# VALUATION REPORT

| | |
|---|---|
| **Name of the Bank & Branch** | Canara Bank, Ambattur – Pudur Branch, Chennai. |
| **Name of the Owner** | **Mrs. S. Gowreeswari** |
| **Address of the Property** | Old Door No.108, New Door No.249, Thiruvottiyur High Road, Kaladipet, Chennai -600 019. |
| **Value of the Property** | **Rs.4,49,83,000/-** |


**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]**

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Office Address: Flat No.A, Ground Floor, Geethanjali Complex, Block No.M19, Indira Colony 2nd Street, Ashok Nagar, Chennai – 600 083.

Contact Nos. 98949 15849 / 89391 98624, Email: maharaajj@gmail.com

**G.MAHARAJAN B.E.(Civil), M.Tech (Struc), MSc (Valuation), FIV, MIE, IIT Arb.,**

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

F.No.A, Geethanjali Complex, M19, Indira Colony 2nd Street, Ashok Nagar, Chennai – 600 083.

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

VALUATION OF LAND AND BUILDING

REPORT ON VALUATION

PART A – BASIC DATA

Ref No.507/2025-2026.

Date: 05.07.2025.

| I.GENERAL | | | |
|---|---|---|---|
| 1. | Purpose of valuation | : | To Assess the fair market value of the property (for SARFAESI) |
| 2. | a. Date of Inspection<br>b. Date of Valuation | :<br>: | 27.06.2025.<br>05.07.2025. |
| 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:-**<br>**Mrs. S. Gowreeswari,** W/o Mr. Sudar Rajan<br>Sole Ownership /Mobile No.63801 66176. |
| 4. | Document produced for Perusal | : | 1) Copy of Previous Valuation report dated 31.08.2019. issued by Panel Valuer Vr.S. Dinesh<br>2) Copy of Legal Opinion Dated 29.08.2019. issued by Panel Advocate Mrs. S.Kavitha<br>3) Copy of Approved Building Plan. |
| 5. | Brief Description of the property | : | The subject property is a mixed Residential Building consists of GF+FF+SF+TF (part) -3Units. (GF-21 Shops, FF-Co –Operative Bank, SF-2Unit & TF -1 Unit &Terrace floor - Airtel tower ).It is located in developed residential area, Kaladipet, Chennai. |
| 6. | Scope of valuation | : | To Assess the present Market value of the property |



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| | | | |
|---|---|---|---|
| 7. | If this report is to be used for any bank purpose, state the name of the bank and branch, if known | : | Canara Bank, Ambattur- Pudur Branch, Chennai. |
| 8. | Location of the Property Land Mark | : | T.H Road / Kaladipet Metro Station / Canara Bank, Thiruvottiyur Branch. |

**II. DESCRIPTION OF THE PROPERTY**

| | | | |
|---|---|---|---|
| 1. | Postal address of the property with pin code | : | Old Door No.108, New Door No.249, Thiruvottiyur High Road, Kaladipet, Chennai -600 019. |
| 2. | City/Town | : | City |
| | Residential area | : | Yes |
| | Commercial area | : | -- |
| | Industrial area | : | -- |
| 3. | Classification of the Area | : | Urban / Middle Class |
| 4. | Coming under Corporation Limit / Village Panchayat / Municipality | : | Greater Chennai Corporation |
| 5. | Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / Cantonment Area | : | No |
| 6. | In case it is an agricultural land, any conversion to house site plots is contemplated | : | No |
| **7.** | **Location of the property** | | |
| | Plot No./ Nagar. | : | --- |
| | S.F.NO./T.S.NO./R.S.NO | : | Survey Nos.173/1,40,41,44,45, T.S.No.74 part ,75 Part,76,77,78 79 part & 81 Part |
| | Door No. | | Old Door No.108, New Door No.249 |
| | Village / Block | : | Sathankadu Village |
| | Taluk / Ward | : | Thiruvottiyur Taluk |
| | Mandal/District/Municipality/ Corporation | : | Chennai District / Greater chennai corporation |



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| | | | | |
|---|---|---|---|---|
| 8. | Boundaries of the Property | : | As per Document | As per Site |
| | North | : | Reaming Land in T. Nos.74 part, 75 part,79 Part & 80 Part | Land & Building (Commercial) |
| | South | : | Reaming Land in T. Nos.79 Part , 81 Part,82 & 83 | Land & Building (Muthoot mini finance) |
| | East | : | Thiruvottiyur High Road | Thiruvottiyur High Road |
| | West | : | T.S.No.104 | Vacant Land |
| 9. | Latitude, Longitude & Coordinates of the sites | : | 13.15201N, 80.29991E | |
| 10 | Property tax receipt referred<br>Assessment number<br>In the name of<br>Tax amount | :<br>:<br>:<br>: | Not Submitted<br>--<br>--<br>-- | |
| 11 | Electricity service connection Number<br>In the name of | :<br>: | Not Submitted<br>-- | |
| 12 | Property is presently occupied by | : | Fully Occupied by Tenant | |
| 13 | If tenanted fully, what is the total monthly rent? | : | GF-21 Shops - If Rented rental value - Rs.2,10,000/-<br>FF- Co. Operative bank – Rented Value- Rs.75000/- Per Month<br>SF- 02 Unit –Rented value – Rs.30,000/- Per Month<br>TF (part) -1 Unit& 1 tower – Rented value – Rs.10,000/- Per Month | |
| 14 | If Occupied by both, by assuming the entire building | : | - | |
| | (i)What is the probable monthly rent? | : | -- | |
| | (ii)What is the advance amount? | : | N.A | |



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III. PROCEDURE OF VALUATION

| | | |
|---|---|---|
| Valuation Details | : | Discussed in part A, B,C,D,E,F |
| Plot Coverage = 28% (Plan) | : | F.S.I = 0.28 (Plan) |
| Plot Coverage =100% (Actual) | : | F.S.I =2.49(Actual) |

PART B – LAND

| | | | | | |
|---|---|---|---|---|---|
| 1. | Dimension of the site | : | As per Sale Deed | As per Plan | As per Site |
| | North | : | 118'0" | 118'0" | 118'0" |
| | South | : | 116'0" | 116'0" | 116'0" |
| | East | : | 31'6" | 31'6" | 31'6" |
| | West | : | 31'6" | 31'6" | 31'6" |
| | Extent | : | 3685 Sft | 3685 Sft | 3685 Sft |
| | Total Extent of Land | : | 3685 Sft | | |
| 2. | Extent of site ( least of 1a &1b) | : | 3685 Sft | | |
| 3. | Characteristics of the site | | | | |
| | What is the Character of the locality? | : | Commercial cum Residential Area | | |
| | What is the classification of the locality? | : | Middle Class | | |
| | Development of surrounding areas | : | Developed Commercial cum Residential Area | | |
| | Possibility of frequent flooding / sub merging | : | No | | |
| | Feasibility to the Civic amenities like school, hospital, bus stop, market etc. | : | All Civic Amenities are Available nearby. | | |
| | Level of land with topographical conditions | : | Equal | | |
| | Shape of land | : | Rectangle in shape | | |
| | Type of use to which it can be put | : | Residential | | |
| | Any usage restriction is plot in town planning approved layout? | : | NA | | |
| | Corner Plot or Intermittent Plot? | : | Intermittent Plot | | |
| | Type of road available at present | : | Bitumen Road | | |
| | Road facilities are available? | : | Available | | |



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| | | | |
|---|---|---|---|
| | Is it a land – locked land? | : | No |
| | *Water Potentiality<br>* What is the width of the Road?<br>is it below 20ft or more than 20 ft | :<br>: | Available (Bore Well & OHT )<br>80 Feet Road<br>More than 20 Feet Road |
| | Underground sewerage system<br>Is power supply available at the site? | :<br>: | Available<br>Yes |
| | Advantage of the site | : | N.A |
| | 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? | : | Mixed Residential Land |
| | Accessibility | : | by Road |
| 4. | Value of adopting GLR | | |
| | i) Guideline rate as obtained from the Register's office | : | Rs.5500/- per Sft (**S.R.O @ Thiruvottiyur** ) |
| | ii) Value of land by adopting<br>GLR (3685 Sft x Rs.5500/- Sft) | : | Rs.2,02,67,500/- |
| | Value by adopting PMR<br>(Prevailing market rate) | : | Rs.12,000/- to Rs.12,500/ - per Sft |
| | Unit rate adopted in this valuation After considering the characteristic of the subject plot | : | Rs.12,000/- Per Sft |
| | Value of land by adopting PMR<br>(3685 Sft x Rs.12,000/Sft) | : | Rs.4,42,20,000/- |

PART C – BUILDINGS

| | | | |
|---|---|---|---|
| | Type of Building | | Commercial cum Residential |
| 1. | Type of construction | : | RCC Framed Structure |



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| | | | |
|---|---|---|---|
| 2. | Quality of Construction | : | Good |
| 3. | Appearance of building | : | Common |
| 4. | Maintenance of Building | : | Normal |
| 5. | Plinth Area | : | As per ISI 3861-1975 |
| 6. | Drawing approval Details: Approved building plan vide P.P.No.A/447/1991. Lr.No.A3/25865/1990. Dated 18.04.1991.issued by Member Secretary of MMDA.& B.L.No.400/1991/F2. Valid up to 05.06.1994. issued by the commissioner of Thiruvottiyur Municipality. | | |
| a. | Date of issue and validity of layout of approved map/plan | : | Dated 18.04.1991 |
| b. | Approved map/plan issuing authority | : | Issued by Member Secretary of MMDA. & the commissioner of Thiruvottiyur Municipality. |
| c. | Whether genuineness or authentic of approved map / plan is verified? | : | No |
| d. | Any other comments by our empanelled valuers on authentic of approved plan? | : | N.A |
| e. | (Discuss on the building approval, reference, violations observed, consequences of violation etc.) | : | Details are given below |

**Construction Details**

| Particulars | As per Plan | As per Site | Area Considered for Valuation |
|---|---|---|---|
| Plot Extent | 3685 Sft | 3685 Sft | 3685 Sft |
| No. of Floors | GF | GF+FF+SF+TF (part) | -- |
| Ground Floor | 1039.50 Sft | 3685 Sft | 1039.50 Sft |
| First Floor | -- | 3000 Sft | -- |
| Second Floor | -- | 1798 Sft | -- |
| Third Floor | -- | 700 Sft | -- |
| **Total FSI Area** | 1039.50 Sft | 9183 Sft | -- |
| Plot Coverage | 28% | 100% | -- |
| Floor Space Index | 0.28 | 2.49 | -- |
| No. of Units | 01 Unit (GF-1) | GF-21 Shops, FF- Bank , SF- 2 Unit & TF-1 Unit, terrace floor-Cell phone Tower | -- |



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| SI. No. | Floor | Year of construction | Roof | Plinth Area (In Sq.ft) | | Total | Carpet Area |
|---|---|---|---|---|---|---|---|
| | | | | Main Portion A | Cantilevered Portion B | A+50% of B | |
| 1. | GF | 1991 | RCC | 1039.50 Sft | -- | 1039.50 Sft | 832 Sft |
| **Total** | | | | 1039.50 Sft | -- | 1039.50 Sft | 832 Sft |

VALUATION OF BUILDING:-

| DESCRIPTION | GROUND FLOOR |
|---|---|
| Foundation | RCC |
| Flooring | Ceramic Flooring |
| Superstructure | Brick Masonry |
| Roof | RCC Roof |
| Doors | Country wood |
| Windows | Country wood |
| Plinth area | 1039.50 Sft |
| Carpet area | 832 Sft |
| Year of construction | 1991 |
| Age of the building | 34 Years |
| If the age is not exactly known, further life Expected | 26 Years |
| Total life of the building Estimated | 60 Years |
| Depreciation percentage<br>assuming salvage value of 10% | 51% (34*1.5%) |
| Replacement rate of Construction with the existing conditions and specifications | Rs.1,500/-/Sft |
| Replacement Value | Rs. 15,59,250/- |
| Depreciation | Rs.7,95,524/- |
| Present value of the building | Rs.7,63,726/- |
| Total value of the Building | Rs.7,63,726/- |

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| SI No. | Particulars of items | Plinth Area in Sft | Roof Height | Age of the Bldg | Estimated replacement rate of construction Rs. | Replacement Cost Rs. | Depreciation Rs. | Net value after dep. Rs. |
|---|---|---|---|---|---|---|---|---|
| 1. | GF | 1039.90 | 10'0" | 34YRS | 1500/Sft | 15,59,250/- | 7,95,524/- | 7,63,726/- |
| Value of the building | | | | | | | | 7,63,726/- |

PART D – AMENITIES & EXTRA ITEMS

| | | | |
|---|---|---|---|
| 1. | Portico | : | Rs.-/- |
| 2. | Ornamental Front / Pooja door | : | Rs. |
| 3. | Sitout/Verandah with Steel grills | : | Rs. |
| 4. | Extra Steel/collapsible gates | : | Rs. |
| 5. | Open staircase | : | Rs. |
| 6. | Wardrobes, showcases, wooden cupboards | : | Rs. |
| 7. | Glazed tiles | : | Rs. |
| 8. | Extra sinks and bath tub | : | Rs. |
| 9. | Marble/ceramic tiles flooring | : | Rs. |
| 10. | Interior decorations | : | Rs. |
| 11. | Architectural Elevation works | : | Rs. |
| 12. | False ceiling works | : | Rs. |
| 13. | Paneling works | : | Rs. |
| 14. | Aluminum works | : | Rs. |
| 15. | Aluminum handrails | : | Rs. |
| 16. | Separate Lumber Room | : | Rs. |
| 17. | Separate Toiler Room | : | Rs. |
| 18. | Separate water tank/sump | : | Rs. |
| 19. | Trees, gardening | : | Rs. |
| 20. | Any other | : | Rs. |



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Govt. Regd. Valuer & Chartered Engineer

PART E – SERVICES

| | | | |
|---|---|---|---|
| 1. | Water supply Arrangements | | |
| | Open well | : | Rs.--/- |
| | Deep Bore | : | Rs.--/- |
| | Hand Pump | : | Rs.--/- |
| | Motor | : | Rs.--/- |
| | Corporation Tap | : | Rs.--/- |
| | Underground level Sump | : | Rs.--/- |
| | Overhead water tank | : | Rs.--/- |
| 2. | Drainage Arrangements | : | Rs.--/- |
| | Septic tank | | -- |
| | Underground sewerage | | -- |
| 3. | Compound wall | : | Not Available |
| | Height | | -- |
| | Length | | -- |
| | Type of Construction : | | -- |
| 4. | Pavements | : | -- |
| 5. | Steel gate | : | -- |
| 6. | E.B. Deposits, water deposits, drainage deposits etc | : | -- |
| 7. | Electrical fittings & others | | |
| | Type of wiring | : | Concealed type wiring |
| | Class of fittings (superior / ordinary / poor) | : | Ordinary |
| | Number of light points | : | Sufficient |
| | Fan points | : | Sufficient |
| | Spare plug points | : | Sufficient |
| | Any other item | : | -- |
| 8. | Plumbing installation | | |
| | a) No. of water closets and their type | : | Sufficient |
| | b) No. of wash basins | : | Sufficient |
| | c) No. of urinals | : | -- |



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| | | | | |
|---|---|---|---|---|
| | d) | No. of bath tubs | : | -- |
| | e) | Water meter, taps, etc. | : | -- |
| | f) | Any other fixtures | : | -- |
| 9. | Any other | | | |
| | Total | | | |

## PART F – ABSTRACT VALUE

| Part | Description | Value by adopting | |
|---|---|---|---|
| | | **GLR Rs.5500/- Per Sft** | **PMR Rs.12,000/- Per Sft** |
| B | Land | Rs.2,02,67,500/- | Rs.4,42,20,000/- |
| C | Building | Rs.7,63,726/- | Rs.7,63,726/- |
| D | Amenities | -- | -- |
| E | Services | --- | --- |
| | **TOTAL** | Rs.2,10,31,226/- | Rs.4,49,83,726/- |
| | **SAY** | **Rs.2,10,31,000/-** | Rs.4,49,83,000/- |

Factors favoring for an additional value Add (+) Nil,

Factors favoring for less value Less (-) Nil

Present Market Value **Rs.4,49,83,000/-**

The forced sale value of the property is estimated as 20% less than the present market value. **Rs.3,59,87,000/-**

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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.4,49,83,000/- (Rupees Four Crore Forty Nine Lakhs Eighty Three Thousand Only).**
- The book value of the above property is **Rs.2,10,31,000/- (Rupees Two Crore Ten Lakhs Thirty One Thousand Only).**
- The distress value is **Rs.3,59,87,000/-(Rupees Three Crore Fifty Nine Lakhs Eighty Seven Thousand Only).**
- The Realizable Value is **Rs.4,04,85,000/- (Rupees Four Crore Four Lakhs Eighty Five Thousand Only).**

Place: Chennai.

Date: 05.07.2025.

Signature

(Name and Official seal of the Approved Valuer)

Er. G. MAHARAJAN B.E. (Civil), M.Tech(struc), M.Sc(REV), MIE, FIV, IITArb.,
Govt. Regd. Valuer & Chartered Engineer
Canara Bank Panel Valuer: CNC:RMS:VAL:94:MPN:2018-19
Licensed Surveyor, Class-I, No.1693,
No.904A, SF, 11th Sector, 66th Street, K.K. Nagar,
Chennai-78. Mob: 98949 15849/89391 98624

The undersigned has inspected the property detailed in the Valuation Report dated __________ on ________. We are satisfied that the fair and realizable market value of the property is Rs. __________ (Rupees _____________ only)

**Signature**

**Date:** **(Name of the Branch Manager with Official Seal)**

PART G – CERTIFICATE

1. It is hereby certified that in my opinion

- The Fair market value of the property is **Rs.4,49,83,000/- (Rupees Four Crore Forty Nine Lakhs Eighty Three Thousand Only).**
- The Realizable value of the property is **Rs.4,04,85,000/- (Rupees Four Crore Four Lakhs Eighty Five Thousand Only).**
- The forced sale value of the property estimated as 20% less than the present market value is Rs.3,59,87,000/-(Rupees Three Crore Fifty Nine Lakhs Eighty Seven Thousand Only).

2. Number of title deed(s) involved in this property is **01** The relevant documents for the subject Property in the opinion of this valuer is Settlement Deed **5259/1989,** Dated **01.11.1989, Sathankadu V**illage, **Thiruvottiyur** SRO.
3. If this property is offered as collateral security, the concerned financial institution is requested to verity the extent of land shown in this valuation report with respect to the latest legal opinion
4. Value varies with the purpose and date. This report is not to be referred if the purpose is different other than mentioned in 1(i).
5. The property was inspected on 27.06.2025 by Mr. G. Maharajan 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, Ambattur - pudur Branch, Chennai.

(Panel Valuer)

Place : Chennai

Date : 05.07.2025

Note : This report contains 25 pages

Enclosures:-

1) Photographs of the subject property
2) Guideline rate from TNREGINET
3) Mobile Screenshot of the Property
4) Market Rate reference form Websites of property

Er. G. MAHARAJAN B.E. (Civil), M.Tech(struc), M.Sc(REV), MIE, FIV, IITArb.,
Govt. Regd. Valuer & Chartered Engineer
Canara Bank Panel Valuer: CNC:RMS:VAL:94:MPN:2018-19
Licensed Surveyor, Class-I, No.1693,
No.904A, SF, 11th Sector, 66th Street, K.K. Nagar,
Chennai-78. Mob: 98949 15849/89391 98624

## ANNEXURE-22

## FORMAT-A

## DECLARATION FROM VALUERS

I hereby declare that-

The information furnished in my valuation report dated 05.07.2025 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 27.06.2025. 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.

Er.G.MAHARAJAN, B.E.,M.Tech.,M.Sc.,MIE,FIV,
Regd. Govt. Valuer & Chartered Engineer

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 |
| 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 : 27.06.2025<br>Date of Valuation : 05.07.2025<br>Date of report : 05.07.2025 |
| 6 | inspections and/or investigations undertaken; | Inspected on 27.06.2025, 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 |
| 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, Ambattur- Pudur 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, |

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| | | |
|---|---|---|
| | | 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<br>Legal Aspects not considered for Valuation |

Date: 05.07.2025

Place: Chennai

Signature

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

Er. G. MAHARAJAN B.E. (Civil), M.Tech(struc),
M.Sc(REV), MIE, FIV, IITArb.,
Govt. Regd. Valuer & Chartered Engineer
Canara Bank Panel Valuer: CNC:RMS:VAL:94:MPN:2018-19
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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 forthright in 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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Govt. Regd. Valuer & Chartered Engineer

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 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.

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 relationships and 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 "convenience valuations" in order to cater to a company or client's needs.

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 successful closure of transaction. In this case, approval of credit proposals).



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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.

**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 transparent manner, 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 : 05.07.2025
Place : Chennai

Signature

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

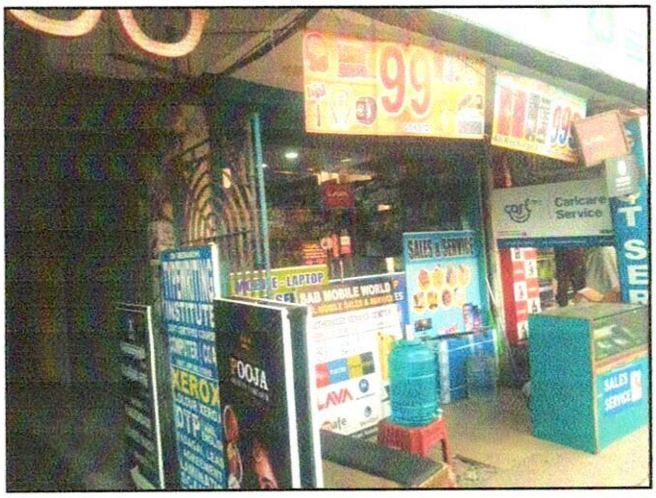
Er. G. MAHARAJAN B.E. (Civil), M.Tech(struc),
M.Sc (REV), MIE, FIV, IITArb.,
Govt. Regd. Valuer & Chartered Engineer
Canara Bank Panel Valuer : CNC:RMS:VAL:94:MPN:2018-19
Licensed Surveyor, Class-I, No.1693,
No.904A, SF, 11th Sector, 66th Street, K.K. Nagar,
Chennai-78. Mob: 98949 15849 / 89391 98624

## PHOTOGRAPHS OF THE PROPERTY

**Mrs. S. Gowreeswari**

Old Door No.108, New Door No.249, Thiruvottiyur High Road, Kaladipet, Chennai -600 019.


**APPROACH ROAD VIEW** **ELEVATION VIEW**





INSIDE VIEW

Er.G.MAHARAJAN, B.E.,M.Tech.,M.Sc.,MIE,FIV,
Govt. Regd. Valuer & Chartered Engineer

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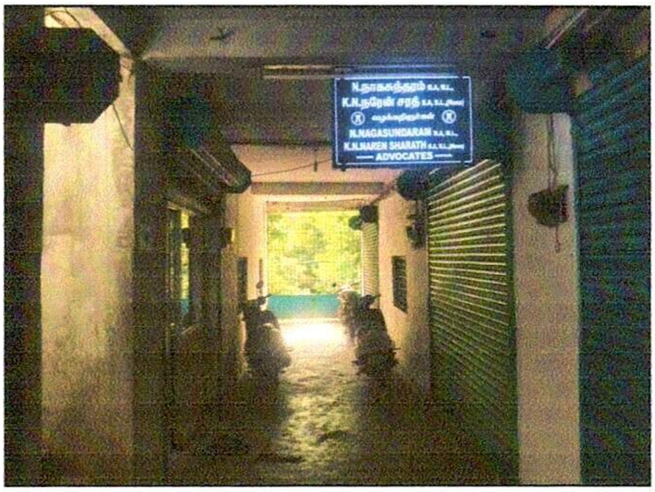



**INSIDE VIEW**

Er.G.MAHARAJAN, B.E, M.Tech, M.Sc, MIE, FIV. Govt. Regd. Valuer & Chartered Engineer

# GUIDELINE RATE OF THE LAND

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

**Search Criteria :**

| | | | |
|---|---|---|---|
| **Zone:** | Chennai | **Sub Registrar Office:** | Thiruvottiyur |
| **Guideline Village:** | SATTHANKADU | **Revenue Village:** | SATHANGADU |
| **Revenue District:** | CHENNAI | **Revenue Taluka:** | THIRUVOTTIYUR |

**Below Search results are as on 05-Jul-2025 02:46 PM**

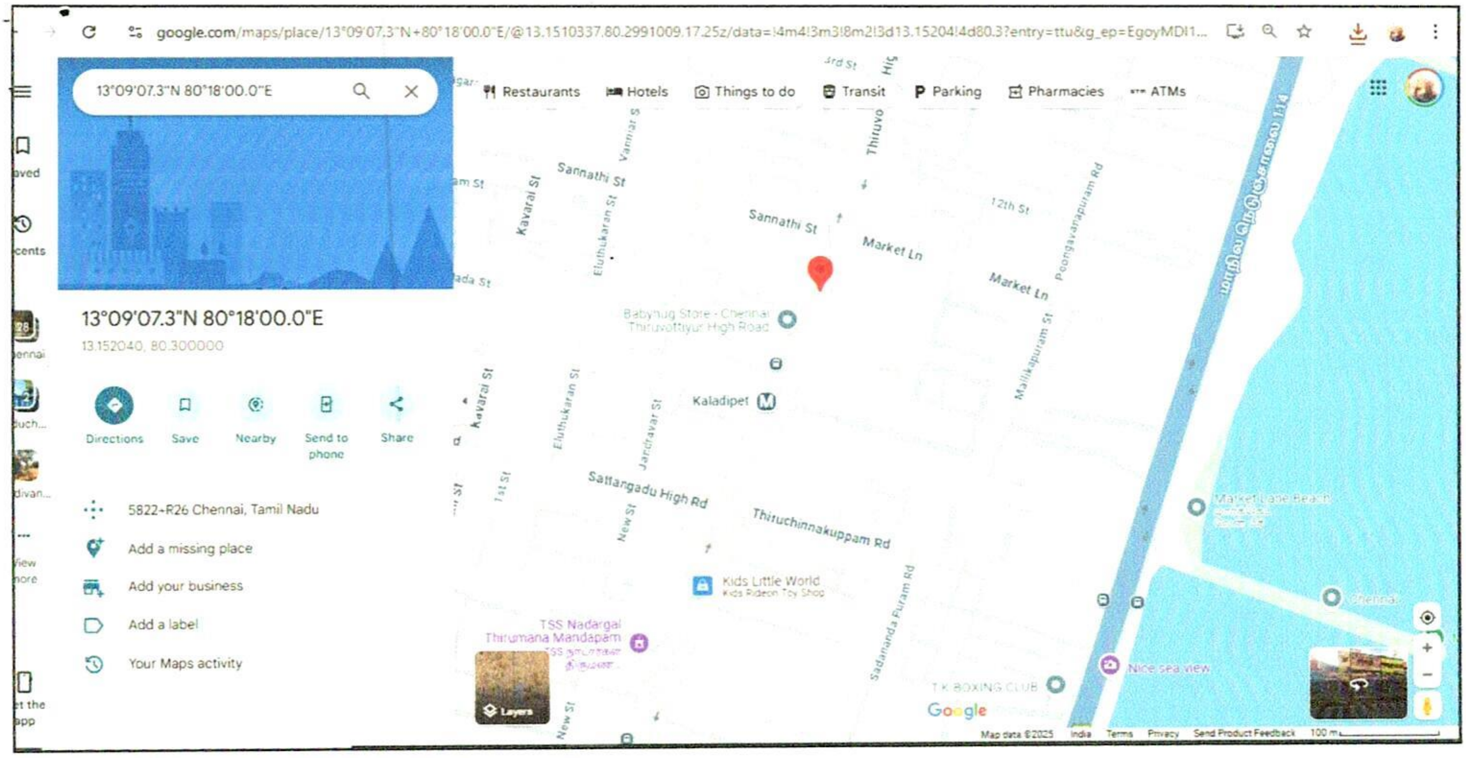
| Sr.No. | Street Name | Guideline Value (₹) (British Value) | Guideline Value (₹) (Metric Value) | Land Classification | Effective Start Date | G.O.Download |
|---|---|---|---|---|---|---|
| 1 | THILAGAR NAGAR | 3400/ Square Feet | 36600/ Square Metre | Residential Special Type - III | 01-Jul-2024 | - |
| 2 | THIRUPURASUNDARAI NAGAR | 2800/ Square Feet | 30140/ Square Metre | Residential Class I Type - II | 01-Jul-2024 | - |
| 3 | THIRUPURASUNDARAI NAGAR(CORNER PLOTS) | 3800/ Square Feet | 40905/ Square Metre | Commercial Special Type - I | 01-Jul-2024 | - |
| 4 | T.H.ROAD | 5500/ Square Feet | 59205/ Square Metre | Mixed Special Type - I | 01-Jul-2024 | - |
| 5 | THULASIRAM NAGAR | 3400/ Square Feet | 36600/ Square Metre | Residential Special Type - III | 01-Jul-2024 | - |

# MOBILE SCREENSHOT PROPERTY


Er. G. MAHARAJAN, B.E, M.Tech, M.Sc, MIE, FIV
Govt. Regd. Valuer & Chartered Engineer

## GOOGLE MAP OF THE PROPERTY

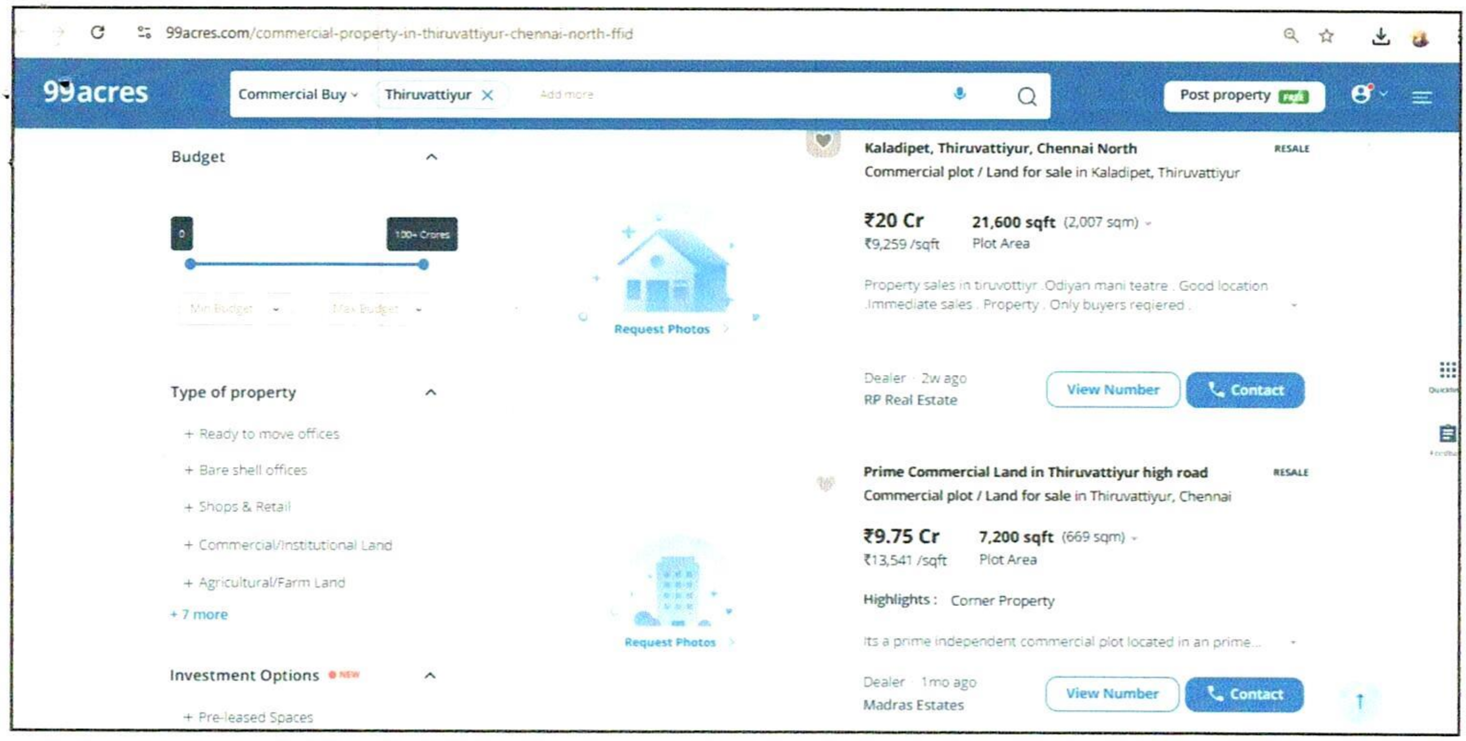
**LATITUDE – 13.15204N** **LONGITUDE – 80.3E**




## FROM CANARA BANK, AMBATTUR –PUDUR BRANCH TO SUBJECT PROPERTY


G. MAHARAJAN, M.Sc., M.Tech., MIE, Chartered Engineer, Govt. Regd. Valuer, Chennai

# MARKET RATE REFERENCE FROM WEBSITES


99acres.com/commercial-property-in-thiruvattiyur-chennai-north-ffid

99acres | Commercial Buy | Thiruvattiyur | Post property FREE

Budget

0 | 100+ Crores

Type of property

+ Ready to move offices
+ Bare shell offices
+ Shops & Retail
+ Commercial/Institutional Land
+ Agricultural/Farm Land
+ 7 more

Investment Options NEW

+ Pre-leased Spaces

Request Photos

**Kaladipet, Thiruvattiyur, Chennai North** RESALE

Commercial plot / Land for sale in Kaladipet, Thiruvattiyur

**₹20 Cr** ₹9,259 /sqft | **21,600 sqft** (2,007 sqm) Plot Area

Property sales in tiruvottiyr .Odiyan mani teatre . Good location .Immediate sales . Property . Only buyers reqiered .

Dealer · 2w ago RP Real Estate | View Number | Contact

Request Photos

**Prime Commercial Land in Thiruvattiyur high road** RESALE

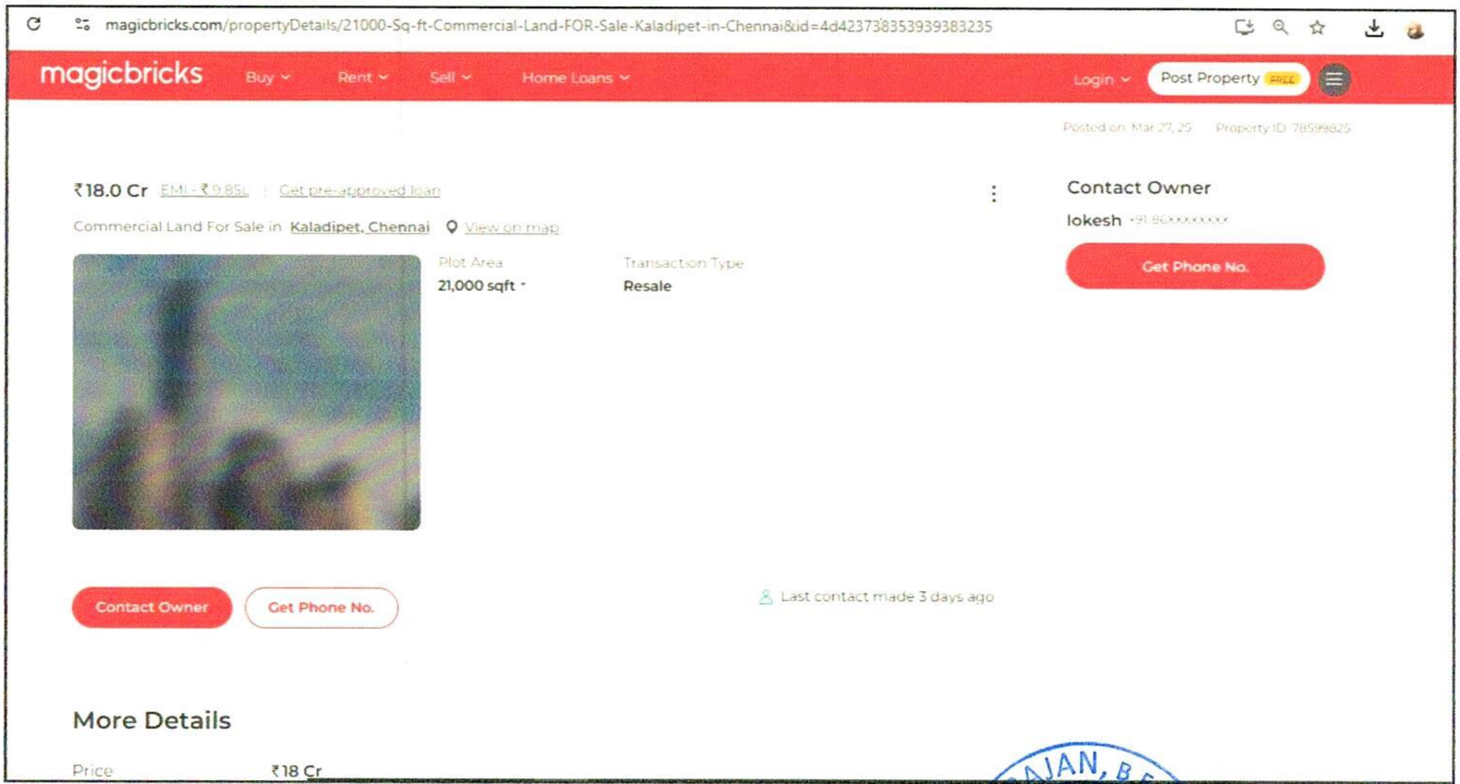
Commercial plot / Land for sale in Thiruvattiyur, Chennai

**₹9.75 Cr** ₹13,541 /sqft | **7,200 sqft** (669 sqm) Plot Area

Highlights : Corner Property

Its a prime independent commercial plot located in an prime...

Dealer · 1mo ago Madras Estates | View Number | Contact


magicbricks.com/propertyDetails/21000-Sq-ft-Commercial-Land-FOR-Sale-Kaladipet-in-Chennai&id=4d423738353939383235

magicbricks | Buy | Rent | Sell | Home Loans | Login | Post Property FREE

Posted on: Mar 27, 25 | Property ID: 78599825

**₹18.0 Cr** EMI - ₹9.85L | Get pre-approved loan

Commercial Land For Sale in Kaladipet, Chennai | View on map

Plot Area 21,000 sqft | Transaction Type Resale

Contact Owner | Get Phone No. | Last contact made 3 days ago

Contact Owner

lokesh +91 86XXXXXXXX

Get Phone No.

More Details

Price ₹18 Cr

Er.G. MAHARAJAN, B.E., M.Tech., M.Sc., MIE Govt. Regd. Valuer & Chartered Engineer