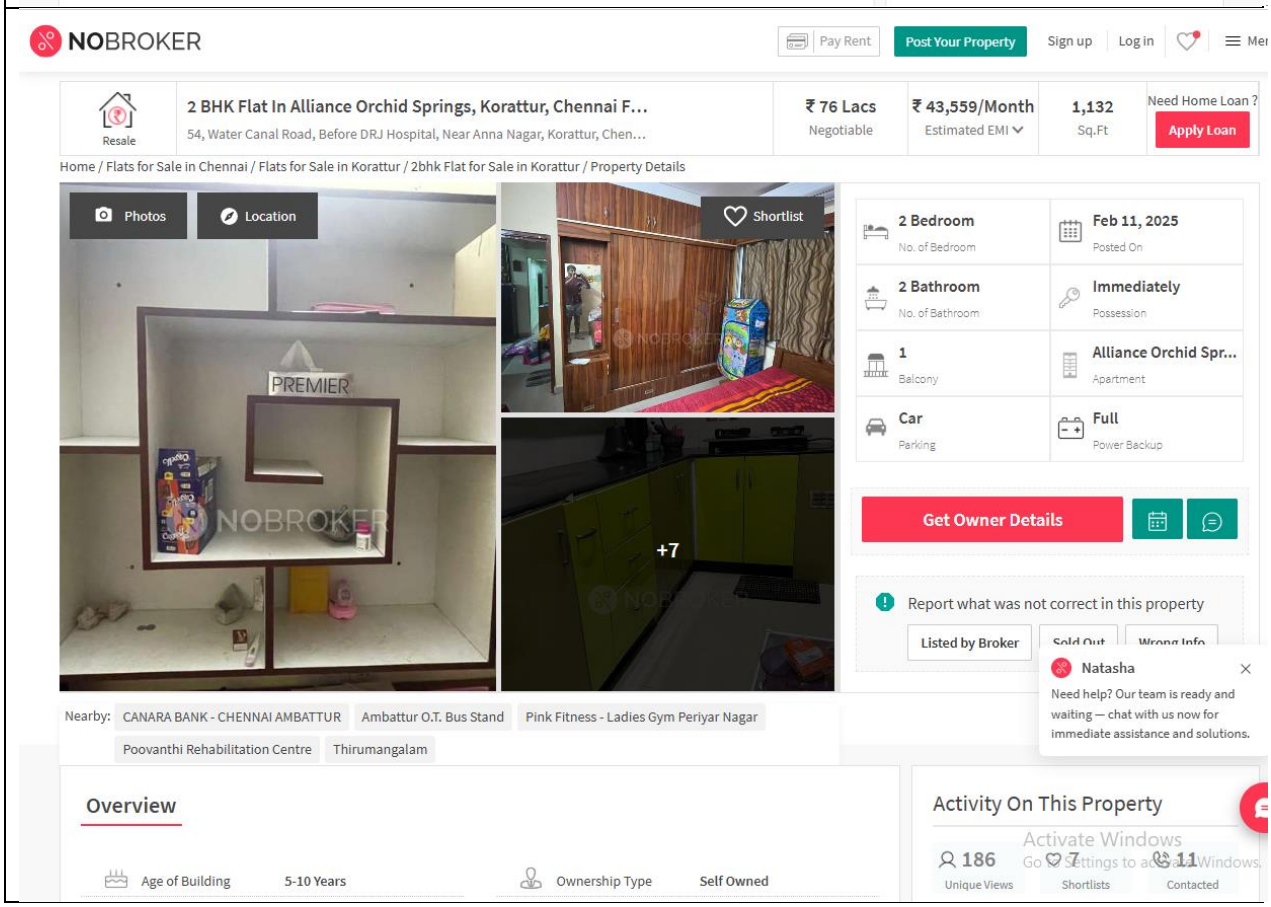
Master Plan:

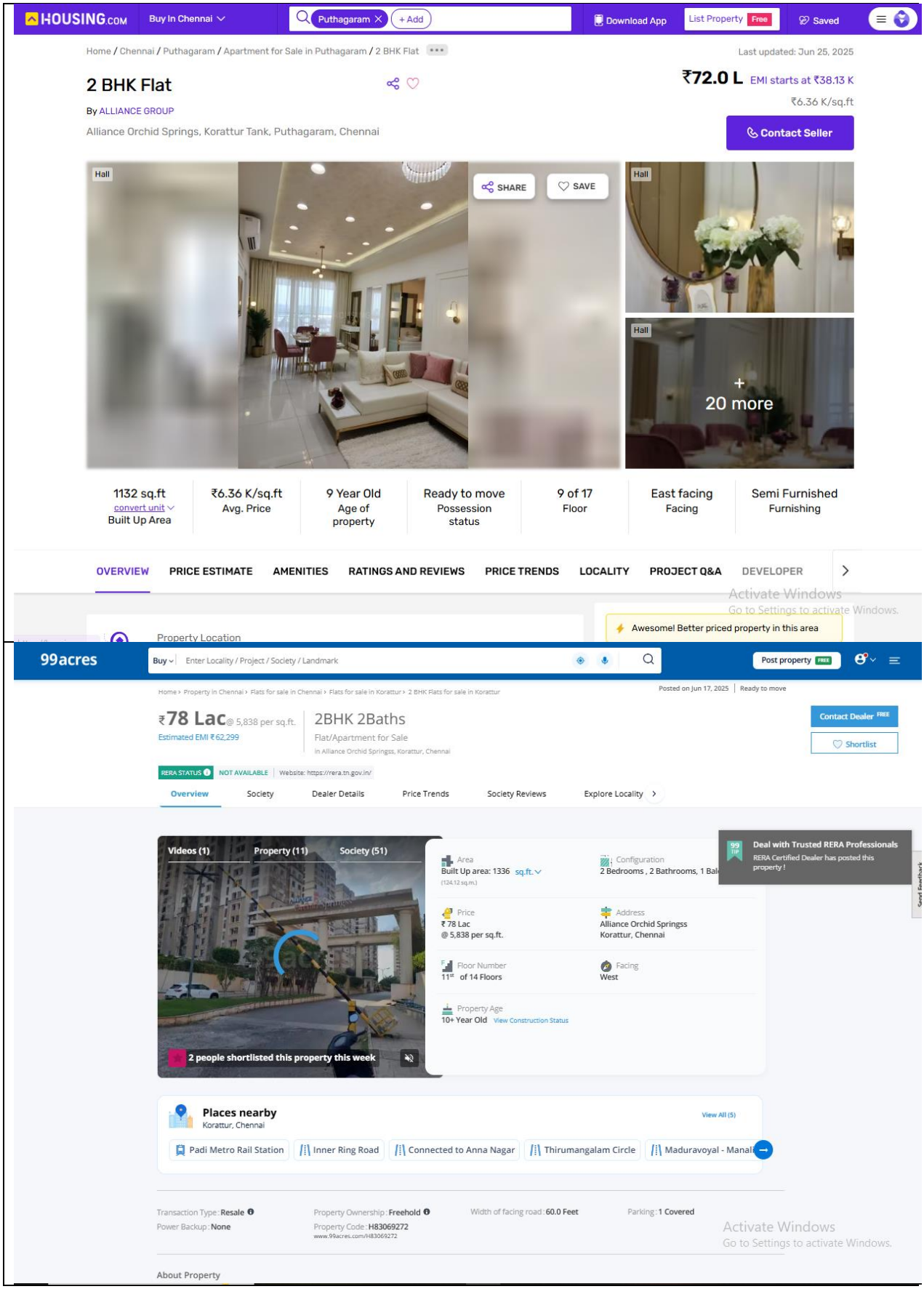

KORATTUR
VILLAGE No. 61
AMBATTUR TALUK
THIRUVALLORE DISTRICT
AMBATTUR MUNICIPALITY
No.59 ORAGADAM
No.62 SURAPPATTU
No.40 REDHILLS
No.84 PUTHAGARAM
No.34 MADHAVARAM
No.65 KOLATHUR CHENNAI CITY
No.60 MENAMBEDU
No.71 KONNUR CHENNAI CITY
No.88 PATTRAVAKKAM
No.72 VILLIVAKKAM CHENNAI CITY
No.72 KOKAPALLAM
No.50 AMBATTUR
No.87 MANNUR
No.81 MOGAPPAIR
No.80 PAZH
LEGEND
PRIMARY RESIDENTIAL
MIXED RESIDENTIAL
COMMERCIAL
INSTITUTIONAL
INDUSTRIAL
SPECIAL AND HAZARDOUS INDUSTRIAL
OPEN SPACE & RECREATIONAL
URBANISABLE
NON URBAN
WATER BODY
CONTINUOUS BUILDING AREA
EWS AREA
NOTE
1. Street Alignment 45.0 m for C.T.H. Road
2. Street Alignment 24.0 m for Ambattur - Redhills Road
MASTER PLAN FOR CMA - 2026
METRES


KORATTUR TANK
594
596/A
510
507
8
593
595
513
509
9
11
506
516
505
10
12
515
514/A
1423
592
517
13
518
504
538
537/A
537/B
542
541
540
1424
520
500
589
591
502
503
590
545
546
547
588
534
499
498
587
582
552
555
550
532
522
1422
523/A
496
421
422
423
580
581
583
567
566
530
525
497
420
424
578
584
573
571
570
495/A
529
526
493
425
446
1421
479

Sale Reference:






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Home / Chennai / Puthagaram / Apartment for Sale in Puthagaram / 2 BHK Flat
Last updated: Jun 25, 2025
2 BHK Flat
₹72.0 L EMI starts at ₹38.13 K
₹6.36 K/sq.ft
By ALLIANCE GROUP
Alliance Orchid Springs, Korattur Tank, Puthagaram, Chennai
Contact Seller
Hall
SHARE
SAVE
+ 20 more
1132 sq.ft
convert unit
Built Up Area
₹6.36 K/sq.ft
Avg. Price
9 Year Old
Age of property
Ready to move
Possession status
9 of 17
Floor
East facing
Facing
Semi Furnished
Furnishing
OVERVIEW
PRICE ESTIMATE
AMENITIES
RATINGS AND REVIEWS
PRICE TRENDS
LOCALITY
PROJECT Q&A
DEVELOPER
Activate Windows
Go to Settings to activate Windows.
Property Location
Awesome! Better priced property in this area
99acres
Buy
Enter Locality / Project / Society / Landmark
Post property FREE
Posted on Jun 17, 2025 | Ready to move
₹78 Lac @ 5,838 per sq.ft.
Estimated EMI ₹ 62,299
2BHK 2Baths
Flat/Apartment for Sale
in Alliance Orchid Springss, Korattur, Chennai
Contact Dealer FREE
Shortlist
RERA STATUS
NOT AVAILABLE
Website: https://rera.tn.gov.in/
Overview
Society
Dealer Details
Price Trends
Society Reviews
Explore Locality
Videos (1)
Property (11)
Society (51)
2 people shortlisted this property this week
Area
Built Up area: 1336 sq.ft.
Configuration
2 Bedrooms , 2 Bathrooms, 1 Bal
Deal with Trusted RERA Professionals
RERA Certified Dealer has posted this property !
Price
₹ 78 Lac
@ 5,838 per sq.ft.
Address
Alliance Orchid Springss
Korattur, Chennai
Floor Number
11st of 14 Floors
Facing
West
Property Age
10+ Year Old
View Construction Status
Places nearby
Korattur, Chennai
View All (5)
Padi Metro Rail Station
Inner Ring Road
Connected to Anna Nagar
Thirumangalam Circle
Maduravoyal - Manali
Transaction Type: Resale
Power Backup: None
Property Ownership: Freehold
Property Code: H83069272
Width of facing road: 60.0 Feet
Parking: 1 Covered
Activate Windows
Go to Settings to activate Windows.
About Property

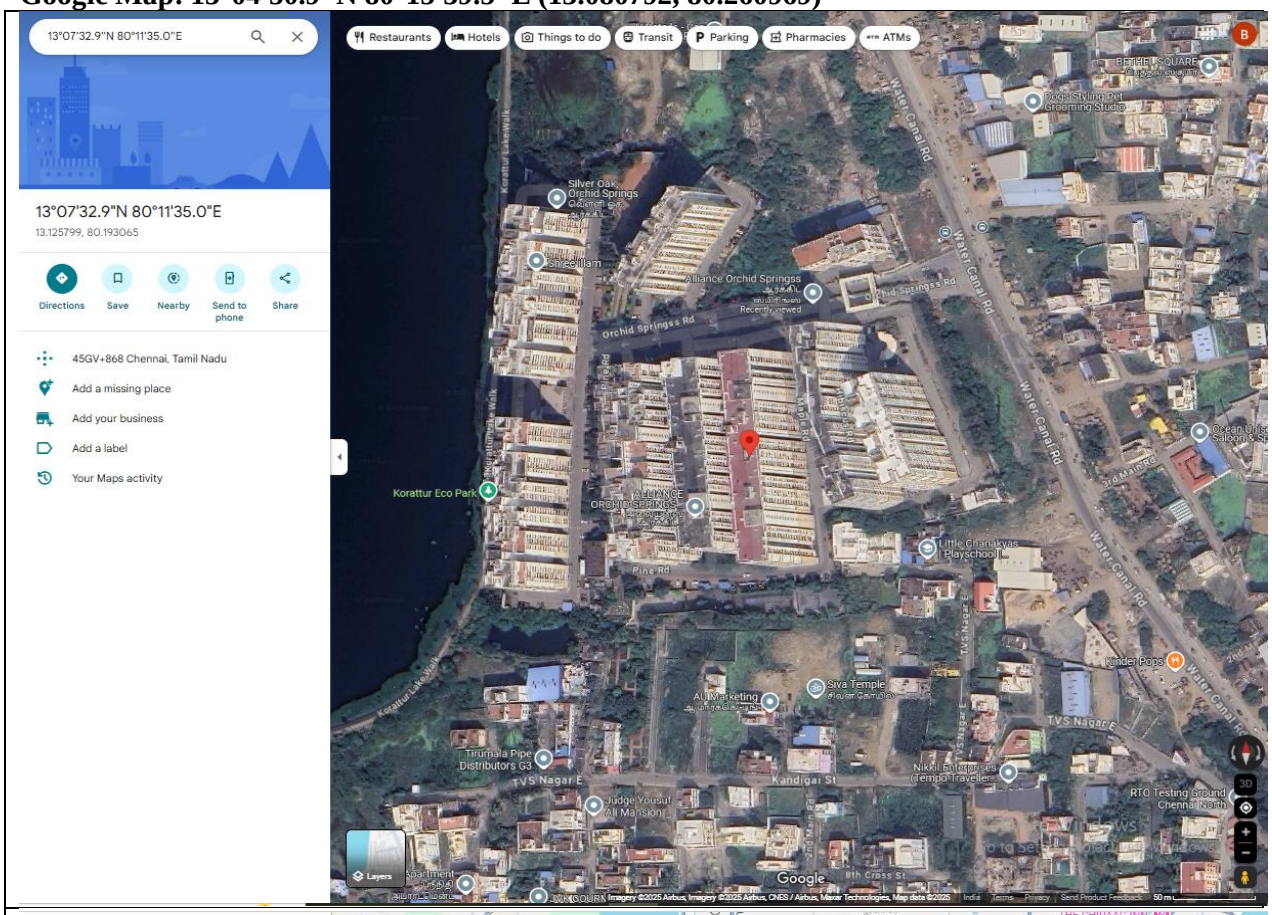
Block Layout:

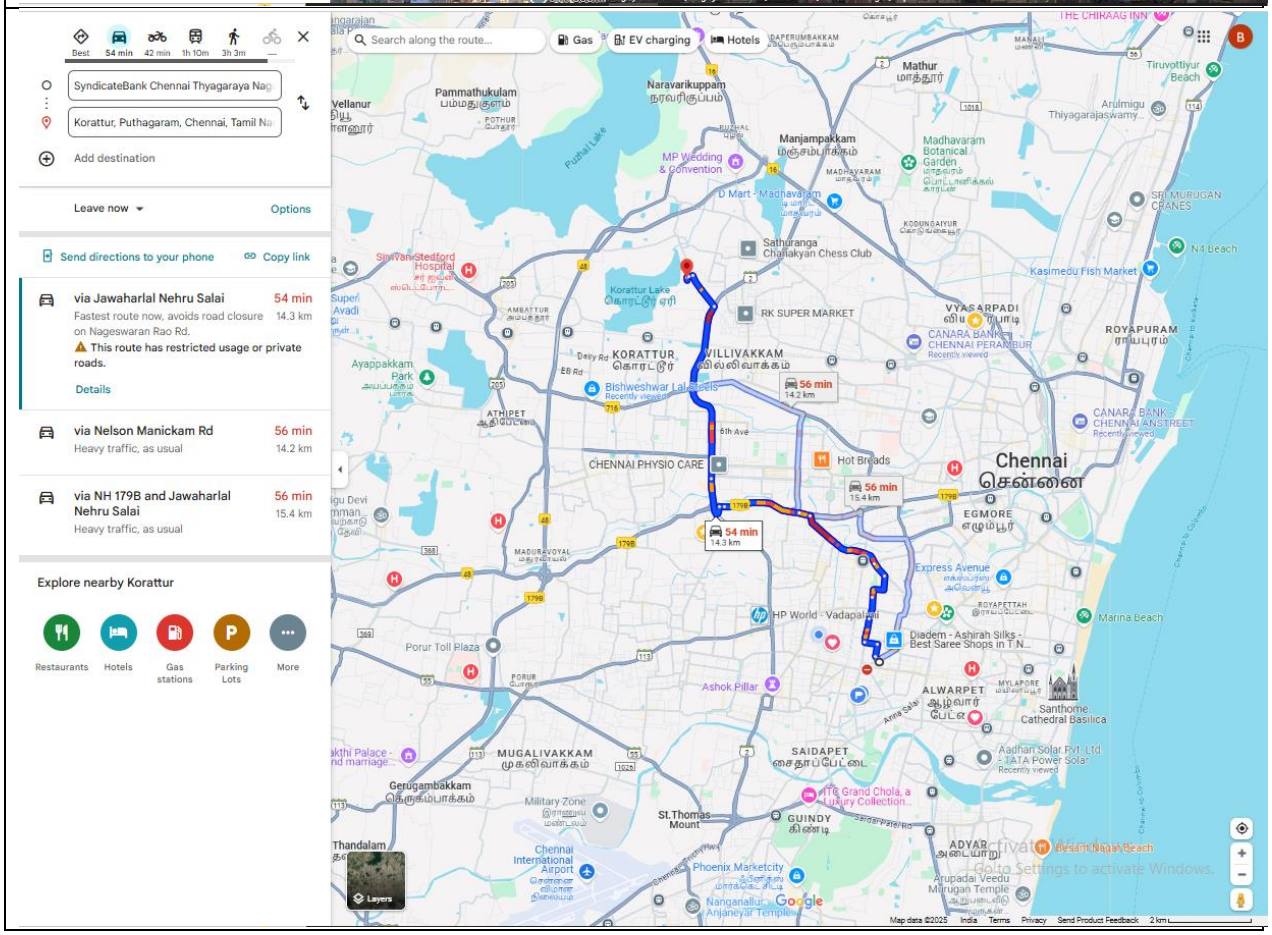


Floor Plan:



Google Map: 13°04'50.9"N 80°15'39.5"E (13.080792, 80.260969)





Photos:




BLOCK - 3
MAPLE
alliance
Orchid Springss


15
16
12
13
14
11
9
10
8
7
6
5
4
3
2
1
0
B1
B2
L


It's not someone else's responsibility to pick up your litter
IT'S OUR RESPONSIBILITY
Please! put your litter in the bin
FLAT 1101 - 1102
FLAT 1120 - 1121
11
FLAT 1103 - 1110
FLAT 1111 - 1119




MAPLE