VALUATION OF PROPERTY (VACANT LAND)

Ref: Valu/Canara/CS/BP/Nov-394/R.No.16857/2025 **Date:29.11.2025**

To,

The Chief Manager,

Canara Bank,

Specialized ARM Branch,

Chennai.

VALUATION REPORT

In Pursuant to request from the Chief Manager, Canara Bank, Specialized ARM Branch, Chennai.

Valuation report of the Vacant land at Plot Nos.1, 2, 3, 5, 6, 7, 8, 17, 18, 41 & 54, Abirami Garden-1, Ammanoor Village, Arakkonam Taluk, Ranipet District. Comprised in S.Nos.369/1, 367/4, 358/2B of Ammanoor Village, Arakkonam Taluk & SRO, Ranipet District, which is reportedly owned by **Mr.D.K.SRI HARI PRASAD S/o Mr.D.S.Kothandaraman,** was inspected on 10.10.2025, for the purpose of assessing the fair market value of the property as on date. At the time of inspection no one accompanied.

The extent of land

Plot No.1 = 2611.88 sft
Plot No.2 = 2485.00 sft
Plot No.5 = 1648.50 sft
Plot No.6 = 1524.00 sft
Plot No.7 = 1200.00 sft
Plot No.8 = 1200.00 sft
Plot No.17 = 1686.00 sft
Plot No.18 = 2012.50 sft
Plot No.41 = 1200.00 sft
Plot No.54 = 830.00 sft
Total = 16397.88 sft

Land area of **16397.88 sft** is considered for valuation.

Internal

Brief Description of the property:

This subject property is a vacant land. Layout details not produced. Since the property is already under security of the bank, it is valued. Proper boundaries stones not available The land is full of Bushes, Thorns & Crops at the time of inspection. The property is identified based on previous valuation report.

Location:

The subject property is abutting Abirami Garden-1 Layout road. It can be reached from Melandurai Village road. It is nearby Devadanam Vinayagar Temple. All civic amenities are available within 5 Kms distance. A key plan showing, the location of the site is enclosed here with for easy identification of the property.

The following documents were produced before me for scrutiny:

1. Photo copy of the previous valuation report by Best Associates, dated:16.05.2022.

After giving careful consideration to the various important factors like the specification, present condition, age, future life, replacement cost, depreciation, potential for marketability, location, road width, amenities, etc., I am of the opinion that:

- **Fair market value of the property is – Rs.65,60,000/-**
  (Rupees Sixty Five Lakhs Sixty Thousands only)
- **Realizable sale value of the property is (85%) – Rs.55,75,000/-**
  (Rupees Fifty Five Lakhs Seventy Five Thousands only)
- **Forced sale value of the property is (75%)– Rs.49,00,000/-**
  (Rupees Forty Nine Lakhs only)

Chennai – 600 085 **Dr.A.SHOBA**

Date:29.11.2025. **Approved Valuer for Banks.**

Internal

PART A – BASIC DATA

GENERAL:

1.	Purpose of valuation	To assess the present market value of the property.
2.	Date of Inspection Date on which the valuation is made	10.10.2025 29.11.2025
3.	Name of the reported owner with present address and phone number. Name of the owner(s) and his/their addresses(es) with Phone No.(details of share of each owner in case of joint ownership)	**Name of the Reported Owner:** **Mrs.A.SHABUR KAMIL** **W/o Mr.Abdul Majeethu** **Property address:** Plot Nos.1, 2, 3, 5, 6, 7, 8, 17, 18, 41 & 54, Abirami Garden-1, Ammanoor Village, Arakkonam Taluk, Ranipet District.
4.	Documents produced for perusal:	Mentioned above
5.	Brief description of the property taken for valuation (Including leasehold/freehold etc)	Mentioned above Free hold (However refer legal opinion)
6.	Scope of valuation	To assess the present market value of the property.
7.	If this report is to be used for any bank purpose, state the name of the bank and branch, if known	Canara Bank, Specialized ARM Branch.

DESCRIPTION OF THE PROPERTY:

1.	Postal address of the property with Pin code	Plot Nos.1, 2, 3, 5, 6, 7, 8, 17, 18, 41 & 54, Abirami Garden-1, Ammanoor Village, Arakkonam Taluk, Ranipet District
2.	City/Town	Town
	Residential / Commercial / Industrial	Residential cum agriculture
3.	Classification of the Area High/Middle/Poor Urban/Semi Urban/Rural	 Middle Rural
4.	Coming under Corporation Limit /Village Panchayat/Municipality	Ammanoor Village

Internal

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		N.A	
7.	Location of the property			
	Plot No. / Nagar/Survey No. Door No.		Plot Nos.1, 2, 3, 5, 6, 7, 8, 17, 18, 41 & 54 / S.Nos.369/1, 367/4, 358/2B	
	S.F. No. / T.S. No. / R.S. No. Village / Block		Ammanoor Village	
	Taluk / Ward Mandal/District/Municipality/		Arakkonam Taluk / Ranipet District	
	Corporation		--------	
8.	Boundaries of the property		As per previous valuation report	
		Plot No.1	**Plot No.2**	**Plot No.5**
	North	20 Feet road	20 Feet road	Plot No.4
	South	Plot No.3	Plot No.3	S.No.369/2
	East	Plot No.2	23 Feet road	23 Feet road
	West	S.No.369/2	Plot No.1	S.No.369/2
		Plot No.6	**Plot No.7**	**Plot No.8**
	North	20 Feet road	Plot No.6	Plot No.7
	South	Plot No.7	Plot No.8	Plot No.9
	East	S.No.369/2	S.No.369/1	S.No.369/1
	West	23 Feet road	23 Feet road	23 Feet road
		Plot No.17	**Plot No.18**	
	North	S.No.358/2	S.No.358/2	
	South	20 Feet road	20 Feet road	
	East	Plot No.18	S.No.358/2	
	West	Plot No.16	Plot No.17	
		Plot No.41	**Plot No.54**	
	North	Plot No.28	20 Feet road	
	South	20 Feet road	Plot No.57	
	East	Plot No.42	S.No.369/1	
	West	Plot No.40	Plot No.55	

Internal

9.	Latitude, Longitude and Coordinates of the site	**13.057667, 79.648611**
10.	Property tax receipt referred, Assessment number Tax amount, Receipt in the name of	Vacant land only
11.	Electricity service connection consumer number In the name of Other details, if any	Vacant land only
12.	Property is presently occupied by	Vacant land only
13.	If tenanted fully, What is the gross monthly rent?	Vacant land only
14.	If occupied by both	No.
15.	By assuming the entire building is let out, What is the probable monthly rent? What is the advance amount?	Vacant land only N.A N.A

PROCEDURE OF VALUATION:

	Valuation Details	:	Discussed in Part B,C,D,E &F
1	F.S.I – Vacant land only	2	Plot Coverage –Vacant land only

PART – B – LAND

1.	Extent		Plot No.1 = 2611.88 sft Plot No.2 = 2485.00 sft Plot No.5 = 1648.50 sft Plot No.6 = 1524.00 sft Plot No.7 = 1200.00 sft Plot No.8 = 1200.00 sft Plot No.17 = 1686.00 sft Plot No.18 = 2012.50 sft Plot No.41 = 1200.00 sft Plot No.54 = 830.00 sft Total = 16397.88 sft Land area of **16397.88 sft** is considered for valuation.		
2.	Extent of site (least of 1a & 1b)		**16397.88 sft**		
	Size of the Plot				
		Plot No.1	**Plot No.2**	**Plot No.5**	**Plot No.6**	**Plot No.7**
	North	**54'0"**	**35'0"**	79'0"	33'0"	30'0"
	South	**45'0"**	**35'0"**	78'0"	30'0"	30'0"
	East	**64'0"**	**78'0"**	22'0"	56'0"	40'0"
	West	**41'0"**	**64'0"**	20'0"	40'0"	40'0"
		Plot No.8	**Plot No.17**	**Plot No.41**	**Plot No.54**	
	North	30'0"	37'0"	30'0"	24'0"	

Internal

	South	30’0”	24’0”	30’0”	17’0”
	East	40’0”	56’0”	40’0”	40’0”
	West	40’0”	84’0”	40’0”	40’0”
	Total Extent of the Plot			**16397.88 sft**	
3.	Characteristics of the site			It is in a slowly developing area	
	What is the character of the locality?			Medium	
	What is the classification of the locality?			As per Patta – Not Submitted As per SRO – Residential Class I Type – I As per Site – Vacant land	
	Development of surrounding areas			Slowly developing area	
	Possibility of frequent flooding/sub merging			No	
	Feasibility to the Civic amenities like school, hospital, bus stop, market etc.			Available within 5 Kms distance	
	Level of land with topographical conditions			Level	
	Shape of land			Rectangle Shape	
	Type of use to which it can be put			Vacant Land	
	Any usage restriction			Nil	
	Is plot in town planning approved layout?			Nil.	
	Corner Plot or Intermittent Plot?			Intermittent Plot	
	Type of road available at present			Mud Road	
	Road facilities are available?			Yes	
	Is it a land – locked land?			No	
	Water Potentiality			Normal	
	What is the width of the Road?			20' wide mud road	
	Width of road – is it below 20ft or more than 20’			20' wide mud road.	
	Underground sewerage system			Nil. Vacant land only	
	Is power supply available at the site?			No. Vacant land only	
	Advantage of the site 1. 2.			Nil	

Internal

	Special remarks, if any, like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc (Distance from sea-coast/tidal level must be incorporated) Any factors which affect the marketability of the land? Type of the land? Accessibility	Nil Nil Vacant Land Available
4.	Value on adopting GLR (Guideline Rate) Guideline rate as obtained from the Registrar's office (an evidence thereof to be enclosed) Value of land by adopting GLR	Rs.748/- per Sft (obtained from website, copy enclosed) = 16397.88 Sft × Rs.748/- per sft = Rs.1,22,65,614/- (Reference value)
5.	Value by adopting PMR (Prevailing Market Rate) Prevailing market rate (Along with details/ reference of at least two latest deals/ transactions with respect to adjacent properties in the areas) Unit rate adopted in this valuation after considering the characteristics of the subject plot Value of land by adopting PMR	Prevailing market rate in this area is Rs.400/- to Rs.450/- per sft. Rate adopted – Rs.400/- per sft. Area considered – **16397.88 sft** = 16397.88 ft × Rs.400/- per sft = Rs.65,59,152/- **Say Rs.65,60,000/-** **Reason for rate adopting** **1.No development in this layout** **2.Abutting road is mud road** **3.The land is full of bushes**

PART F – ABSTRACT VALUE

Part	Description	Value of adopting	
		GLR	PMR
B	Land	Rs.1,22,65,614/- (Reference value)	**Rs.65,60,000/-**
C	Building	---	---
D	Amenities	---	---
E	Services	---	---
	Total	Rs.1,22,65,614/- (Reference value)	**Rs.65,60,000/-**
Factors favouring for an additional value 1.			---

Internal

Add (+) Factors favouring for less value 1. Less (-)	---
Present Market Value	**Rs.65,60,000/-**

ANY OTHER DETAILS:

(Valuation: Here the approved valuer should discuss in detail his approach to valuation of property and indicate how the value has been arrived at, supported by necessary calculations. Also, such aspects as i) Salability ii) Likely rental valuers in future in iii) Any likely income it may generate, may be discussed). 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

- **Fair market value of the property is – Rs.65,60,000/-**
  (Rupees Sixty Five Lakhs Sixty Thousands only)
- **Realizable sale value of the property is (85%) – Rs.55,75,000/-**
  (Rupees Fifty Five Lakhs Seventy Five Thousands only)
- **Forced sale value of the property is (75%)– Rs.49,00,000/-**
  (Rupees Forty Nine Lakhs only)

Place: Chennai Signature

Date: 30.11.2025 (Name and Official seal of the Approved Valuer)

Internal

PART G – CERTIFICATE

It is hereby certified that in my opinion.

1. The present market value of the property described in the report above by adopting the prevailing market rate for land is **Rs.65,60,000/- (Rupees Sixty Five Lakhs Sixty Thousands only).**
2. The forced sale value of the property is estimated as 20% less than the present market value.
3. If this property is offered as security, the concerned financial institution is requested to verify the ownership and extent of land shown in this valuation report with respect to the latest legal opinion.
4. This report is prepared based on the documents produced by the bank / client and the site details at the time of inspection.
5. For the ownership and the extent of area, the latest legal opinion is to be referred and compared.
6. This report does not deal with the legal aspects and the genuineness of the documents.
7. This report does not deal with the structural stability of the building.
8. The rates adopted are only the prevailing rates at the time of inspection. It may vary according to the time and purpose. This report is not to be referred if the purpose is different other than mentioned in I (1).
9. The property was inspected on 10.10.2025 was no one accompanied during that inspection.
10. The legal aspects were not considered in this valuation.
11. This valuation work is undertaken by the valuer based upon the request **from the Chief Manager, Specialized ARM Branch** and it has the freedom to accept or reject the opinion. It should not be used for any other purpose.

Any other details

Place : Chennai – 600 085. **Dr.A.SHOBA**

Date : 29.11.2025

Note : This report contains 16 Pages.

Enclosures: 1. Key plan showing the location of the property

Internal

S.No.	Particulars	Valuer comment
1.	Background information of the asset being valued	Plot Nos.1, 2, 3, 5, 6, 7, 8, 17, 18, 41 & 54, Abirami Garden-1, Ammanoor Village, Arakkonam Taluk, Ranipet District.
2.	Purpose of valuation and appointing authority	Canara Bank, ARM Branch, Chennai.
3.	Identity of the valuer and any other experts involved in the valuation	**Dr.A.Shoba**
4.	Disclosure of valuer interest or conflict, if any	Nil
5.	Date of appointment, valuation date and date of report	Date of valuation: 10.10.2025 Date of report : 29.10.2025
6.	Inspection and or investigations undertaken	Inspected on 10.10.2025
7.	Nature and source of the information used or relied upon	Through market enquiry
8.	Procedures adopted in carrying out the valuation and valuation standards followed	Land and building method.
9.	Restricted on use of the property report, if any	For Bank loan purpose in Canara Bank, Specialized ARM Branch only
10.	Major factors that were taken into account during the valuation	Nil
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:29.11.2025 Signature

Place: Chennai

Internal

MODEL CODE OF CONDUCT FOR VALUERS

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

Integrity and Fairness:

- 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 valuer.
- A valuer shall maintain by being honest, straightforward, and forthright in all professional relationships.
- A valuer shall endeavor to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
- A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
- A valuer shall keep public interest foremost while delivering his services.

Professional Competence and Due Care:

- A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
- A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time.
- 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.
- 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.
- A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
- 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 valuer or professionals or for which the client can have separate arrangement with other valuer.

Independence and Disclosure of Interest:

- 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 partly, whether directly connected to the valuation assignment or not.

Internal

- 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
- A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences
- A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
- 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.
- A valuer shall not indulge in "mandate snatching" or "convenience valuations" in order to cater to a company or client's needs.
- 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).
- In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

Confidentiality:

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

Information Management:

- A valuer ensure that he/it maintain written contemporaneous records for any decision taken, the reason for taking the decision, and 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.
- A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorized by the authority, the registered valuers organization with organization with which he/it is registered or any other statutory regulatory body.

Internal

- A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organization with which he/it is registered, or any other statutory regulatory body.
- A valuer while respecting the confidentiality of information acquired during the course of performing professional services maintain proper working papers for a period of three years or such longer period as required in its contract a specific valuation, for production before a regulatory 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:

- 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 have the same meaning as defined in clause (77) of section 2 of the company's Act,2013 (18 of 2013).

- 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 obtained or retain work for himself/itself, or to obtain or retain advantage in the conduct of profession for himself/itself.

Remuneration and Costs:

- A valuer shall provide services for remuneration which is charged in a manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.
- 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 Restrictions:

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

Signature

(Name of the Approved valuer and seal of the Firm/Company)

Internal

Zone:	VELLORE	**Sub Registrar Office:**	ARAKKONAM
Guideline Village:	AMMANOOR	**Revenue Village:**	AMMANUR
Revenue District:	RANIPET	**Revenue Taluka:**	ARAKKONAM

Below Search results are as on 01-Dec-2025 09:36 AM

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

Sr.No.	Survey/Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O.Download
1	369/0	0	0	Govt. Others	01-Jul-2024	-
2	369/1A2	748/ Square Feet	8055/ Square Metre	Residential Class I Type - I	01-Jul-2024	-
3	369/1B	748/ Square Feet	8055/ Square Metre	Residential Class I Type - I	01-Jul-2024	-
4	369/1C	748/ Square Feet	8055/ Square Metre	Residential Class I Type - I	01-Jul-2024	-
5	369/1D	748/ Square Feet	8055/ Square Metre	Residential Class I Type - I	01-Jul-2024	-
6	369/1E	748/ Square Feet	8055/ Square Metre	Residential Class I Type - I	01-Jul-2024	-
7	369/1F	748/ Square Feet	8055/ Square Metre	Residential Class I Type - I	01-Jul-2024	-
8	369/1G	748/ Square Feet	8055/ Square Metre	Residential Class I Type - I	01-Jul-2024	-

Sr.No.	Survey/Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O.Download
1	367/0	0	0	Govt. Others	01-Jul-2024	-
2	367/1	396000/ Acre	979000/ Hectare	Dry Maanavari Lands Type - I	01-Jul-2024	-
3	367/10	396000/ Acre	979000/ Hectare	Dry Maanavari Lands Type - I	01-Jul-2024	-
4	367/11	396000/ Acre	979000/ Hectare	Dry Maanavari Lands Type - I	01-Jul-2024	-
5	367/2	396000/ Acre	979000/ Hectare	Dry Maanavari Lands Type - I	01-Jul-2024	-
6	367/3	660000/ Acre	1631000/ Hectare	Dry Special Type - I	01-Jul-2024	-
7	367/4	748/ Square Feet	8055/ Square Metre	Residential Class I Type - I	01-Jul-2024	-
8	367/4A2	396000/ Acre	979000/ Hectare	Dry Maanavari Lands Type - I	01-Jul-2024	-

Internal

Sr.No.	Survey/Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O.Download
1	358/1	748/ Square Feet	8055/ Square Metre	Residential Class I Type - I	01-Jul-2024	-
2	358/1	293800/ Acre	726000/ Hectare	Dry Maanavari Lands Type - II	01-Jul-2024	-
3	358/2	293800/ Acre	726000/ Hectare	Dry Maanavari Lands Type - II	01-Jul-2024	-
4	358/2A1	748/ Square Feet	8055/ Square Metre	Residential Class I Type - I	11-Aug-2025	-
5	358/2A2	748/ Square Feet	8055/ Square Metre	Residential Class I Type - I	11-Aug-2025	-
6	358/2B	748/ Square Feet	8055/ Square Metre	Residential Class I Type - I	01-Jul-2024	-
7	358/3	293800/ Acre	726000/ Hectare	Dry Maanavari Lands Type - II	01-Jul-2024	-

Internal

Key Plan (Not to Scale) (Latitude– 13.057667 & Longitude – 79.648611)



Internal