Er.M.Elamurugan, B.Sc,B.E,M.I.E,F.I.I.V. Mob:9944477277.
Email:elamuruganm@gmail.com

ELITE ASSOCIATES

CHARTERED ENGINEER & APPROVED VALUER

- Chartered Engineer
- Approved Valuer(No:CAT-I- F-3774 Dt. 10-06-15)
- Registered Income Tax Valuer(27/2019-20,CCIT,Trichy)

VALUATION REPORT

I. NAME OF THE OWNER	:	**Mr.C.SARAVANAN,** **S/o.Mr.CHAKKARAPANI.**
II NAME OF THE BORROWER	:	**Mr.C.SARAVANAN,** **S/o.Mr.CHAKKARAPANI,** Thiruvallur Street, Palur Village, Panruti Taluk, Cuddalore District. Pin: 607102.
III. PROPERTY ADDRESS	:	Old.S.No:137/20, New.S.Nos:137/23, Thiruvallur Street, Palur Village, Panruti-SRO, Panruti Taluk, Cuddalore District. Pin: 607102.
IV. PURPOSE FOR WHICH THIS CERTIFICATE IS MADE	:	Canara Bank-Specialized ARM Branch-II,Chennai - For SARFAESI Act.

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Date :25.08.2025

File No: 5228/2025-2026/ Canara Bank / Specialized ARM Branch-II,Chennai

VALUATION CERTIFICATE

Pursuant to the request from **The Chief Manager, Canara Bank- Specialized ARM Branch-II,Chennai**,the Property @ Old.S.No:137/20,New.S.Nos:137/23,Thiruvallur Street, Palur Village,Panruti-SRO,Panruti Taluk,Cuddalore District. Pin: 607102.Which is said to be owned by **Mr.C.Saravanan,S/o.Mr.Chakkarapani** was inspected on 23.08.2025 for the Purpose of assessing the Present Market Value of the Property for **Canara Bank-Specialized ARM Branch-II,Chennai – For SARFAESI Act.**

Based upon the actual observation and also the particulars provided to me, Detailed Valuation report has been prepared and furnished.

After giving careful consideration to various important factor like the location of the property, size and shape of the plot, availability of civic amenities, potential for marketability etc.,

I am of opinion that ;

1	**The Fair market value of the subject Property is**	:	**Rs. 29,12,000.00**
2	**Realizable value of the Property is (-10%)**	:	**Rs. 26,20,000.00**
3	**Forced Sale value of the Property is (-15%)**	:	**Rs. 23,29,000.00**
4	**Guideline value of the Property is**	:	**Rs. 18,72,000.00**

Place : Salem

Date : 25.08.2025

ELAMURUGAN MANICKAM

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Date: 2025.09.01 11:34:08 +05'30'

Regd Off: No:336,
Valluvar Nagar,
Dharmapuri-636705.

Branch Off: No:67/1,Nagaramalai Adivaram Road,
Srishti Dental Clinic(Upstairs),
Salem-636016.

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VALUATION OF PROPERTY(LAND & BUILDING)

REPORT ON VALUATION-**PART-A-BASIC DATA**

I.	**GENERAL**			
1.	Purpose for which the valuation is made			For SARFAESI Act.
2.	a)	Date of Inspection	:	23.08.2025
	b)	Date on which the valuation is made	:	25.08.2025
3.	List of documents produced for perusal			
	i)		:	GLR Copy from Website
	ii)		:	Location Map
	iii)		:	Satellite Map(Latitude &Longitude)
	iv)		:	Photos of the property
4.	Name of the **Owner** and his/ their address(es) with phone no. (details of share of each owner in case of joint ownership)		:	**Mr.C.Saravanan, S/o.Mr.Chakkarapani**
5.	Brief description of the property (Including leasehold/ freehold etc)		:	The property is RCC Ground floor building and Free hold property
6	Scope of Valuation		:	The property was inspected to assess the present market value of Land and Building
7	If this Report is to be used for any Bank purpose, the name of the bank and branch		:	Canara Bank, Specialized ARM Branch-II,Chennai

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II.	DESCRIPTION OF THE PROPERTY:		
1.	Postal address of the property with pin code	:	Old.S.No:137/20, New.S.Nos:137/23, Thiruvallur Street, Palur Village, Panruti-SRO, Panruti Taluk, Cuddalore District. Pin: 607102

2.	City / Town/Rural		:	Rural
	Residential Area		:	Residential Area
	Agricultural Area		:	----
3.	Classification of the area		:	
	i)	High / Middle / Poor		Middle
	ii)	Urban / Semi Urban / Rural		Rural
4	Coming under Corporation limit / Village Panchayat / Municipality		:	Village Panchayat (Palur Panchayat)
5	Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / Scheduled area / cantonment area		:	NIL
6	In case it is an agricultural land, any conversion to house site plots is contemplated		:	NIL
7	Location of the property			
	Plot No/Nagar/Survey No		:	Old.S.No:137/20
	Door No		:	---/ Thiruvallur Street
	S.F.No/T.S.No/R.S.No		:	New.S.Nos:137/23
	Village/Block		:	Palur Village
	Taluk/Ward		:	Panruti Taluk
	Mandal/District/Municipality/Corporation		:	Cuddalore District
8	Boundaries of the property		:	**As per deed/Actuals**
	North		:	Sudha's Land & 2m Wide Lane**(Now Bitumen road actual at site)**
	South		:	Pallavarayanatham Territory
	East		:	Seetha Aachi's Land
	West		:	Chidambaram Chettiar's Land
9	Latitude, Longitude and Coordinates of site		:	**11.755505, 79.624279**
10	Electricity service connection			
	Consumer number		:	---
	In the name of		:	---
	Other details,if any		:	
11	Property is presently occupied by		:	Owner/Tenants/Both/Vacant/Lease

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12	If occupied by both By assuming the entire building is let out		**(Door closed at the time of inspection)**
	(i)What is the probable monthly rent	:	
	(ii)What is the advance amount	:	----

III. PROCEDURE OF VALUATION

	Valuation Details	:	**Discussed in Part B,C,D,E&F**	
1.	**F.S.I**	:	**Allowable**	**Actual**
		:	**----**	**0.84**
2.	**Plot Coverage**	:	**84.36 %**	

PART B-LAND

1.	**Dimension of site**	**:**	**A-as per deed**	**B-as per actual**
	North	**:**	**26'00"**	**26'00"**
	South	**:**	**20'00"**	**20'00"**
	East	**:**	**78'00"**	**78'00"**
	West	**:**	**80'00"**	**80'00"**
	Area of site	**:**	**1817.00 Sq.Ft**	**1817.00 Sq.Ft**
	Area of site as per patta	**:**	**1507.00 Sq.ft**	
	Area of site considered for valuation	**:**	**1507.00 Sq.ft**	

II.	**CHARACTERISTICS OF THE SITE**		
1.	Classification of locality	:	Residential Special Type - I
2.	Development of surrounding areas	:	Normal
3.	Possibility of frequent flooding/sub-merging	:	No
4.	Feasibility to the Civic amenities like school, hospital, bus stop, market etc	:	500 Meters from the property
5.	Level of land with topographical conditions	:	Plain & Leveled
6.	Shape of land	:	Trapezoidal
7.	Type of use to which it can be put	:	Residential Purpose
8.	Any usage restriction	:	NIL
9.	Is plot in town planning approved layout?	:	**No**
10.	Corner plot or intermittent plot?	:	Intermittent Land
11.	Road facilities	:	Available on **North side**



			(Actual observed at site)
12.	Type of road available at present	:	Bitumen Road
13.	Width of road- is it below 20ft. or more	:	30 feet Road
14.	Is it a land – locked land?	:	No
15.	Water potentiality	:	Available
16.	Underground sewerage system	:	No
17.	Is power supply available at the site?	:	Available
18.	Nearby of the site		
	1. 130 Meters from Assistant Engineer Office		
	2. 150 Meters Mithrazhini Medicals		
	3 152 Meters from Saraswathi Beauty Parlour		
	4 185.00 Kms from Canara Bank, Specialized ARM Branch-II,Chennai		
19	Special remarks, if any, like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc. (Distance from seacoast/ tidal level must be incorporated)		NIL
20	Any factors which affect the marketability of land	:	NIL
21	Type of Land	:	**Residential land**
22	Accessibility	:	Road available on North side
23.	Prevailing market rate (Along with details/ reference of at least two latest deals/ transactions with respect to adjacent properties in the areas)	:	**Rs.700/Sq.ft to Rs.900/Sq.ft** **(By Market Enquiry)** **Adopted rate:Rs.800/Sq.ft**
24.	Guideline rate obtained from the Registrar's Office **(Copy enclosed)**	:	**-110/Sq.ft** **-1507.00 X Rs.110/Sq.ft** **= Rs.1,65,770.00(or) Rs.1,65,000.00**
25.	Assessed / adopted rate of valuation	:	**Rs.800/Sq.ft**
26.	Estimated value of land	:	**-1507.00 X Rs.800/Sq.ft** **Rs.12,05,600.00 or Rs.12,05,000.00**

Part – B (Valuation of Building)					
1.	Technical details of the building			:	
	a)	Type of Building (Residential/ Commercial/ Industrial)		:	Residential Building
	b)	Type of construction (Load bearing/ RCC/ Steel Framed)		:	RCC Framed Structure
	c)	Year of construction		:	2014
	d)	Number of floors and height of each floor including basement, if any		:	Ground floor Roof Height-10'0"
	e)	Plinth area floor-wise		:	1.Ground floor(RCC) - 831.00 Sq.ft 2.Parking shed(GI Sheet) - 328.00 Sq.ft 3.Staircase & Toilet - 374.00 Sq.ft **(Actual Observed at site)** **referred from old valuation given by Mr.Vijayakumar-26.01.2022**
	f)	Condition of the building		:	
		i)	Exterior - Excellent, Good, Normal, Poor	:	Normal
		ii)	Interior- Excellent, Good, Normal, Poor	:	Normal

Drawing approval:

a	Date of issue and validity of Layout of approved map/plan	**Not available**
b	Approved map/plan issuing authority	**---**
c	Whether genuineness or authentic of approved map/plan is verified	**---**
d	Any other comments by our empanelled valuers on authentic of approved plan	**---**
e	Value of building is estimated by adopting suitable unit plinth area rate depending upon the specifications Depreciation is calculated by straight line method	**Assuming salvage value as 10%**



Specifications of construction (floor -wise) in respect of

Sl. No	Description	Ground Floor
1.	Foundation	RCC Column & Footing
2.	Basement	Brick work in CM
3.	Superstructure	B.W in CM
4.	Joinery/ Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc.)	Countrywood Doors and Windows
5.	RCC works	Lintel Beam and Roof Slab
6.	Plastering	In Cement Mortar
7.	Flooring, Skirting, dadoing	Tiles flooring
8.	Special finish as marble, granite, wooden panelling, grills, etc	-----
9.	Roofing including weather proof	RCC Roof
10.	Drainage	Common Drainage

DETAILS OF VALUATION OF BUILDING (Actual Observed at site)

Life of building for RCC Roof-60 Years

Sr. No	Particulars of item	Plinth area	Roof height	Age of building& Depreciation	Residual of building	Estimated replacement rate of construction Rs.P	Replacement Cost Rs.P	Depreciation Rs.P	Net value after depreciations Rs.P
1	Ground Floor (RCC)	831.00 Sq.ft	10'0"	2014/ 11 yrs (16.50%)	49 Yrs	Rs.1700 /Sq.ft	14,12,700.00	2,33,095.00	11,79,605.00
2	Parking shed (GI Sheet)	328.00 Sq.ft	10'0"	2014/ 11 yrs (22.00%)	34 Yrs	Rs.500 /Sq.ft	1,64,000.00	36,080.00	1,27,920.00
3	Toilet & Staircase (RCC)	374.00 Sq.ft	10'0"	2014/ 11 yrs (16.50%)	49 Yrs	Rs.800 /Sq.ft	2,99,200.00	49,368.00	2,49,832.00
								Total	**15,57,357.00**
								Say	**15,57,000.00**

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Note:At the time of inspection the borrower has denied to take actual measurements, hence the measurements and Amenities taken from old valuation report given by Mr.Vijaykuamr,dated-26.01.2022.

As per deed No:1258/2012,dated-20.04.2012, 2.0 M road available on North Side of the property but in old valuation given by Mr.Vijaykuamr,dated-26.01.2022 is mentioned as 30 feet wide road,hence the plot to be demarcated.

Part-E-Total abstract of the entire property

Part –A	Land	:	Rs. 12,05,000.00
Part –B	Building	:	Rs. 15,57,000.00
Part –C	Extra Items & Amenities	:	----
Part –D	Services-Compound wall	:	Rs. 1,50,000.00
	Total	:	**Rs. 29,12,000.00**

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

1.Fair market value of the above property in the prevailing condition with aforesaid specification is **Rs.29,12,000.00 (Rupees Twenty nine lakhs and Twelve thousand only).**

2.The Realizable value of the above property (-10%) is **Rs.26,20,000.00 (Rupees Twenty six lakhs and Twenty thousand only)**

3.The Forced sale value (-20%) is **Rs.23,29,000.00 (Rupees Twenty three lakhs and Twenty nine thousand only).**

4.Guideline value of the property is **Rs.18,72,000.00 (Rupees Eighteen lakhs and Seventy two thousand only).**

Place: Salem

Date : 25.08.2025

ELAMURUGAN MANICKAM

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ELITE ASSOCIATES

Part H-CERTIFICATE

1. It is hereby certified that in my opinion

i)The present market value of the property discussed in the report(above)by adopting **Prevailing market rate of land is Rs.12,05,000.00(Rupees Twelve lakhs and Five thousand only)**

ii)The forced Sale Value of the property is estimated as **20 %** less than the present market value.

2.Number of title deed(s) involved in this property is **One.**The relavant document for the subject property in the opinion of this valuer is the **deed dated-1258/2012 with registration number-1258/2012 registered in Panruti-SRO.**

3.If this property is offered as collateral security,the concerned financial institution is requested to verify the extent of land shown 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 (1).

5.The property was inspected on 23.08.2025 by Valuer M.Elamurugan

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

7.This valuation work was/has been undertaken by the valuer based upon the request from Chief Manager, Canara Bank, Specialized ARM Branch-II,Chennai.

Place: Salem
Date : 25.08.2025

ELAMURUGAN MANICKAM

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Date: 2025.09.01 11:34:34 +05'30'

Note :This report contain Pages

Enclosures:

i)Online EC taken from Website

ii)Location Map

iii)Photograph of owner/representative with property in background

iv)Screen shot of longitude/latitude and co-ordinates of the property using GPS

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DECLARATION

I hereby declare that-

a. The information furnished in my valuation report dated 25.08.2025 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
b. I have no direct or indirect interest in the property valued;
c. I have personality inspected the property on 23.08.2025 .The work is not sub-contracted to any other valuer and carried out by myself.
d. I have not been convicted of any offence and sentenced to a term of Imprisonment.
e. I have not been found guilty of misconduct in my professional capacity.
f. 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.
g. 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.
h. I abide by the Model Code of Conduct for empanelment of Valuer in the Bank.
i. I am registered under Section 34AB of the Wealth Tax Act, 1957.
j. I am the proprietor/ Partner/ Authorized official of the firm/ Company, who is competent to sign this valuation report.
k. Further, I hereby provide the following information.

S.No	Particulars	Valuer Comment
1.	Background information of the asset being valued;	Residential building with respect to the deed No: 1258/2012 in the name of Mr.Saravanan
2.	Purpose of valuation and appointing authority	For assessing the present market value of land and building/Chief Manager,Canara Bank, Specialized ARM Branch-II,Chennai
3.	Identity of the valuer and any other expert involved in the valuation;	M.Elamurugan, Panel Valuer (SARFAESI VALUER)
4.	Disclosure of valuer interest or conflict	NIL

	if any;	
5.	Date of appointment valuation date and date of report;	23.08.2025 25.08.2025
6.	Inspections and / or investigations undertaken;	Boundary & Dimensions of the property verified physically
7.	Nature and sources of the information used or relied upon;	Online EC taken from website and same has been enclosed
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Market approach method /International Valuation Standard
9.	Restrictions on use of the report, if any;	NIL
10	Major factors that were taken into account during the valuation	By verify the legal information & Physical inspection of the property
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
12	Whether the property is **SARFAESI** Compliance Y/N	**Yes**

CODE OF CONDUCT FOR VALUERS

Integrity and Fairness

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

Professional Competence and Due Care

6. I shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgement.

7. I shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time.
8. I 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.
9. In the preparation of a valuation report, I shall not disclaim liability for his/ its expertise or deny my 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 me.
10. I shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
11. I shall clearly state to his client the services that I would be competent to provide and the services for which I would be relying or other valuers or professionals or for which the client can have a separate arrangement with other valuers.

Independence and Disclosure of Interest

12. I shall act with objectivity in my professional dealings by ensuring that my 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. I shall not take up an assignment if I or any of my relatives or associates is not independent in terms of association to the company.
14. I shall maintain complete independence in my professional relationships and shall conduct the valuation independent of external influences.
15. I shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interest, while providing unbiased services.
16. I shall not deal in securities of any subject company after any time when I first become aware of the possibility of my 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.
17. I 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, I 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 me, if there has been a prior engagement in an unconnected transaction, I shall declare the association with the company during the last five years.

Confidentiality

20. I shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to my knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.

Information Management

21. I shall ensure that I maintain 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 my decisions and actions.
22. I 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 I am registered or any other statutory regulatory body.
23. I shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organization with which I am registered, or any other statutory regulatory body.
24. I 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. I or my relative shall not accept gifts or hospitality which undermines or affects my 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 Companies Act, 2013 (18 of 2013).
26. I 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 myself or to obtain or retain an advantage in the conduct or profession for myself.

Remuneration and Costs.

27. I shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of a work necessarily and properly undertaken, and is not inconsistent with the applicable rules.
28. I 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

29. I shall refrain from accepting too many assignments, If I am unlikely to be able to devote adequate time to each of my assignments.
30. I shall not conduct business which in the opinion of the authority or the registered valuer organization discredits the profession.

Date : Salem
Place : 25.08.2025

ELAMURUGAN MANICKAM

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Date: 2025.09.01 11:34:45 +05'30'



Guideline Search

Search Criteria :

Zone:	**CUDDALORE**
Guideline Village:	**PALUR**
Revenue District:	**CUDDALORE**
Street/Survey Number:	**137**
Sub Registrar Office:	**PANRUTTI**
Revenue Village:	**PALUR**
Revenue Taluka:	**PANRUTI**

34 items found, displaying 11 to 20. [First/Prev] 1, **2**, 3, 4 [Next/Last]

Sr.No.	Survey/Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O.Download
11	137/15A	110/ Square Feet	1185/ Square Metre	Residential Special Type - I	22-Jul-2024	-
12	137/15B	110/ Square Feet	1185/ Square Metre	Residential Special Type - I	22-Jul-2024	-
13	137/16	110/ Square Feet	1185/ Square Metre	Residential Special Type - I	01-Jul-2024	-
14	137/17	110/ Square Feet	1185/ Square Metre	Residential Special Type - I	01-Jul-2024	-
15	137/18	0	0	Govt. Others	01-Jul-2024	-



Sr.No.	Survey/Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O.Download
16	137/19	110/ Square Feet	1185/ Square Metre	Residential Special Type - I	01-Jul-2024	-
17	137/2	110/ Square Feet	1185/ Square Metre	Residential Special Type - I	01-Jul-2024	-
18	137/20	0	0	Govt. Others	01-Jul-2024	-
19	137/22	110/ Square Feet	1185/ Square Metre	Residential Special Type - I	22-Jul-2024	-
20	**137/23**	**110/ Square Feet**	**1185/ Square Metre**	**Residential Special Type - I**	**22-Jul-2024**	**-**



GOVERNMENT OF TAMILNADU

REGISTRATION DEPARTMENT

தமிழ்நாடு அரசு

பதிவுத்துறை

Certificate of Encumbrance on Property

சொத்து தொடர்பான வில்லங்கச் சான்று

S.R.O /சா.ப.அ: Panrutti	Date / நாள்: 01-Sep-2025
Village /கிராமம்:Palur	Survey Details /சர்வே விவரம்: 137/20

Search Period /தேடுதல் காலம்: 01-Jan-2012 - 31-Aug-2025

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
1	1258/2012	20-Apr-2012 20-Apr-2012 20-Apr-2012	Settlement-family members	1. சின்னபொண்ணு	1. ச. சரவணன்	-
	Consideration Value/கைமாற்றுத் தொகை: Rs. 90,850/-		Market Value/சந்தை மதிப்பு: -		PR Number/முந்தைய ஆவண எண்: -	
	Document Remarks/ ஆவணக் குறிப்புகள் :	தா செ ரூ.90, 850/- (இளைய மகனுக்கு)				
	Schedule 1 Details: Property Type/சொத்தின் வகைப்பாடு: House Site				Property Extent/சொத்தின் விஸ்தீர்ணம்: 1817 Sq.ft	
	Village & Street/கிராமம் மற்றும் தெரு: Palur, Palur (T)				Survey No./புல எண் : 137/20, 137/23	
	Boundary Details: திருவள்ளுவர் தெருவில் மேற்படி தெருவிற்கு தென்புரம் சரகில் சுதா மனைக்கும், 2 மீட்டர் அகல தெ வ பாதைக்கும் (தெ), பல்லவராயநத்தம் எல்லைக்கும் (வ), மு.சீத்தா ஆச்சி கிரைய மனைக்கும் (மே), சதம்பரம்				Schedule Remarks/சொத்து விவரம் தொடர்பான குறிப்புரை: புது சர்வே நெ.137/20 - 0.0330 ச.மீ தற்போது உட்பிரிவனபடி 137/23 - 0.0140 ச.மீ பழைய.அபுச.நெ.137/1 கி மே ஜாதியடி வடபுரம் 26 அடி தென்புரம் 20 அடி தெ வ ஜாதியடி கீழ்புரம் 78 அடி மேல்புரம் 80 அடி இந்தளவுள்ள 1817 ச அடி காலிமனை மட்டில். இது 0.0168 ச.மீ.	

	செட்டியார் வகையறா மனைக்கும் (கி)	

Number of Entries/பதிவுகளின் எண்ணிக்கை: 1

Disclaimer: The details of the above property have been provided with due care and with reference to the Acts and Rules. However in case of any error or omission, the Department cannot be held responsible. The above details are of informative in nature.

குறிப்புரை: சட்டம் மற்றும் விதிகளுக்குட்பட்டு மிகுந்த கவனத்துடன் சொத்து தொடர்பான மேற்கண்ட விவரங்கள் அளிக்கப்பட்டுள்ளது எனினும் இதில் ஏதேனும் தவறுகளோ விடல்களோ இருப்பின், அதற்கு இத்துறை பொறுப்பேற்க இயலாது. மேற்கண்ட விவரங்கள் தகவலுக்காக அளிக்கப்பட்டுள்ளன

ஏதேனும் சந்தேகங்கள்/குறைகள் இருப்பின் கீழ்க்கண்ட வழிமுறைகளில் தெரிவிக்கலாம்	
கட்டணமில்லா தொலைபேசி எண்	**கட்டணமில்லா தொலைபேசி எண்**
மின்னஞ்சல் முகவரி	**1800 102 5174**
	helpdesk@tnreginet.net

தமிழ்நாடு அரசு

வருவாய் மற்றும் பேரிடர் மேலாண்மைத் துறை

நத்தம் பட்டா

மாவட்டம் : கடலூர் **வட்டம் : பண்ருட்டி**

வருவாய் கிராமம் : பாலூர **பட்டா எண் : 744**

உரிமையாளர்கள் பெயர்

1. சக்கரபாணி மனைவி சின்னபொன்னு

நத்தம் புல எண்	உட்பிரிவு எண்	பழைய புல எண்	வகைப்பாடு	பரப்பு	தீர்வை	குறிப்பு
				ஹெக் - ஏர் - சமீ	ரூ - பை	
137	23	137-1	ரயத்துவாரி மனை	0 - 1.40	2.00	---- --அரசாணை நிலை எண்.221 நாள்: 04.05.2023-- Digitally signed: ANAND S Tahsildar 09/02/2024 03:49:27:PM
				--	2.00	

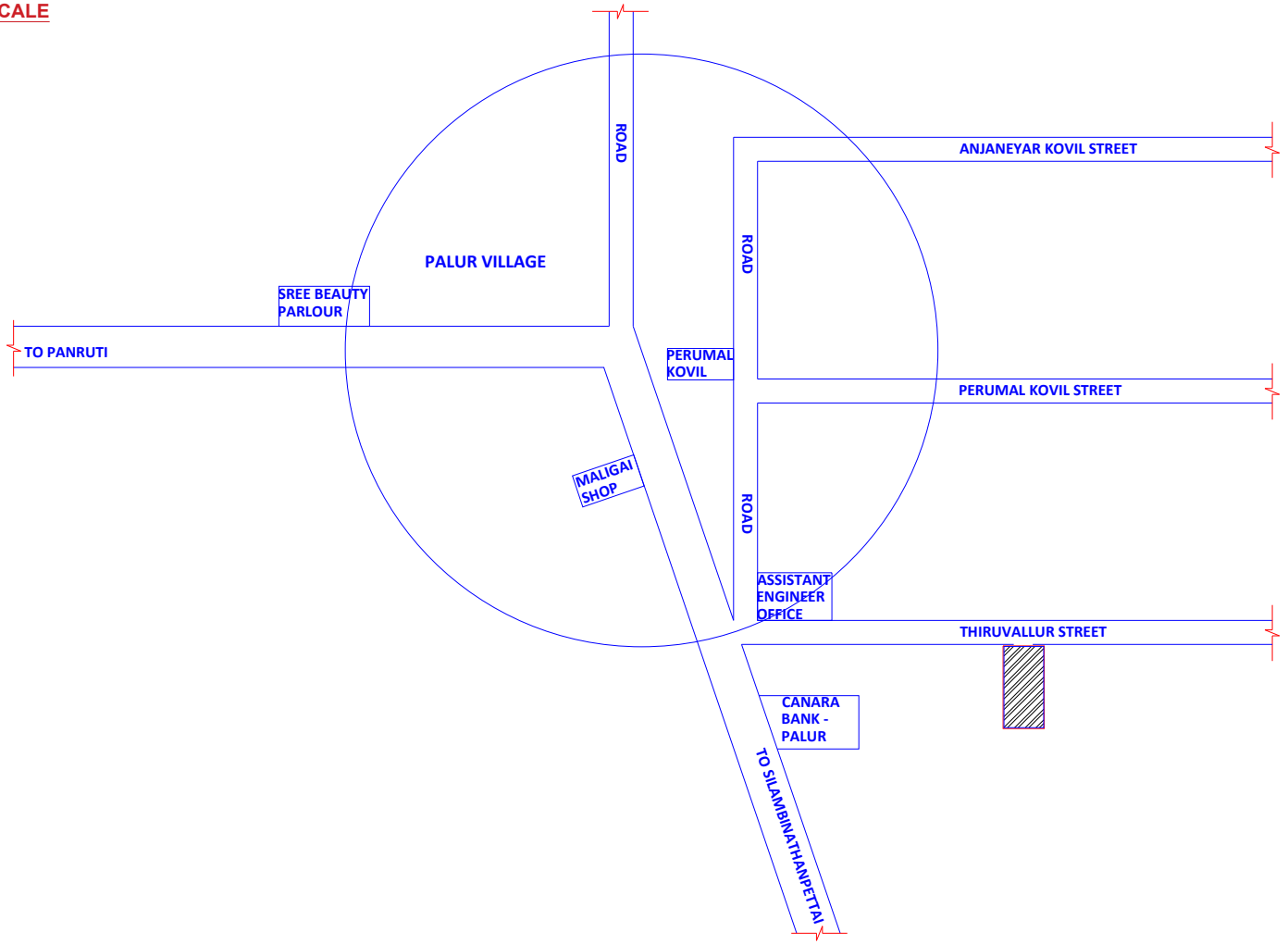
பண்ருட்டி வட்டாட்சியர் / மண்டல துணை வட்டாட்சியரால் 09/02/2024 அன்று 03:49:27:PM நேரத்தில் மின் கையொப்பம் இடப்பட்டது.

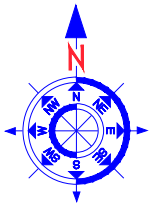
குறிப்பு :

1. மேற்கண்ட நத்தம் நில உரிமை விபரங்கள் நத்தம் தூய அடங்கலின் உண்மை நகல் என சான்றளிக்கப்படுகிறது. இவற்றை தாங்கள் **https://eservices.tn.gov.in** என்ற இணைய தளத்தில் **S/NA/18/02/087/00744/70765** என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 01-09-2025 அன்று 10:38:57 AM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

மேற்குறிப்பிட்டுள்ள புல எண் /உட்பிரிவு எண் நத்தம் நிலவரித்திட்டத்தின் போது நத்தம் அடங்கலில் சேர்க்கப்பட்டுள்ளது ..

LOCATION OF SITE PLAN AND KEY PLAN
NOT TO SCALE





LATTITUDE : 11.755505, LONGITUDE :79.624279,

OWNER PROPERTY

OWNER:

Mr.C.SARAVANAN
S/o.Mr.CHAKKARAPANI

PROPERTY ADDRESS:

AT OLD S.No.137/20,NEW S.No:137/23,PALUR VILLAGE, PANRUTI (TK) CUDDALORE (DT)

ELITE ASSOCIATES

PROPERTY



SIDE VIEW

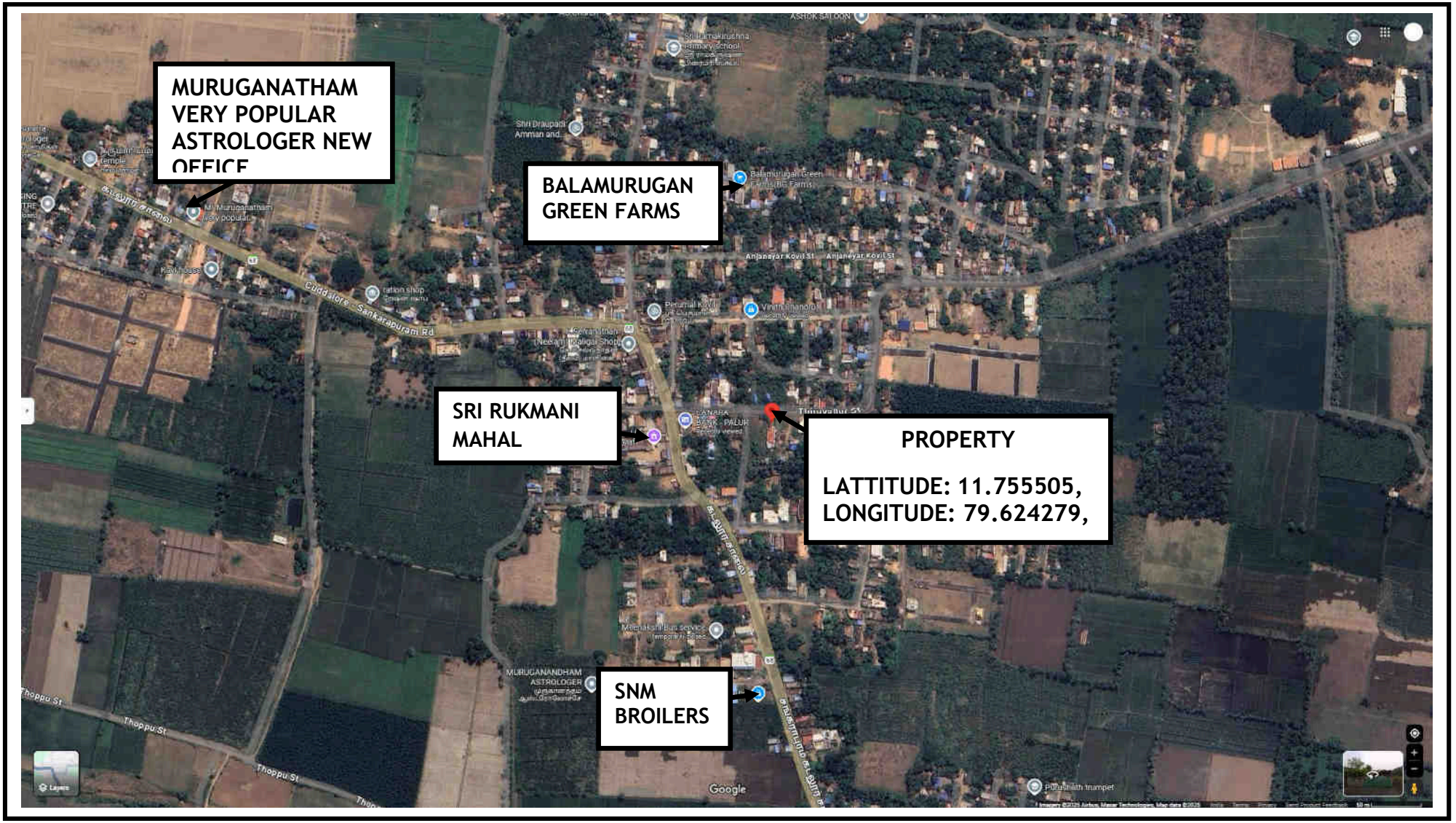


ROAD VIEW OF THE PROPERTY



ELITE ASSOCIATES

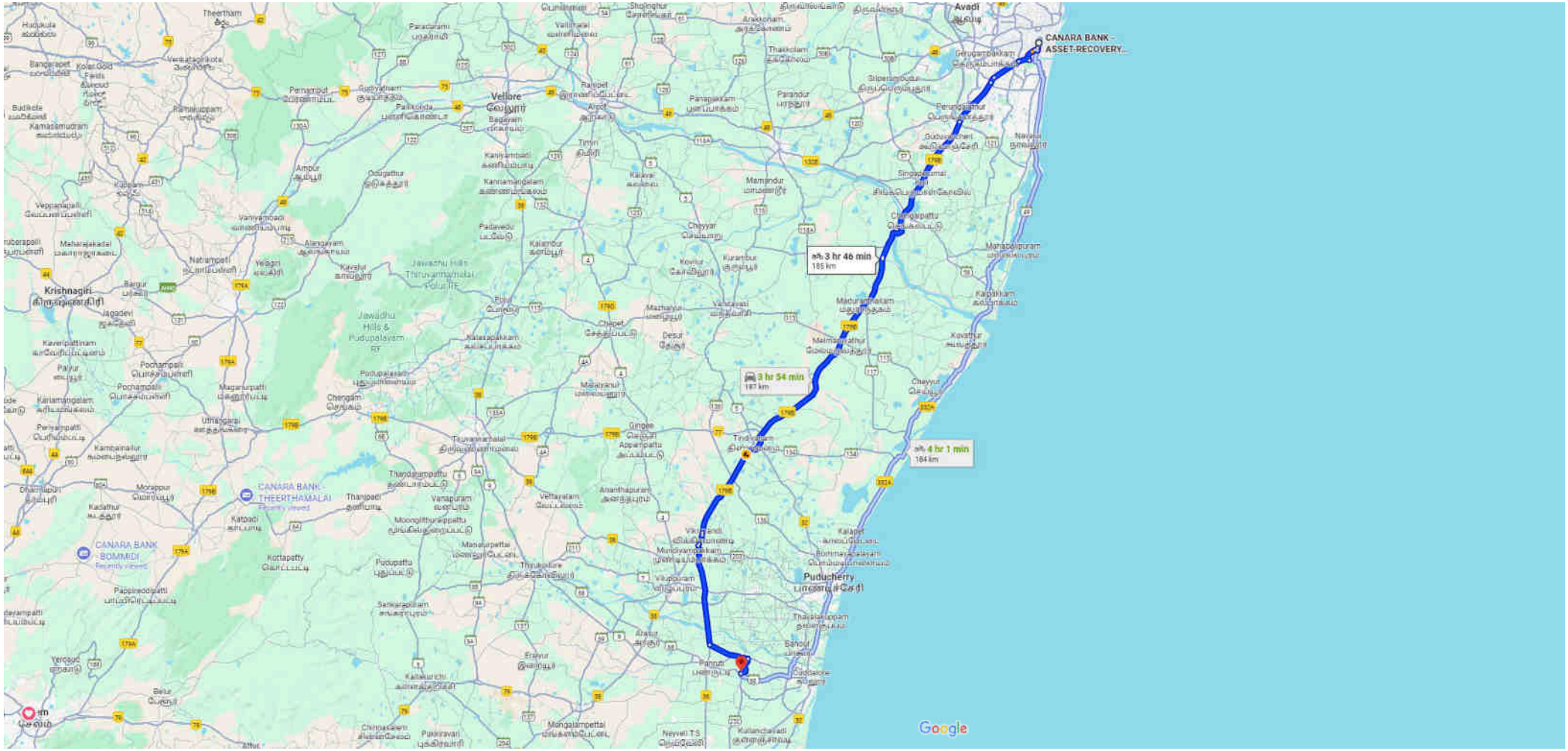
TOPOGRAPHY VIEWS OF THE PROPERTY AT **OLD S.No.137/20,NEW S.No:137/23,OWNED BY Mr.C.SARAVANAN,** PALUR VILLAGE, PANRUTI (TK) CUDDALORE (DT)



Google Maps

CANARA BANK - ASSET-RECOVERY MANAGEMENT BRANCH, S.O, Venkataramana Centre, OLD NO.563/1, V FLOOR, 524, Anna Salai, Teynampet, Chennai, Tamil Nadu 600018 to Thiruvallur St, Palur, Sanniyasipettai, Tamil Nadu 607102

Two-wheeler 185 km, 3 hr 46 min



via Chennai - Nagapattinam Hwy/Chennai - Theni Hwy/Chennai - Trichy Hwy/Grand Southern Trunk Rd and NH 179B — 3 hr 46 min, 185 km

Fastest route now due to traffic conditions

via Chennai - Nagapattinam Hwy/Chennai - Theni Hwy/Chennai - Trichy Hwy/Grand Southern Trunk Rd and NH 179B — 3 hr 54 min, 187 km

Fastest route now due to traffic conditions

ELITE ASSOCIATES