BEST ASSOCIATES

Er.Subramani B.E., AMIE., FIV.,
Approved Valuer No: F/8059

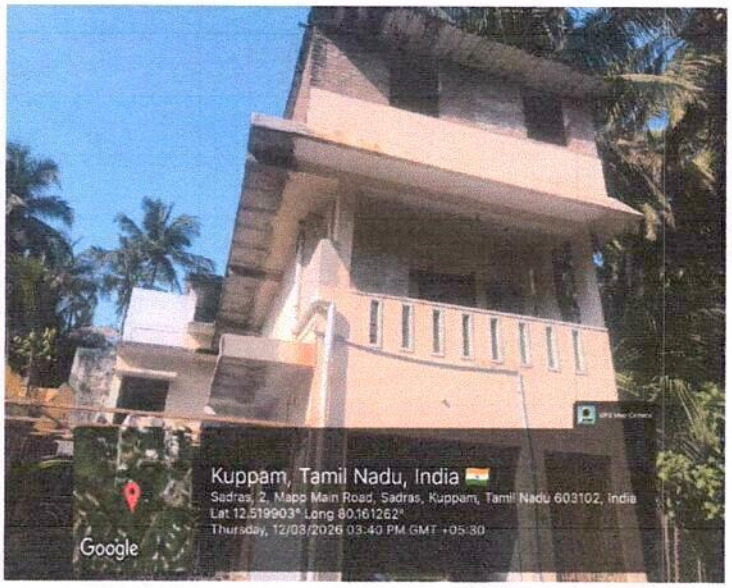
VALUATION REPORT

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

Office Address:
Er. P. Subramani
Door No.2/21, Ground Floor,
Haroon Building,
Viswanathapuram 1st street,
Rengarajapuram,
Kodambakkam,
Chennai-600024. .
Mobile No –
044-24348945 &
044-79632901
Cell No.98425 45009 &
98421 45059.
bestche2017@gmail.com

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

Name of the Bank	**Canara Bank, ARM II Branch, Chennai- 600 017,**
Name of the Owner	**Mr. Kothandapani,**
Location of the Property	**Old S.No. 139/79, New S.No. 159/16,** **Old Door No. 6/120, New Door No. 10/187 & 188, Madha Street, Near Sadras Dae Gate, Kalpakkam, Sadurangapattinam Village, Thirukazhukundram Taluk & SRO, Chengalpattu District - 603 102,**
Total Extent of Land	**2950Sq.ft (or) 6.77 Cents**



Guide Line Value	**Rs. 61,49,000.00**
Present Market Value	**Rs. 75,00,000.00**
Forced Sale Value	**Rs. 60,00,000.00**
Realizable Value	**Rs. 68,00,000.00**

BEST ASSOCIATES

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

Chennai Office Address:
Door.No.2/21, Haroon Building, Ground Floor,
Vishwanathapuram 1st street,
Rangarajapuram,
Kodambakkam,
Chennai - 600024.
Mobile No: 044-24348945 & 044-79632901
(Regd. Office : 2, Subramaniyapuram Road, Palani)

Income Tax, Wealth Tax,
State Bank of India,
Canara Bank,
Punjab National Bank.
Union Bank,
Indian Overseas Bank,
Jammu & Kashmir Bank,
Canfine Home Ltd,
Karur Vysya Bank,
DBS Bank Ltd,
City Union Bank,
LIC, LIC-HFL
City Union Bank,

Ref No: IV - 701 / CB / 2025-26 **Date: 14.03.2026**

To,

The Assistant General Manager,
Canara Bank, ARM II Branch,
Chennai- 600 017,

Valuation Report
On Immovable Properties

Pursuant to the request from The Assistant General Manager, Canara Bank, ARM II Branch, Chennai- 600 017, the said property located at Old S.No. 139/79, New S.No. 159/16, Old Door No. 6/120, New Door No. 10/187 & 188, Madha Street, Near Sadras Dae Gate, Kalpakkam, Sadurangapattinam Village, Thirukazhukundram Taluk & SRO, Chengalpattu District - 603 102, which is said to be owned by Mr. Kothandapani, the said property has been inspected on 12.03.2026 for the purpose of assessing the present market value.

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

1 Previous valuation report given by Er. M. Vijayakumar, Dated 27.06.2024.

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

I am of opinion that

1. The Guide line Value of the property is **Rs. 61,49,000.00**
2. The Open market value of the property is **Rs. 75,00,000.00**
3. The Forced sale value of the property is **Rs. 60,00,000.00**
4. The Realizable market value of the property is **Rs. 68,00,000.00**

It is declared that

1. The property inspected on 12.03.2026 .
2. I have no direct or indirect interest in the property valued
3. Further the information and other details given above in the annexure are true to the best of my knowledge and belief
4. The legal aspect like verification of impersonation of a personal or forgery of original document do not cum under the scope of valuation.

Station : Chennai.
Date : 14.03.2026

Signature of valuer with seal

Er.P. SUBRAMANI, B.E.,AMIE.,FIV.,
CHARTERED CIVIL ENGINEER
GOVT APPROVE VALUER
VALUER FOR CANARA BANK

VALUATION OF PROPERTY (LAND & BUILDING)

REPORT ON VALUATION

PART –A (BASIC DATA)

I	Purpose of valuation	To Assess the fair market value of the property for Canara Bank, ARM II Branch, Chennai- 600 017,
1	Date of Inspection	12.03.2026
	Date on which the valuation is made	14.03.2026
2	Name of the reported owner(s) and his their address(es)with phone no.(details of share of each owner in case of join to ownership)and address with phone number	**Name of the Owner:** Mr. Kothandapani,
3	Document produced for Perusal 1 Previous valuation report given by Er. M. Vijayakumar, Dated 27.06.2024.	
4	Brief Description of the Property Taken for valuation The above said property is Old S.No. 139/79, New S.No. 159/16, Old Door No. 6/120, New Door No. 10/187 & 188, Madha Street, Near Sadras Dae Gate, Kalpakkam, Sadurangapattinam Village, Thirukazhukundram Taluk & SRO, Chengalpattu District - 603 102, The Surrounding Area is Residential Area . Civic amenities are all available Morethan 3 Km Distance	
5	Scope of valuation	
	Land Area: Deed 2950.00 Sq.ft Total Land Extent Area = **2,950.00 Sq.ft (or) 6.77 Cents**	
6	If this report is to be used for any bank purpose, state the name of the bank and branch, if known	Canara Bank, ARM II Branch, Chennai- 600 017,

II. DESCRIPTION OF THE PROPERTY

1	Postal Address of the property with pin code	Old S.No. 139/79, New S.No. 159/16, Old Door No. 6/120, New Door No. 10/187 & 188, Madha Street, Near Sadras Dae Gate, Kalpakkam, Sadurangapattinam Village, Thirukazhukundram Taluk & SRO, Chengalpattu District - 603 102,
2	City /Town	Village
	Residential Area	Residential Area
	Commercial Area	-
	Industrial Area	-
	Agricultural Area	
3	Classification of area High/ Middle/Poor Urban/ Semi Urban/Rural	Middle Semi Urban
4	Coming under corporation limit /village panchayat/municipality	Panchayat Union & DTCP
5	Whether covered under any State/Central Govt. enactment (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 plat is contemplated.	No
7	**Location of property**	
	S.F No/T.S No/R.S No	Old S.No. 139/79, New S.No. 159/16,
	Door No.	Old Door No. 6/120, New Door No. 10/187 & 188,
	Village/Block	Sadurangapattinam Village,
	Taluk	Thirukazhukundram Taluk,
	Mandal /District /Municipality /Corporation	Chengalpattu District - 603 102,

8	**Boundaries of the property**		**As per Deed EC**	
		Doc.No. 508/2003		**Doc.No. 553/2010**
		Schedule I	**Schedule II**	**Schedule I**
	North	Kothandapani Schedule II Plot	Usha Rani & Kalaivani	Schedule II Property
	South	Street	Kothandapani schedule I and Usha Rani & Kalaivani remaining land	Street
	East	Usha Rani & Kalaivani remaining land	Usha Rani & Kalaivani remaining land	Palani Mudaliar Plot
	West	Usha Rani & Kalaivani remaining land	Usha Rani & Kalaivani remaining land	Kothandapani Plot
	Extent	**750.00 Sq.ft**	**946.00 Sq.ft**	**1,080.00 Sq.ft**
		Doc.No. 533/2003	**As per Actual**	
		Schedule I	**Item No.1 to 4**	
	North	Vendor's Remaining land	Land and building	
	South	Kothandapani Plot	Road	
	East	Palani Mudaliar Plot	Vacant Land	
	West	Vendor's Remaining land	Land and building	
	Extent	**174.00 Sq.ft**		
	Total Extent		**2,950.00 Sq.ft (or) 6.77 Cents**	
9	Latitude, Longitude and coordinates of the site		**12°31'12.2"N 80°09'40.8"E 12.520056, 80.161333**	
10	Property tax receipt referred assessment number tax amount		Details not furnished	
	Receipt in the name of		-	
11	Electricity service connection consumer number		Details not furnished	
	In the name of		-	
12	Property Is presently occupied by owner/tenants/both/vacant		Locked during inspection	
13	If tenanted fully, what is the gross monthly rent?		-	
14	If occupied by both By assuming the entire building is let out, What is the probable monthly rent? What is the advance amount?		- -	

PROCEDURE OF VALUATION

As per Approval

	Valuation Details				Discussed in part B,C,D,E&F			
1	FSI =	1,796.00	2,950.00	0.61	2. Plot coverage =	898.0	2,950.00	30.44%

As per Actual

	Valuation Details				Discussed in part B,C,D,E&F			
1	FSI =	3,389.00	2,950.00	1.1488	2. Plot coverage =	1,924.0	2,950.00	65.22%

PART B –LAND

1	**Dimension of the site**			**As per Deed EC**	
		Doc.No. 508/2003		**Doc.No. 553/2010**	
		Schedule I	**Schedule II**	**Schedule I**	**Schedule II**
	North	15'0"	43'0"	15'0"	58'0"
	South	15'0"	43'0"	15'0"	58'0"
	East	50'0"	22'0"	72'0"	3'0"
	West	50'0"	22'0"	72'0"	3'0"
	Extent			2,950.00 Sq.ft	
	Total Extent of the plot			2,950.00 Sq.ft (or) 6.77 Cents	
2	Extent of site(least of 1a &1b)			2,950.00 Sq.ft (or) 6.77 Cents	
	Size of Plot			**As per Deed EC**	**0**
	North & South			Details Mentioned Above	Details Mentoned Above
	East & West				
	Total Extent of the plot			2950.00 Sq.ft (or) 6.77 Cents	

APPROVED VALUER

3	Characteristics of the site	
	* What is the Character of locality	Residential Area
	* What is the classification of the locality	Middle Class
	Development of surrounding areas possibility of frequent flooding /sub merging	Developing Residential Area
	Feasibility to the civic amenities like school, hospital, bus stop, market etc.,	All Civic Amenities are available within 1-7 Km Radius
	Level of the land with topographical conditions	Plain Regular
	Shape of Land	Odd Shaped
	Type of use to which it can be put any usage restriction	Residential Purpse
	Is plot in town planning approved layout	Details not furnished
	Corner Plot or intermittent plot Type of road available at present	Intermittent Plot BT Road
	* Road facilities are available?	20 Feet Road Available
	* It is a land Locked land? * Water potentiality	No Available
	What is the width of the road? Width of road - is it below 20ft or more than 20 Ft	20 Feet Road Available
	Underground sewerage system	Details not furnished
	Is power supply available at the site?	Available
	Advantages of the site	Nil
	Special remarks ,if any, like threat of acquisition land for public service purpose ,road widening or applicability of CRZ provision etc (Distance from sea- coast/tidal level must be incorporated)	Nil
	* Any factors which affect the marketability of the land	No
	* Type of land Accessibility	Road
4	Value on adopting GLR (Guideline rate)	
	i. Guideline rate as obtained from the Registrar's office (an evidence thereof to be enclosed)	**Rs. 220.00 /Sq.ft**
	ii. value of land by adopting GLR 2,950.00 Sq.ft x Rs. 220.00	Rs. 6,49,000.00 **Rs. 6,49,000.00**
5	Value by Adopting PMR (prevailing market rate)	Rs. 2,50,000 /Cent to Rs. 3,00,000 /Cent
	Prevailing market area (along with the details/reference of at least two latest deals/ transactions with respect to adjacent properties in the areas)	Rs. 3,00,000 /Cent
	Unit rate adopted in this valuation after 6.77 Sq.ft x Rs. 3,00,000.00	Rs. 20,31,680.44 Say **Rs. 20,00,000.00**

PART C BUILDINGS

1	Types of Building Residential / Commercial / Industrial	Residential Building
2	Type of construction Load bearing /RCC / Steel framed / Framed Structure	RCC Framed Structures
3	Quality of Construction Superior/I class/II class	II Class
4	Appearance of building Common/ Attractive/Aesthetic	Common

5	Maintenance / Condition of the building Exterior: New One / Excellent / Good / Normal Average / Poor				Normal			
6	Interior : New one /Excellent/Good/Normal Average /Poor				Normal			
7	Plinth Area: AS per IS 3861-1975							
	Building		**As per Approval**		**As per Actual**			
	G.Floor	RCC	898.00	Sq.ft	G.Floor	RCC	1,924.00	Sq.ft
	F.Floor	RCC	875.50	Sq.ft	F.Floor	RCC	1,846.00	Sq.ft
	-	-	-	-	S.Floor	GI	544.00	Sq.ft
	-	-	-	-	S.Floor (Shed	GI	478.00	Sq.ft
	Total		**1,773.50**		Total		**4,792.00**	**Sq.ft**
8	No of Floors and height of each floor including basement if any				Refer below Table			

Approval (As per old valuation)

S.No	Floor	Year of construction	Roof	Plinth Area			
				Main Portion A (Sq Ft)	Cantilevered Portion B (Sq Ft)	**Total A+ 50%of B (Sq Ft)**	
1	G.Floor	2009	RCC	898.00	-	898.00	Sq.Ft
2	F.Floor	2015	RCC	853.00	45.00	875.50	Sq.Ft
					Total	**1,773.50**	Sq.Ft

As per Actual (As per old valuation)

S.No	Floor	Year of construction	Roof	Plinth Area			
				Main Portion A (Sq Ft)	Cantilevered Portion B (Sq Ft)	**Total A+ 50%of B (Sq Ft)**	
1	G.Floor	2009	RCC	1,823.00	202.00	1,924.00	Sq.Ft
2	F.Floor	2015	GI	1,675.00	342.00	1,846.00	Sq.Ft
3	S.Floor	2015	GI	544.00	-	544.00	Sq.Ft
4	S.Floor (Shed)	2015	GI	478.00	-	478.00	Sq.Ft
					Total	**4,792.00**	Sq.Ft

9 Drawing approval : Detials not furnished

a). Date of issue and validity of layout of Approved map/plan = No known

b). Approved map Plan issuing authority = Not known

c). Whether genuineness or authentic of approved map/plan is verified? = Not verified

d). Any other comments by our empaneled valuers on authentic of approval plan?=No

e). (Discuss on the building approval, reference, violation observed, Consequence of violation etc.)-Nil

10 Value of Building is estimated by adopting suitable unit plinth area rate depending upon the specifications. Depreciation is calculated by Straight line method assuming a salvage value of 10%

1. VALUATION OF BUILDING

	DESCRIPTION		
	Specification Floor finish	Not known	
	Superstructure	Brick Work with Cement Mortar	
	Roof	RCC & GI	
	Doors &Window	Teak/Country Wood	
	Weathering coarse	Provided & Finished with pressed tile	
	Year of Construction	2009	2009
	Age of the Building	17	17
	Expected Life of the Building	43	33
	Total Life of the Building	60	50

As per Actual (As per old valuation)

	Particulars Of items	Plinth area in Sq ft	Roof	Year Of Construction	Replacement Rate	Replacement cost Rs.	Depreciation in RS.	Net value after depreciation Rs.
1	G.Floor	1,924.00	RCC	2009	1,800.00	34,63,200.00	8,31,168.00	26,32,032.00
2	F.Floor	1,846.00	RCC	2009	1,800.00	33,22,800.00	7,97,472.00	25,25,328.00
3	S.Floor	1,022.00	GI	2009	400.00	4,08,800.00	1,17,734.40	2,91,065.60
							Total	54,48,425.60
							Say	**54,00,000.00**

PART D AMENITIES & EXTRA ITEMS **(Value after depreciation)** (Amount in Rs)

1	Portico	-
2	Ornamental Front /Pooja door	-
3	Sit out /verandah with steel grills	-
4	Extra steel /collapsible gate	-
5	Open Staircase	-
6	Wardrobes, showcase, wooden cupboard & False Celing & Modular Kitchen	-
7	Glazed tiles	-
8	Extra sinks and bath tub	-
9	Marble /Ceramic tiles flooring	-
10	Interior decorations	-
11	Architectural elevation works	-
12	False Ceiling Work for Office Room	-
13	Paneling Work	-
14	Aluminum Work	-
15	Aluminum hand rails	-
16	Separate lumper room	-
17	Separate toilet room	-
18	Separate Water tank /Sump	-
19	Any other	-
TOTAL PART D AMENITIES & EXTRA ITEMS		-

PART E SERVICES **(Value after depreciation)** (Amount in Rs)

1	Water supply arrangements Drainage Arrangements	1,00,000.00
	Deep bore	-
	Open Well	-
	Motor	-
	Corporation Tap	-
	Underground level Sump	-
	Overhead Watertank	-
	Sanitary arrangements	-
2	Drainage arrangements	-
	Septic Tank	-
	Underground Sewerage	-
3	Compound Wall	-
4	Pavements	-
5	Steel Gate	-
6	E.B Deposits, Water deposits. drainage Deposits etc.,	-
7	Electrical Fittings & others	-
	Types of Wiring	
	No of light points	
	Fan Points	
	Spare plug points	
8	Any other item	-
	No. of water closets and their type	
	No. of wash basins	
	No.of bath tubs	
	Water meter,taps etc	
9	Lift	
TOTAL PART E AMENITIES & EXTRA ITEMS		**1,00,000.00**

As per Actual (As per old valuation)

Part	Description	Value of adopting	
		GLV (Rs)	PMR (Rs)
B	Land	6,49,000.00	20,00,000.00
C	Building	54,00,000.00	54,00,000.00
D	Extra Items	-	-
E	Service	1,00,000.00	1,00,000.00
	Total	**61,49,000.00**	75,00,000.00
	Say	-	75,00,000.00
	Factors favoring for an additional value		-
	Factors favoring for an Less value		-
	Present market value		**Rs. 75,00,000.00**

IV. (Valuation: Here the approved valuer should discuss detail his approach to valuation of property and indicate how the property has been arrived at, supported by necessary calculation. Also, such aspect as

i. Salability - Normal
ii. Likely rental valuers in future - Yes
iii.Any likely income it may generate, may be discussed - No

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

The Present Markert Value **Rs. 75,00,000.00** (Rupees Seventy Five Lakhs Only)

The book value of the above property not known and

The Guideline value is **Rs. 61,49,000.00** (Rupees Sixty One Lakhs Forty Nine Thousand Only)

The Distressed value is **Rs. 60,00,000.00** (Rupees Sixty Lakhs Only)

The Realizable value is **Rs. 68,00,000.00** (Rupees Sixty Eight Lakhs Only)

PART G CERTIFICATE

1. It is hereby certified that in my opinion

   i. The Present Market Value of the Property discussed in the report (above) adopting prevailing market rate for land is
   Rs. 75,00,000.00 (Rupees Seventy Five Lakhs Only)

   ii. The Forced sale value of the property is Estimated as 20 % less than the present market value is
   Rs. 60,00,000.00 (Rupees Sixty Lakhs Only)

   iii. The Realizable sale value of the property is Estimated as 10 % less than the present market value is
   Rs. 68,00,000.00 (Rupees Sixty Eight Lakhs Only)

2. Number of title deed(s) involved in this property is Refer Page No: 2

3. If the property is offered as collateral security, the concerned financial institution is requested to verify the extent of the land shown in the valuation report with respect to the latest legal opinion.

4. Value varies with purpose and date of Valuation, This report is not to be referred if the purpose is different other than mentioned in I(1)

5. The property was inspected on 12.03.2026

6. The legal aspect was not considered in this valuation.

7. This valuation work was/has been under taken by the valuer based upon the request from the **The Assistant General Manager, Canara Bank, ARM II Branch, Chennai- 600 017,**

Place : Chennai
Date : 14.03.2026

(Panel Valuer)

Er.P. SUBRAMANI, B.E.,AMIE.,F
CHARTERED CIVIL ENGINEER
GOVT APPROVE VALUER
VALUER FOR CANARA BANK

Enclosures:

Declaration from Valuer
Model code of conduct of Value
Guideline value.
Encumbrance certificate
Village Map
Google Map
Photograph

Appendix-I
DECLARATION FROM VALUERS

I hereby declare that

- The information furnished in my valuation report dated 14.03.2026 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- I have no direct interest or indirect interest in the property valued.
- I have personally inspected the property on 12.03.2026
- The Work is not subcontracted to any other valuer and carried out by myself.
- I have not been convicted of any offence and sentenced to a term of imprisonment.
- I have not been found guilty of misconduct in my professional capacity.
- I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report. is in conformity to the "Standards" enshrined for valuation in the Part - B of the Handbooks to the best of my ability.
- I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "standards as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable.
- I abide by the Model Code of Conduct for empanelment of valuer in the Bank.(Annexure III-A signed copy of same to be taken and kept along with this declaration.
- I am registered under Section 34AB of the Wealth Tax Act, 1957.
- I am the proprietor/partner/authorized official of the firm/company, who is competent to sign this Valuation report
- Further, I hereby provide the following information

S.No.	Particulars	Valuer Comments
1	Background information of the asset being valued.	Residential Property
2	Purpose of valuation and appointing authority.	To Assess the fair market value of the property.
3	Identity of the valuer and any other experts involved in the valuation.	Nil
4	Disclosure of valuer interest or conflict ,if any	Nil
5	Date of appointment, valuation date and date of report.	Date of Appointment : 06.02.2026 Valuation Date : 12.03.2026 Date of Report : 14.03.2026
6	Inspections and/or investigations undertaken.	Investigation under taken in surrounding area of the applicant Property.
7	Nature and sources of the information used or relied upon	Market Enquires
8	Procedures adopted in carrying out the valuation and valuation standards followed.	Land & Building Method (Land by Using Market Approach Method & Building by Cost Approach method)
9	Restrictions on use of the report, if any	Canara bank, only (Refer 1st Page)
10	Major factors that were taken into account During the valuation.	Market Rate of the land in Surrounding area &Specification of Building.
11	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Nil

Date : 14.03.2026.
Place : Chennai.

SIGNATURE

Er.P. SUBRAMANI, B.E.,AMIE.,FIV.,
CHARTERED CIVIL ENGINEER
GOVT APPROVE VALUER
VALUER FOR CANARA BANK

APPENDIX V
MODEL CODE OF CONDUCT FOR VALUERS
Adopted in line with companies (Registered Valuers and Valuation Rules, 2017)

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

Integrity and Fairness

1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional

relationships.

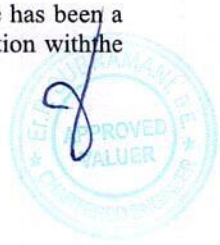
3. A valuer shall endeavour to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situation.
4. A valuer shall refrain from being involved in any action that would that bring disrepute to the profession.
5. A valuer shall keep public interest foremost while delivering his services.

Professional Competence and Due Care

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

Independence and Disclosure of interest

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



Confidentiality

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

Information Management

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

Gifts and hospitality:

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

Remuneration and costs.

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

Occupation, employability and restriction.

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

Date: 14.03.2026.
Place : Chennai.

SIGNATURE

Er.P. SUBRAMANI, B.E.,AMIE.,FIV.,
CHARTERED CIVIL ENGINEER
GOVT APPROVE VALUER
VALUER FOR CANARA BANK

GLV:

Guideline Search

Search Criteria :

Zone:	CHENGALPATTU	Sub Registrar Office:	THIRUKAZHUKUNDRAM
Guideline Village:	SADHURANGAPATTINAM	Revenue Village:	SATHURANGAPATTINAM
Revenue District:	CHENGALPATTU	Revenue Taluk:	TIRUKALUKUNDRAM
Street/Survey Number:	139		

220 Items found, displaying 181 to 190.
[First/Prev] 15, 16, 17, 18, **19**, 20, 21, 22 [Next/Last]

Sr.No	Survey/Subdivision No	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O Download
181	139/71	220/ Square Feet	2370/ Square Metre	Residential Special Type - I	01-Jul-2024	-
182	139/72	220/ Square Feet	2370/ Square Metre	Residential Special Type - I	01-Jul-2024	-
183	139/73	220/ Square Feet	2370/ Square Metre	Residential Special Type - I	01-Jul-2024	-
184	139/74	220/ Square Feet	2370/ Square Metre	Residential Special Type - I	01-Jul-2024	-
185	139/75	220/ Square Feet	2370/ Square Metre	Residential Special Type - I	01-Jul-2024	-
186	139/76	220/ Square Feet	2370/ Square Metre	Residential Special Type - I	01-Jul-2024	-
187	139/77	220/ Square Feet	2370/ Square Metre	Residential Special Type - I	01-Jul-2024	-
188	139/78	220/ Square Feet	2370/ Square Metre	Residential Special Type - I	01-Jul-2024	-
189	139/79	220/ Square Feet	2370/ Square Metre	Residential Special Type - I	01-Jul-2024	-
190	139/8	220/ Square Feet	2370/ Square Metre	Residential Special Type - I	01-Jul-2024	-

EC:

GOVERNMENT OF TAMILNADU
REGISTRATION DEPARTMENT
தமிழ்நாடு அரசு
பதிவுத்துறை

Certificate of Encumbrance on Property
சொத்து தொடர்பான வில்லங்கச் சான்று

S.R.O /சார்.பதி.அ: Thirukazhukundram — Date / நாள்: 15-Feb-2026
Village /கிராமம்:Sathurankapattinam — Survey Details /சர்வே விவரம்: 139/79

Data Availability Period for Village: Sathurankapattinam
Thirukazhukundram Sub Registrar Office: From 01-Jan-2003 To 14-Feb-2026

Search Period /தேடுதல் காலம்: 01-Jan-2003 - 14-Feb-2026

Document No.& Year/ ஆவண எண் மற்றும் ஆண்டு	Date of Execution & Date of Presentation & Date of Registration/எழுதிக் கொடுத்த நாள் & தாக்கல் நாள் & பதிவு நாள்	Nature/தன்மை	Name of Executant(s)/ எழுதிக்கொடுத்தவர்பெயர்(கள்)	Name of Claimant(s)/ எழுதி வாங்கியவர் பெயர்(கள்)	Vol.No & Page. No/ தொகுதி எண் மற்றும் பக்க எண்
Zone: Chennai		District: Chengalpattu		S.R.O: Thirukazhukundram	
508/2003	06-Mar-2003 06-Mar-2003 06-Mar-2003	Exchange	1. S. கோதண்டபாணி (1வது பார்ட்டி) 2. உஷாராணி(2வது பார்ட்டி) 3. S. கலைவாணி(2வது பார்ட்டி)	1. same in the exe	-
Consideration Value/கைமாற்றுத் தொகை: -		Market Value/சந்தை மதிப்பு: -		PR Number/முந்தைய ஆவண எண்: 1652/ 2002	
Document Remarks/ ஆவணக் குறிப்புகள் :	பரிவர்த்தனை ஏ ஷெடியூல் (இதன் மூலம் அடைபவர் 2வது பார்ட்டிகள் உஷாராணி கலைவாணி) பி ஷெடியூல் இதன் மூலம் அடைபவர் கோதண்டபாணி அவர்கள் ஒரு பிரதியுடன்				
Schedule 1 Details: Property Type/சொத்தின் வகைப்பாடு: House Site			Property Extent/சொத்தின் விஸ்தீர்ணம்: *		

1

Village & Street/கிராமம் மற்றும் தெரு: Sathurankapattinam, Land	Survey No./புல எண் : 139/108, 139/79, 159/16, 183/39
எல்லை விபரங்கள்: ஏ ஷெடியூல் 876சஅடிக்கு எல்லை சாந்தா பழனி முதலியார் பாக மனை (தெல்) ராஜசேகர் மனை (கி) தெய்வசிகாமணி மனை (மே)ல் உஷாராணி கலைவாணி மீதி மனையும் 4 1/2 அகல போக்குவரத்து வழியும். பி ஷெடியூல் 750சஅடிக்கு எல்லை (வ)ல் கோதண்டபாணி பரிவர்த்தனை பெறும் 2வது அயிட்ட மனை (தெல்) தெரு வீதி (கி)ல் 2வது பார்ட்டிகள் மீதி மனை (மே)ல் 2வது பார்ட்டிகள் மீதி மனை. பி ஷெடியூல் 946சஅடிக்கு எல்லை (வ)ல் 2வது பார்ட்டிகள் மீதி நிலம் (தெ)ல் கோதண்டபாணி பரிவர்த்தனை பெறும் 1வது அயிட்டமும் 2வது பார்ட்டிகள் மீதி மனையும் (கி)ல் 2வது பார்ட்டிகள் மீதி மனை (மே)ல் 2வது பார்ட்டிகள் மீதி மனை	Schedule Remarks/சொத்து விவரம் தொடர்பான குறிப்புரை: ஏ ஷெடியூல் (இதன் மூலம் அடைபவர் 2வது பார்ட்டிகள். உஷாராணி கலைவாணி)கி நத்தம் சர்வே நெ 139/108க்கு மனைவரிப்பட்டா எண் 40 புது சர்வே நெ 183/39 ல் கி'மே வடக்கில் 40அடி தெற்கில் 37அடிவ'தெ கிழக்கில் 22 1/2அடி மேற்கில் 23அடி உள்ள 876சஅடி உள்ள காலிமனை இதன் மதிப்பு ரூ 46428 பி ஷெடியூல் இதன் மூலம் அடைபவர் கோதண்டபாணி அவர்கள் புன்செய் சர்வே நெ 139/79க்கு மனைவரிப்பட்டா எண் 57ன்படி புது சர்வே நெ 159/16ல் கி'மே 15அடி வ'தெ 50அடி உள்ள 750சஅடி காலிமனை கி'மே 43அடி வ'தெ 22அடி உள்ள 946சஅடி உள்ள காலிமனை ஆக 1696சஅடி காலிமனை

553/2010	11-Feb-2010 11-Feb-2010 11-Feb-2010	Conveyance Non Metro/UA	1. உஷா ராணி 2. எஸ். கலைவாணி	1. S. கோதண்டபாணி -

Consideration Value/கைமாற்றுத் தொகை: ரூ. 1,37,940/-	Market Value/சந்தை மதிப்பு: ரூ. 1,37,940/-	PR Number/முந்தைய ஆவண எண்: 1430/ 82

Schedule 1 Details: Property Type/சொத்தின் வகைப்பாடு: House Site	Property Extent/சொத்தின் விஸ்தீர்ணம்: 1254சஅடி
Village & Street/கிராமம் மற்றும் தெரு: Sathurankapattinam, Plot	Survey No./புல எண் : 139/79, 159/16
எல்லை விபரங்கள்: அயிட்டம்1) (வ)ல் தாங்கள் (crr) கிரையம் பெறும்2வது அயிட்ட சொத்து, (தெ)ல் தெரு, (கி)ல் பழனி முதலியார் மனை, (மே)ல் எஸ்.கோதண்பாணி (தங்கள்) மனை, அயிட்டம்2) (வ)ல் நாங்கள் (ext) நிறுத்திக் கொண்ட மீதி மனை, (தெ)ல் தாங்கள் (கோதண்டபாணி) ஏற்கனவே கிரையம் பெற்ற மனை, (கி)ல் பழனி முதலியார் மனை, (மே)ல் நாங்கள் நிறுத்திக் கொண்ட மீதி மனை	Schedule Remarks/சொத்து விவரம் தொடர்பான குறிப்புரை: அயிட்டம்1) புன் சநெ 139/79 புது சநெ 159/16 (கி)(மே) 15அடி, (வ)(தெ) 72அடி அளவுள்ள 1080 சஅடி (ஏக் 2.47செ), அயிட்டம்2) புன் சநெ 139/79 புது சநெ 159/16 (கி)(மே) 58அடி, (வ)(தெ) 3அடி அளவுள்ள 174சஅடி காலிமனை.ஆக இனம் 2க்கும் சேர்த்து 1254 சஅடி (116.5சமீ) காலிமனை.

4380/2013	15-Jul-2013 15-Jul-2013 15-Jul-2013	Conveyance Non Metro/UA	1. உஷாராணி (முகவர்) 2. S. மோகன் (எ) மோகன்குமார் (முதல்வர்)	1. S . கோதண்டபாணி -

Consideration Value/கைமாற்றுத் தொகை: ரூ. 1,96,000/-	Market Value/சந்தை மதிப்பு: ரூ. 1,96,660/-	PR Number/முந்தைய ஆவண எண்: 508/ 2003, 553/ 2010

Document Remarks/ ஆவணக் குறிப்புகள் :	1430/1982 (4 புத்தகம் 89/2010 திருக்கழுக்குன்றம் சார்பதிவகம்)
Schedule 1 Details: Property Type/சொத்தின் வகைப்பாடு: House Site	Property Extent/சொத்தின் விஸ்தீர்ணம்: 1080 சதுரடி
Village & Street/கிராமம் மற்றும் தெரு: Sathurankapattinam, Plot	Survey No./புல எண் : 139/79, 159/16, 159/16A
எல்லை விபரங்கள்: வடக்கு- தாங்கள் கிரையம் பெறும் 2-வது அயிட்ட சொத்து, தெற்கு - தெரு , கிழக்கு - பழனி முதலியார் மனை, மேற்கு - S கோதண்டபாணி (தங்கள்) மனை	Schedule Remarks/சொத்து விவரம் தொடர்பான குறிப்புரை: இதன் மத்தியில் கிமே 15 அடி வதெ 72 அடி ஆக 1080 சதுரடி (ஏ 2.47 சென்ட்)
Schedule 2 Details: Property Type/சொத்தின் வகைப்பாடு: House Site	Property Extent/சொத்தின் விஸ்தீர்ணம்: 174 சதுரடி
Village & Street/கிராமம் மற்றும் தெரு: Sathurankapattinam, Plot	Survey No./புல எண் : 139/79, 159/16, 159/16A
எல்லை விபரங்கள்:	Schedule Remarks/சொத்து விவரம் தொடர்பான குறிப்புரை: இதன் மத்தியில் கிமே 58

வடக்கு - நாங்கள் நிறுத்திக் கொண்ட மீதி மனை, தெற்கு - தாங்கள் (கோதண்டபாணி) ஏற்கனவே கிரையம்பெற்ற மனை, கிழக்கு - பழனி முதலியார் மனை, மேற்கு - நாங்கள் நிறுத்திக் கொண்ட மீதி மனை	அடி வதெ 3 அடி ஆக 174 சதுரடிகாலி மனை ஆக இனம் இரண்டிற்கும் சேர்த்து 1254 சதுரடியில் 1/3 பாகம் 418 சதுரடி பட்டா எண் 57
Schedule 3 Details: Property Type/சொத்தின் வகைப்பாடு: House Site	Property Extent/சொத்தின் விஸ்தீர்ணம்: 750 சதுரடி
Village & Street/கிராமம் மற்றும் தெரு: Sathurankapattinam, Plot	Survey No./புல எண் : 139/79, 159/16, 159/16A
எல்லை விபரங்கள்: வடக்கு - தங்கள் (கோதண்டபாணி) மனை, தெற்கு - தெரு வீதி, கிழக்கு - எங்கள் மீதி மனை, மேற்கு - எங்கள் மீதி மனை	Schedule Remarks/சொத்து விவரம் தொடர்பான குறிப்புரை: இதன் மத்தியில் கிமே 15 அடி வதெ 50 அடி ஆக 750 சதுரடி
Schedule 4 Details: Property Type/சொத்தின் வகைப்பாடு: House Site	Property Extent/சொத்தின் விஸ்தீர்ணம்: 946 சதுரடி
Village & Street/கிராமம் மற்றும் தெரு: Sathurankapattinam, Plot	Survey No./புல எண் : 139/79, 159/16, 159/16A
எல்லை விபரங்கள்: வடக்கு - எங்கள் மனை, தெற்கு - கோதண்டபாணி மனையும் எங்கள் மனையும், கிழக்கு - எங்கள் மீதி மனை, மேற்கு - எங்கள் மீதி மனை	Schedule Remarks/சொத்து விவரம் தொடர்பான குறிப்புரை: இதன் மத்தியில் கிமே 43 அடி வதெ 22 அடி உள்ள 946 சதுரடி ஆக இனம் 3 மற்றும் 4 க்கு சேர்த்து 1696 சதுரடியில் 1/3 பாகம் 565.3 சதுரடி ஆக மொத்த விஸ்தீரணம் 983.3 சதுரடி காலிமனை

6932/2015	20-Nov-2015 20-Nov-2015 20-Nov-2015	Deposit of Title Deeds If loan is repayable on demand	1. S . கோதண்டபாணி	1. கனரா வங்கி	-

Consideration Value/கைமாற்றுத் தொகை: ரூ. 50,00,000/-	Market Value/சந்தை மதிப்பு: -	PR Number/முந்தைய ஆவண எண்: 4380/ 2013, 553/ 2010
Document Remarks/ ஆவணக் குறிப்புகள் :	மூல ஆவண ஒப்படைப்பு பத்திரம்	

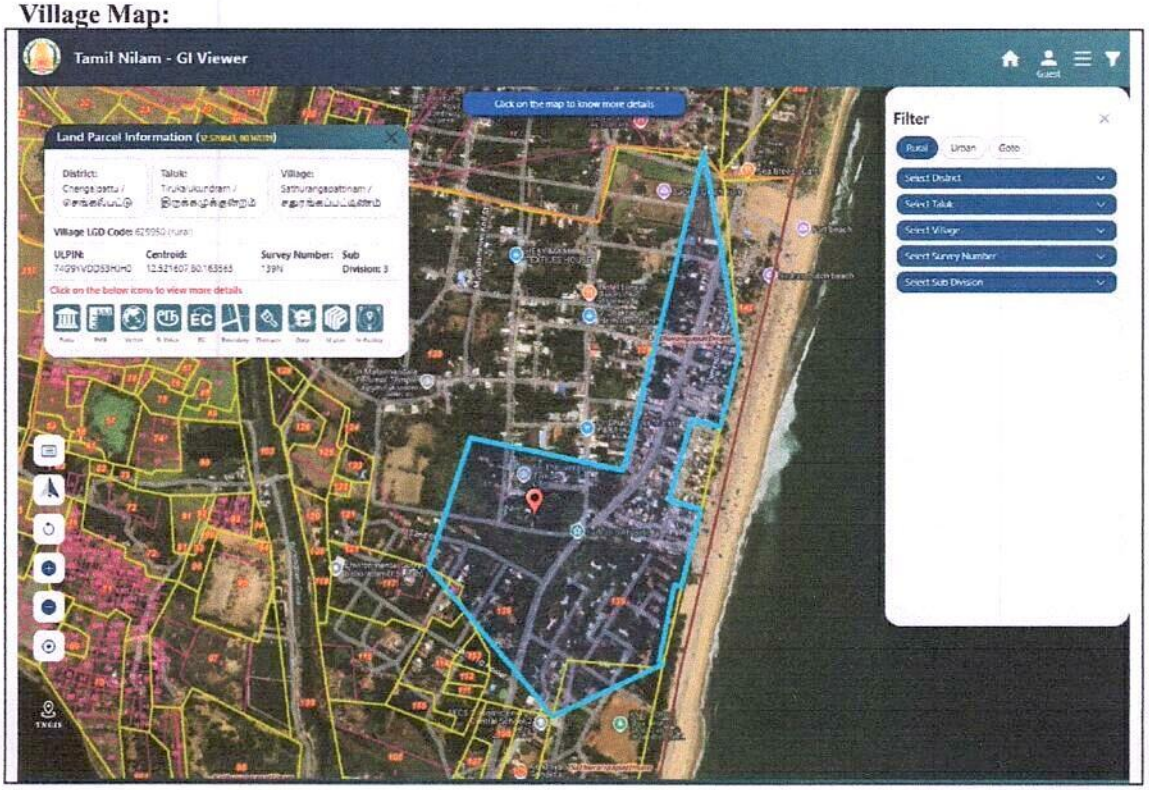
Schedule 1 Details: Property Type/சொத்தின் வகைப்பாடு: House Site	Property Extent/சொத்தின் விஸ்தீர்ணம்: 1080 சதுரடி
Village & Street/கிராமம் மற்றும் தெரு: Sathurankapattinam, Plot	Survey No./புல எண் : 139/79, 159/16
எல்லை விபரங்கள்: வடக்கு- 2-வது அயிட்ட சொத்து, தெற்கு - தெரு, கிழக்கு - பழனி முதலியார் மனை, மேற்கு - S கோதண்டபாணி மனை	Schedule Remarks/சொத்து விவரம் தொடர்பான குறிப்புரை: இதன் மத்தியில் 1080 சதுரடி
Schedule 2 Details: Property Type/சொத்தின் வகைப்பாடு: House Site	Property Extent/சொத்தின் விஸ்தீர்ணம்: 174 சதுரடி
Village & Street/கிராமம் மற்றும் தெரு: Sathurankapattinam, Plot	Survey No./புல எண் : 139/79, 159/16
எல்லை விபரங்கள்: வடக்கு - உஷா ராணி வகையறா மீதி நிலம், தெற்கு - கோதண்டபாணி	Schedule Remarks/சொத்து விவரம் தொடர்பான குறிப்புரை: இதன் மத்தியில் 174 சதுரடி ஆக இனம் இரண்டிற்கும் சேர்த்து 1254 சதுரடி (கீழ்தளம் பில்டிங் மற்றும் 9
இடம், கிழக்கு - பழனி முதலியார் மனை, மேற்கு - உஷா ராணி வகையறா மீதி நிலம்	சர்வீஸ் கனெக்ஷன் நெ 09-510-006-862)

6011/2021	23-Dec-2021 23-Dec-2021 23-Dec-2021	Deposit Of Title Deeds	1. கோதண்டபாணி	1. கனரா வங்கி	-

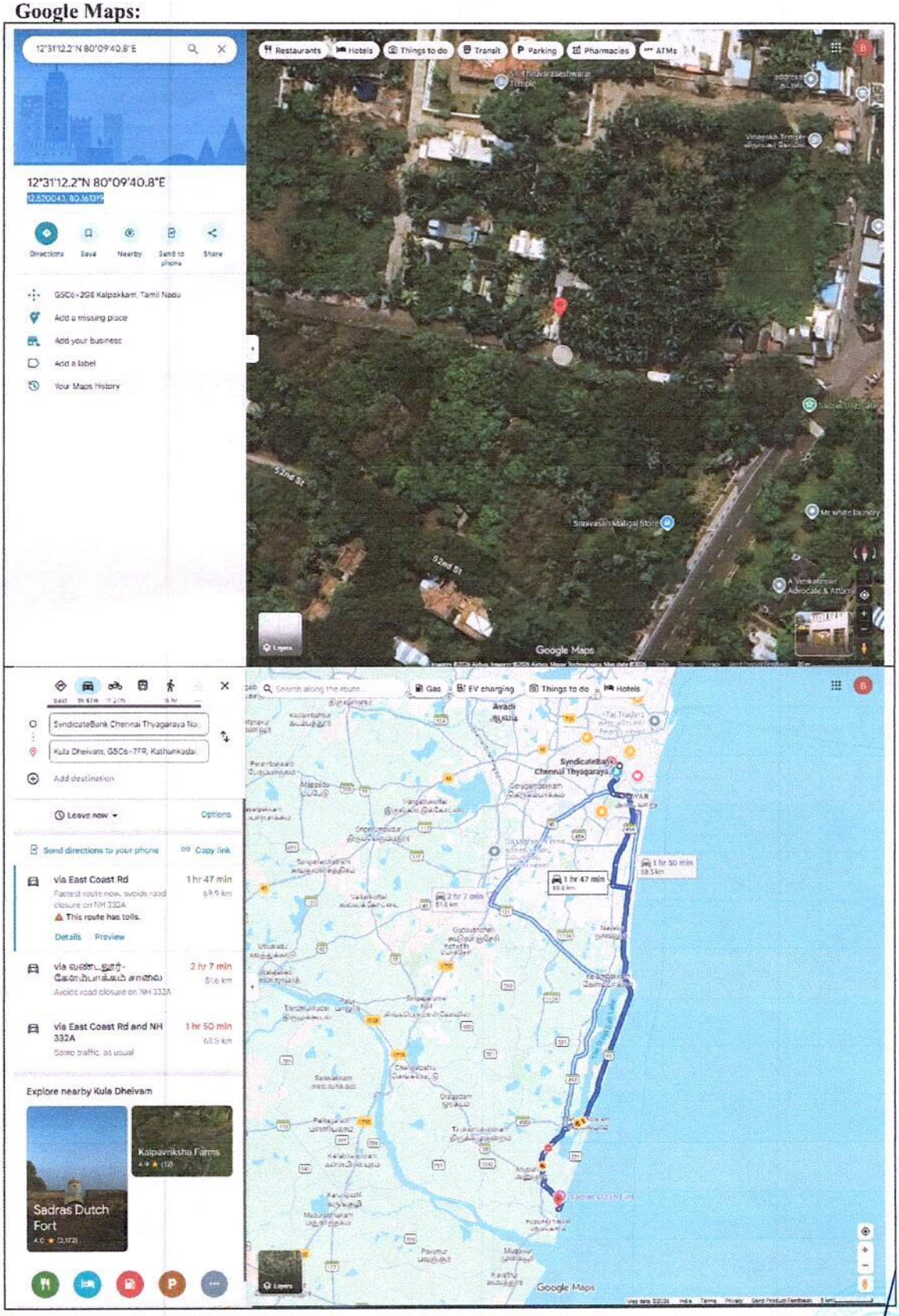
Consideration Value/கைமாற்றுத் தொகை: -	Market Value/சந்தை மதிப்பு: ரூ. 35,00,000/-	PR Number/முந்தைய ஆவண எண்: 4380/2013, 553/2010, 6932/2015

Schedule 1 Details: Property Type/சொத்தின் வகைப்பாடு: Plot	**Survey No-Extent/புல எண்-விஸ்தீர்ணம்:** 139/79 - 1080.0 SQUARE FEET
Village & Street/கிராமம் மற்றும் தெரு: Sathurankapattinam	
எல்லை விபரங்கள்: கிழக்கு - பழனி முதலியார் மனை, மேற்கு - கோதண்டபாணி மனை, வடக்கு - 2வது அயிட்ட சொத்து , தெற்கு - தெரு	Schedule Remarks/சொத்து விவரம் தொடர்பான குறிப்புரை: புதிய சர்வே எண்159/16 ல் 1080 சதுர அடி மனை, மற்றும் இதிலுள்ள தரைதளம் வீடு கட்டிடம் உட்பட, மின் இணைப்பு எண் 09-510-006-862 உட்பட இதற்கு தற்போதைய புதிய எண் 159/16ஏ3 க்கு உட்பிரிவு செய்யப்பட்டுள்ளபடி புதிய சர்வே 159/16ஏ3பி பார்ட்
Schedule 2 Details: Property Type/சொத்தின் வகைப்பாடு: Plot	**Survey No-Extent/புல எண்-விஸ்தீர்ணம்:** 139/79 - 174.0 SQUARE FEET
Village & Street/கிராமம் மற்றும் தெரு: Sathurankapattinam	
எல்லை விபரங்கள்: கிழக்கு - பழனி முதலியார் மனை, மேற்கு - உஷாராணி வகையறா மீதி மனை, வடக்கு - உஷாராணி வகையறா மனை , தெற்கு - கோதண்டபாணி மனை	Schedule Remarks/சொத்து விவரம் தொடர்பான குறிப்புரை: புதிய சர்வே 159/16 ல் 174 சதுர அடிக்கு தற்போதைய புதிய எண் 159/16ஏ3 க்கு உட்பிரிவு செய்யப்பட்டுள்ளபடி 159/16ஏ3பி பார்ட்

Village Map:

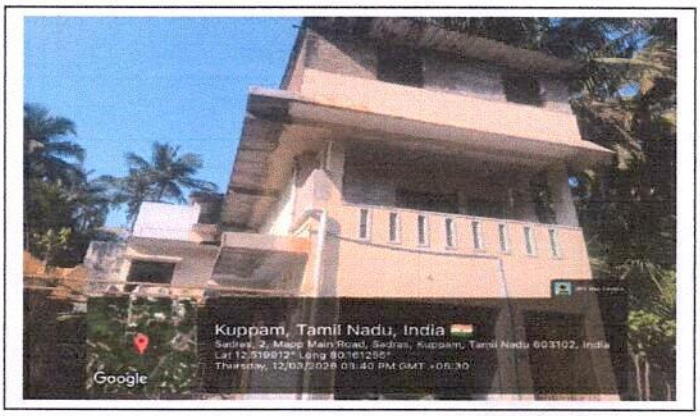

Tamil Nilam - GI Viewer
Land Parcel Information
District:
Taluk:
Village:
Village LGD Code
ULPIN
Centroid:
Survey Number:
Sub Division:
Click on the below icons to view more details
Click on the map to know more details
Filter
Rural
Urban
Goto
Select District
Select Taluk
Select Village
Select Survey Number
Select Sub Division

Google Maps:


12°31'12.2"N 80°09'40.8"E
12.520043, 80.361319
Directions
Save
Nearby
Send to phone
Share
G5C6+2G8 Kalpakkam, Tamil Nadu
Add a missing place
Add your business
Add a label
Your Maps History
Restaurants
Hotels
Things to do
Transit
Parking
Pharmacies
ATMs
52nd St
Google Maps
SyndicateBank Chennai Thyagaraya No...
Kula Dheivam, G5C6+7FR, Kathankadai
Add destination
Leave now
Options
Send directions to your phone
Copy link
via East Coast Rd
1 hr 47 min
69.9 km
Fastest route now, avoids road closure on NH 332A
This route has tolls.
Details
Preview
via ECR - கோடிப்பாக்கம் சாலை வழி
2 hr 7 min
81.6 km
Avoids road closure on NH 332A
via East Coast Rd and NH 332A
1 hr 50 min
68.5 km
Some traffic, as usual
Explore nearby Kula Dheivam
Kalpavriksha Farms
Sadras Dutch Fort
Gas
EV charging
Things to do
Hotels
Avadi
SyndicateBank Chennai Thyagaraya
1 hr 47 min
2 hr 7 min
1 hr 50 min
Sadras Dutch Fort
Google Maps

Photos:


Kuppam, Tamil Nadu, India
Google


Kuppam, Tamil Nadu, India
Google

