Dr. A. SHOBA

B.E.,M.E., (Structures), Ph.D., M.Sc., (Real Estate Valuation)
FIE., FIV.CE Licensed Surveyor.
Structural & Environmental Consultant, Govt. Approved Valuer,
Chartered Engineer -F-117079-8, Institution of Valuers - F: 22550
Registered as Valuer under Sec. 34 AB of Wealth Tax Act-1957-Sl. No. 807
IBBI Registration No. IBBI / RV / 04 / 2019 / 11288
Panel Valuer : Canara Bank, P & S Bank, IDBI, PNB, ICICI, TMB, Kotak Mahindra Bank, PhoenixARC
CMDA STRUCTURAL ENGINEER GRADE-1 (SE) - SE / GR - 1 / 19 / 06 / 164

MIDAS

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No. 90, First Floor, Ellai Amman Koil St., Kottur, Chennai 600 085.

VALUATION OF PROPERTY (LAND & BUILDING) REPORT ON VALUATION

Ref: Val/Canara/CS/Raji-Jan-125/R.No.16954/2026 **Date: 19.01.2026**

PART A – BASIC DATA

I. GENERAL:

1	Purpose of valuation	To assess the fair market value of the property for bank purposes for Canara Bank – Specialized ARM Branch - SARFAESI
2	a. Date of Inspection b. Date on which the valuation is made	**17.12.2025** **19.01.2026**
3	Name of the reported owner with present address and phone number Property address	**Name of the Reported Owner:** **Mr.R.CHERMAKANI** **S/o Mr.A.Ramalingam** **Property address:** S.No.37/1, Maruthupandiyan Nagar, Attanthangal, Redhills, Chennai – 600 052.
4	Documents produced for perusal: Xerox copy of earlier valuation report dated 30.03.2022 issued by Ln.M.Sappany Pillai.	
5	Brief description of the property taken for valuation (Including leasehold/freehold etc)	This subject property is a land with G+1 residential cum commercial building. It consists of Ground floor with one commercial hall type structure and common toilet. First floor consists of one 2 BHK residential unit. Both are occupied by tenant. **Extent of land –** As per previous valuation report & site land extent = 1730 sft Note: Patta for S.No.37/1 is not available in website.

6	Scope of valuation	Land with Building
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 ARMB Chennai

II. DESCRIPTION OF THE PROPERTY:

1	Postal address of the property with Pin code			S. No.37/1,Maruthupandiyan Nagar, Attanthangal, Redhills, Chennai – 600 052.
2	City/Town			City
	Residential Area			Residential Area
	Commercial Area			Nil
	Industrial Area			Mixed
3	Classification of the Area High/Middle/Poor Urban/Semi Urban/Rural			Semi Urban
4	Coming under Corporation Limit /Village Panchayat /Municipality			Attanthangal Panchayath
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			The subject property is abutting 20'0" mud Road. It is about 800 mts from Padiyanallur Bus Stop. All civic amenities are available within reasonable distance. A key plan showing, the location of the site is enclosed here with for easy identification of the property.
	Plot No. / Nagar/Survey No. Door No.			S. No: 37/1
	S.F. No. / T.S. No. / R.S. no. Village / Block			S. No: 37/1
	Taluk / Ward Mandal/ District/ Municipality/ Corporation			Attanthangal, Ponneri Taluk
8	Boundaries of the property			
		Item No. 1	**Item No. 2**	**As per site**
	North by	Selvaraj house Plot	Item No: 1 Land	Land & Building
	South by	Item No: 2 Land	Plot No: 5	Land & Building

	East by	R. Pandiyarajan Plot	R. Pandiyarajan Plot	Land & Building
	West by	Plot No: 3	Plot No: 3 & Road	Land & Building & 20" wide Mud road

9	Latitude, Longitude and Coordinates of the site	Latitude – 13.2061589, & Longitude – 80.1696047
10	**Property tax receipt referred** Assessment number Tax amount Receipt in the name of	Not produced
11	Electricity service connection consumer number In the name of Other details, if any	Not produced
12	Property is presently occupied by Owner / Tenants/ Both / Vacant	Door locked.
13	If tenanted fully, What is the gross monthly rent?	N.A
14	If occupied by both	N.A.
15	By assuming the entire building is let out, (i) What is the probable monthly rent? (ii) What is the advance amount?	N.A N.A

III. PROCEDURE OF VALUATION:

(Describe the property details)

Part – B – Land

1	Extent – As mentioned in previous report	
2	Extent of site (least of 1a & 1b)	**1730 sft**
3	Characteristics of the site	
	What is the character of the locality?	As Per Site- Residential As per Patta- Not produced As per SRO- Residential Class – I Type – I **As per CMDA – Catchment Area**
	What is the classification of the locality?	Residential Area as per site
	Development of surrounding areas	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 within 1 kms distance.
	Level of land with topographical conditions Shape of land	Level Rectangular

	Type of use to which it can be put Any usage restriction Is plot in town planning approved layout? Corner Plot or Intermittent Plot? Type of road available at present	**Yes. As per CMDA it is located in catchment area** Intermittent Plot Mud Road
	Road facilities are available? Is it a land – locked land? Water Potentiality	20'0" Mud Road No Available
	What is the width of the Road? Width of road – is it below 20ft or more than 20 ft.	20'0" Mud Road
	Underground sewerage system Is power supply available at the site?	NIL
	Advantage of the site 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)	Residential and Commercial area Nil
	Any factors which affect the marketability of the land?	Nil
	Type of the land?	Residential area
	Accessibility	Mud Road
4	Value on adopting GLR (Guideline Rate)	**Guide line value - Rs.880/- Per sft** (Obtained from web site -copy enclosed)
	i) Guideline rate as obtained from the Registrar's office (an evidence thereof to be enclosed)	Enclosed
	ii) Value of land by adopting GLR	1730 sft × Rs.880/sft = Rs.15,22,400/-
5	Value by adopting PMR (Prevailing Market Rate) Prevailing market rate (Along it details/reference of atleast 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 (..... X)	Prevailing market rate is Rs.2,000/- to Rs.2,500/- per Sft Adopted rate Rs. 2,400/- per sft **Market value:** 1730 sft ×Rs.2,400/- =Rs. 41,52,000/- say Rs. 41,50,000/-

PART C – BUILDINGS

	Type of Building Residential/Commercial/Industrial	Residential

1.	Type of construction Load bearing /RCC/Steel Framed/ framed Structure	Framed Structure
2.	Quality of construction Superior / I Class / II Class	II Class
3.	Appearance of Building Common / Attractive / Aesthetic	Normal
4.	Maintenance/Condition of the Building Exterior: New one / Excellent/ Good /Normal/ /Average / Poor	Normal
5	Plinth Area	As per site G.F Commercial – 1200 Sft F.F Residential – 1350 Sft Total - 2550 Sft
6.	Number of floors and height of each floor including basement, if any	Each floor – 10'

Note : The approved plan not produced. The property, door locked at time of inspection. Measurement details taken from the previous valuation report.

Floor	Year of Construction	Roof	**Plinth area** As per site
G.F	2012	RCC	1200 sft
F.F	2012	RCC	1350 sft

1. Drawing approval

a. Date of issue and validity of layout of approved map/plan – Not produced

b. Approved map/plan issuing authority – N.A

c. Whether genuineness or authentic of approved map/plan is verified? – SARFAESI valuation.

d. Any other comments by our empanelled valuers on authentic of approved plan?

. (Discuss on the building approval, reference, violations observed, consequences of violation etc.) - as mentioned below

1. VALUATION OF BUILDING: **As per Previous valuation report**

DESCRIPTION	Ground Floor	First floor
Plinth area	1200 sft	1350 sft
Year of construction (as reported/ observed/ as per the deed)	2012	2012
Age of the building	14 years	14 Years

Dr. A. SHOBA Govt. Approved Valuer Licensed Surveyor & Valuer, Chennai-95 Chartered Engineer

If the age is not exactly known, further life expected	--	--
Total residual life of the building estimated	About 46 years (If maintained well)	About 46 years (If maintained well)
Depreciation percentage (assuming salvage value	14 ×2 % = 28 %	14 ×2% =28%
Replacement rate of construction with the existing conditions and specifications	1200 sft ×Rs. 1,800 /- = Rs. 21,60,000/-	1350 sft ×Rs. 1,800/- = Rs. 24,30,000/-
Replacement Value	Rs. 21,60,000/-	Rs. 24,30,000/-
Depreciation Value	Rs. 21,60,000/- × 0.28= Rs. 6,04,800/-	Rs. 24,30,000/- × 0.28 = Rs. 6,80,400/-
Depreciated value of building	Rs. 15,55,200/-	Rs. 17,50,000/-
Total Depreciated value of the building	Rs. 33,05,200/- Say Rs. 33,00,000/-	

PART D – AMENITIES & EXTRA ITEMS

1	Portico	Nil
2	Ornamental Front / Pooja door	Nil
3	Site out/Verandah with Steel grills	Nil
4	Extra Steel/collapsible gates	Nil
5	Open staircase	Nil
6	Wardrobes, showcases, wooden cupboards	Nil
7	Glazed tiles	Nil
8	Extra sinks and bath tub	Nil
9	Marble/ceramic tiles flooring	---
10	Interior decorations	Nil
11	Architectural Elevation Works	Nil
12	False ceiling works	Nil
13	Paneling works	Nil
14	Aluminum works	Nil

Dr. A. SHOBAY Govt. Approved Valuer Licensed Surveyor Chennai Chartered Engineer

15	Aluminum handrails	Nil
16	Separate Lumber Room	Nil
17	Separate Toiler Room	Nil
18	Separate water tank/sump	Nil
19	Trees, gardening	Nil
20	Any other	Nil

PART E – SERVICES

1.	Water supply arrangements Open Well/ Deep bore/ Hand pump/ Motor/ Corporation Tap/ Underground level sump/ Overhead water tank	Included
2.	Drainage arrangements Septic Tank/ Underground sewerage	sewerage
3.	Compound Wall.....Rm. @ Rs...../m2. Height Length Type of construction	Available (included in amenities)
4.	Pavements …… Rm. @ Rs…./m2	-
5.	Steel gate …… Rm. @ Rs…./m2	-
6.	E.B Deposits, water deposits, drainage deposits etc.	Not produced
7.	Electrical fittings & others	
	Type of wiring	Concealed (included in amenities)
	Class of fittings (superior/Ordinary/Poor)	Ordinary
	Number of light Points	--
	Fan Points	--
	Spare Plug Points	--
	Any other item	-
8.	Plumbing installation	
	No. of water closets and their type	--
	No. of wash basins	Nil
	No. of bath tubs	Nil
	Water meter, taps etc	Nil
	Any other fixtures	Nil
9.	Any other	Nil
	Total	---



PART F – ABSTRACT VALUE

	Part	Description	Value of adopting:	
			GLR Rs.	PMR Rs.
	B	Land	Rs. 15,22,400/-	Rs.41,50,000/-
	C	Building	Rs. 30,17,110/-	Rs. 33,00,000/-
	D	Amenities – Water tank, sump	Included	Included
	E	Services – Bore well, Electrification	Included	Included
		False ceiling & Interiors, Wooden partitions, front elevation, glassed visitors room. Watchman cabin	Included	Included
		Total	Rs. 45,39,510/-	**Rs. 74,50,000/-**
	Factors favouring for an additional value 1. 2. Add (+) Factors favouring for less value 1. 2. Less (-)			Nil Nil
	Present Market Value			**Rs. 74,50,000/-**

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 :Rs. 74,50,000/-**
  (Rupees Seventy Four Lakhs Fifty Thousands Only)

- **Forced sale value of the property(80%):Rs.60,00,000/-**
  (Rupees Sixty Lakhs Only)

- **Realizable sale value of the property(90%) :Rs.67,00,000/-**
  (Rupees Seventy Seven Lakhs Only)

Chennai – 600 085
Date: 19.01.2026.

Dr.A.Shoba
Approved Valuer for Banks



Part G – Certificate

I have inspected the property on 19.01.2026. No one presented at the time of site inspection.

1. I have no direct or indirect interest in the property valued.
2. The present market value of the property is **Rs.74,50,000/- (Rupees Seventy Four Lakhs Fifty Thousands Only)**
3. This report does not consider lease /mortgage/ borrowings, if any of the Property.
4. The relevant document for the subject property is previous valuation report dated 30.03.2022 issued by Ln.M.Sappany Pillai..
5. The rates adopted are the prevailing rates at the time of inspection. It may vary according to the time and purpose. Auction sale value will be 70% of the forced sale value.
6. This valuation report deals with Valuation aspects only and does not consider Legal aspects, SARFAESI complain and the genuineness of the documents which have to be dealt by a legal expert.
7. This report is prepared based on the documents produced by the bank/client and the site details at the time of inspection.
8. For ownership and the extent of area, the latest legal opinion is to be referred and compared.
9. This report is exclusively intended for Canara Bank, ARMB and it has freedom to accept or reject.
10. The information and other details given above and the annexure are true to the best of my knowledge and belief.
11. This report contains 18 pages excluding photographs.

Chennai – 600 085
Date: 19.01.2026

Dr.A.Shoba
Approved Valuer for Banks

Note : This report contains 18 pages.

Enclosures :

- Key plan with longitude/latitude
- Guideline value of the land & building
- Photograph of the site

Dr. A. SHOBA Govt. Approved Valuer Licensed Surveyor, Chennai-85 Chartered Engineer

DECLARATION FROM VALUER

We hereby by declare that,

a. We are citizen of India

b. The information furnished in our valuation report dated:19.01.2026 is true and correct to the best of our knowledge and belief and we have made an impartial land true valuation of the property.

c. We have no director in direct interest in the property valued.

d. We have personally inspected the property on 17.12.2025.The work is not sub-contracted to any other valuer and carried out by us.

e. We have not been removed /dismissed from service /employment earlier.

f. We have been not been convicted of any offence and sentenced to a term of imprisonment. We have not been found guilty of misconduct in my professional capacity.

g. We have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure.

h. We have not cub-contract the work to any other valuer and carry out the work myself.

i. We 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.

j. We 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.

k. We abide by the model code of conduct for empanelment of valuer in the bank. (Format – F signed copy of same to be taken and kept along with this declaration)

l. We are registered under section 34 AB of the wealth tax act, 1957.

m. The undersigned is the proprietor/partner/authorized official of the firm/ company, who is competent to sign this valuation report.

n. Further, we hereby provide the following.

Chennai–600 085

Dr.A.Shoba

Date:19.01.2026

Approved Valuer for Banks.

Note :This report contains 18 Pages

Enclosures: Key plan showing the location of the property & photographs

Dr. A. SHOBA Govt. Approved Valuer Licensed Surveyor, Chennai-85 Chartered Engineer

No.	Particulars	Valuer comment
1.	Background information of the asset being valued	S. No: 37/1, Maruthupandiyan Nagar, Attanthangal, Chennai – 600 052.
2.	Purpose of the Valuation and appointing authority	To assess the fair market value - SARFAESI
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 dated and Date of report	Valuation date– 17.12.2025 Report date - 19.01.2026
6.	Inspections and/or investigations undertaken	No one accompanied during that inspection
7.	Nature and sources of the information used Or relied upon	Local Enquiry
8.	Procedures adopted in carrying out the Valuation and valuation standards followed	Land and building
9.	Restrictions on use of the report, if any	Nil
10.	Major factors that were taken into account during the valuation	Location, approach, supply& demand, specifications, Infrastructure and Amenities
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

MODELCODEOFCONDUCTFORVALUERS

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, straight forward, and for right 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 for most 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 expert is eordeny 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 in so far 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.



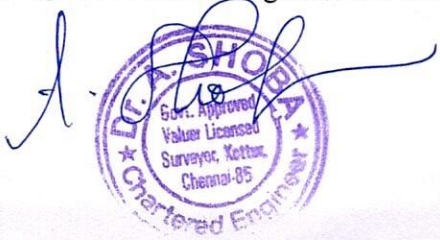
- A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.
- A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
- 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 "mandatesnatching" 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.
- 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:

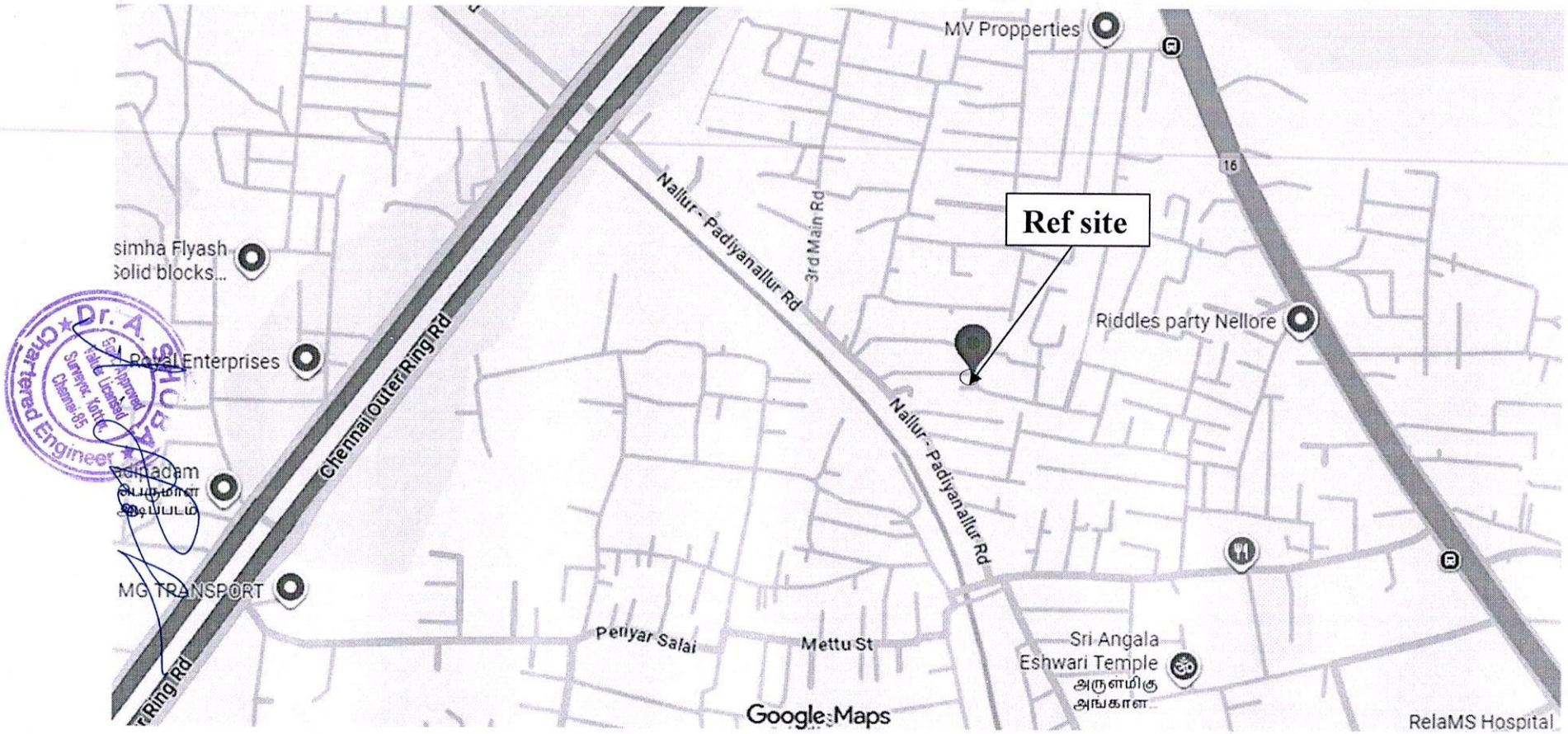
- A valuer shall refrain from accepting too many assignments ,if he/it is unlikely to be able to devote adequate time to each of his/its assignments.
- A valuer shall not conduct business which in the opinion of the authority or the registered valuer organization discredits the profession.

Signature

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



KEY PLAN (NOT TO SCALE) (Latitude – 13.2061589, & Longitude – 80.1696047)



Search Criteria :

Zone:	Chennai	Sub Registrar Office:	Redhills
Guideline Village:	ATTANTHANGAL	Revenue Village:	ATTANTHANAGAL
Revenue District:	TIRUVALLUR	Revenue Taluka:	PONNERI

Below Search results are as on 12-Jan-2026 02:49 PM

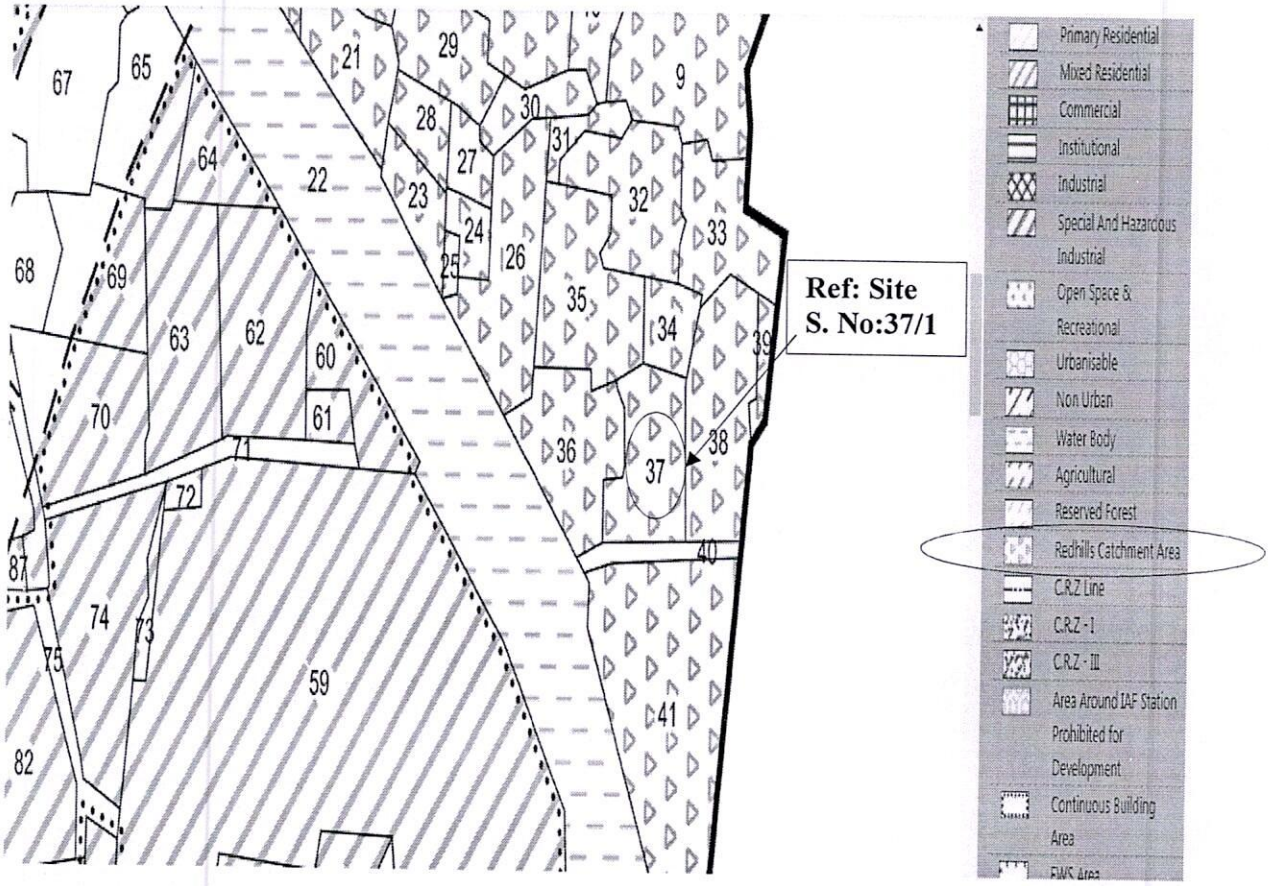
A B C D E F G H I J K L M N O P Q R S T U V W X Y Z 1 2 3 4 5 6 7 8 9 0 List all Street

31 items found, displaying 1 to 10.
[First/Prev] 1, 2, 3, 4 [Next/Last]

Sr.No.	Street Name	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O.Download
1	MARUTHIPANDI NAGAR EXTENTION	880/ Square Feet	9475/ Square Metre	Residential Class I Type - I	01-Jul-2024	.
2	MARUTHU PANDI STREET (MARUTHU PANDI NAGAR)	650/ Square Feet	6925/ Square Metre	Residential Class II Type - I	01-Jul-2024	.
3	MARUTHUPANDIYAR NAGAR	880/ Square Feet	9475/ Square Metre	Residential Class I Type - I	01-Jul-2024	.
4	METTU 10TH STREET	880/ Square Feet	9475/ Square Metre	Residential Class I Type - I	01-Jul-2024	.
5	METTU 11TH STREET	880/ Square Feet	9475/ Square Metre	Residential Class I Type - I	01-Jul-2024	.
6	METTU 12TH STREET	880/ Square Feet	9475/ Square Metre	Residential Class I Type - I	01-Jul-2024	.
7	METTU 13TH STREET	880/ Square Feet	9475/ Square Metre	Residential Class I Type - I	01-Jul-2024	.
8	METTU 14TH STREET	880/ Square Feet	9475/ Square Metre	Residential Class I Type - I	01-Jul-2024	.
9	METTU 15TH STREET	880/ Square Feet	9475/ Square Metre	Residential Class I Type - I	01-Jul-2024	.
10	METTU 16TH STREET	880/ Square Feet	9475/ Square Metre	Residential Class I Type - I	01-Jul-2024	.

Go Back To Main Menu

Dr. A. SHOBA
Govt. Approved Valuer Licensed Surveyor, Kottur, Chennai-85
Chartered Engineer



CMDA Land Use Map

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Chartered Engineer

Land Details

Plinth Area	:	Chennai corporation limits and belt area of 32 Km around Chennai corporation limits
Age of Building (Years)	:	14 Years
Calculation Period	:	16-Aug-25 To 15-Aug-26
Flat Type	:	Duplex

Floor Details

Sr.No.	Floor Name	Area (Sq.Ft.)	Material Type	Wood Type	Roof Type
1	Ground Floor	1200	Cement/Lime Mortar	Country	RCC Slab
2	First Floor	1350	Cement/Lime Mortar	Country	RCC Slab

Building Details

Floor Name	PWD Rate (Sq.Mt.) (₹)	Floor Value (₹)	Depreciation Value (₹)	Net Floor Value(Total Floor Value - Total Floor Depreciation) (₹)
Ground Floor	10,505	11,71,097	1,53,707	10,17,390
First Floor	9,500	11,91,443	1,56,377	10,35,066

Net Garage Value	:	₹ 0
Compound Wall Value	:	₹ 0
Net Building Value *(Net Floor Value + Net Garage Value + Portico value)*	:	₹ 20,52,456
Additional	:	₹ 4,10,491 (20% - Chennai corporation limits and belt area of 32 Km around Chennai corporation limits)
Total Building Value *(Net Building Value + Additional)*	:	₹ 24,62,947

Amenities

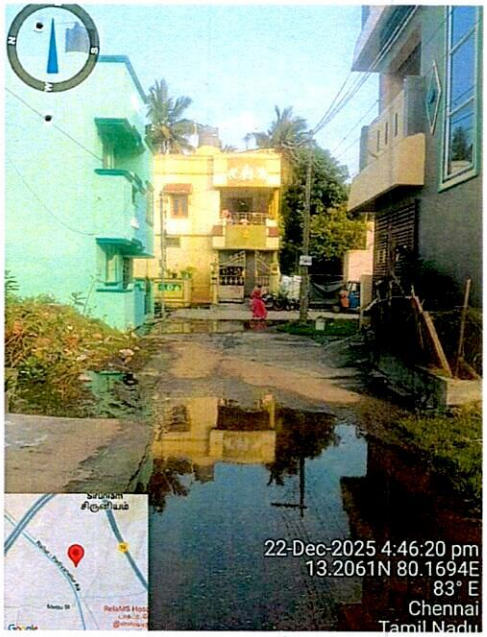
Electrical Installations	:	₹ 1,84,721
Internal Water Supply	:	₹ 1,84,721
Sanitary Installation	:	₹ 1,84,721
Other Extra Amenities	:	₹ 0
Total Amenities Value *(Electrical Installations + Internal Water Supply + Sanitary Installation + Other Extra Amenities)*	:	₹ 5,54,163
Flooring Value	:	₹ 0

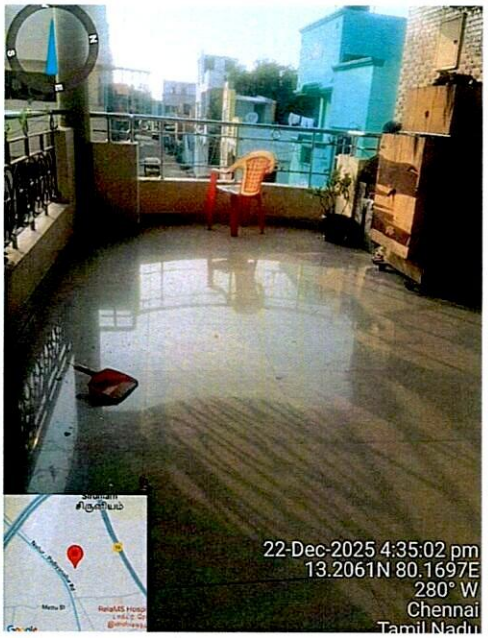
Estimated Property Value

Building Value as per PWD Rate (Inclusive of all Amenities) *(Total Building Value + Total Amenities Value + Flooring Value)*	:	₹ 30,17,110

Reset

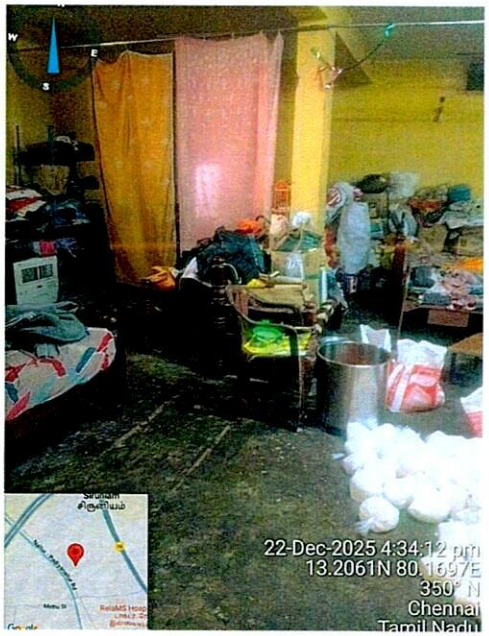
Dr. A. SHOBA
Govt. Approved Valuer Licensed Surveyor, Nattar, Chennai-95
Chartered Engineer



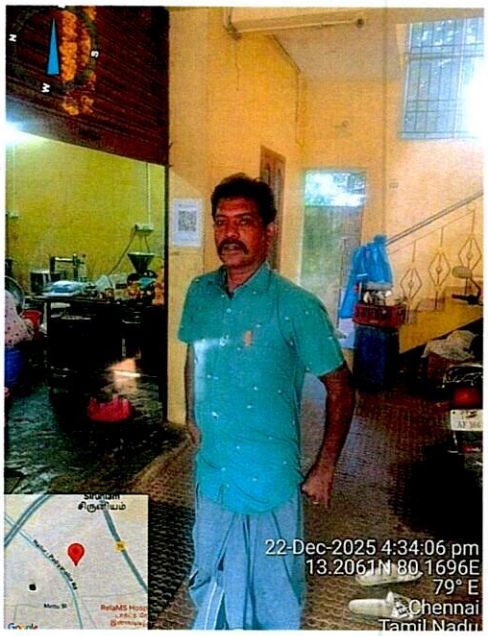


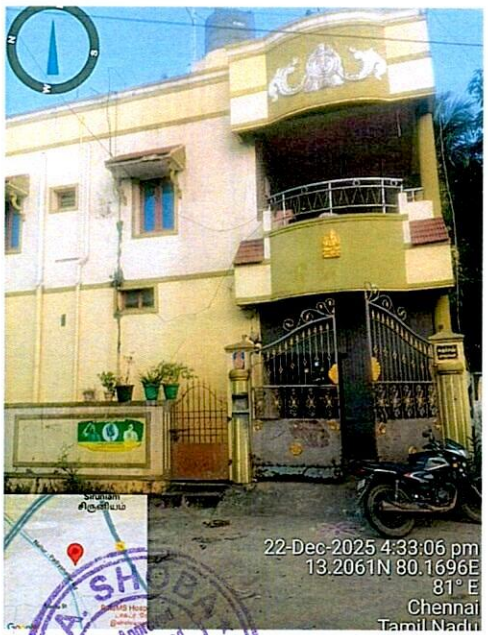














Dr. A. SHOBA
Govt. Approved Valuer Licensed Surveyor Kottur.
Chartered Engineer