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.JAGANATHAN,** **S/o.Mr.CHINNASAMY.**
II NAME OF THE BORROWER	:	**Mr.C.JAGANATHAN,** **S/o.Mr.CHINNASAMY,** D.No:41A, 5th Street,Avvi Thiru Nagar, Koyambedu Village, Chennai Taluk, Chennai District. Pin: 600107.
III. PROPERTY ADDRESS	:	S.No:138/4, Sub.Div.S.No:138/4A D.No:301/A,South Street, Pattakurichi Village, Thozhudur -SRO, Tittakudi Taluk, Cuddalore District. Pin: 606109.
IV. PURPOSE FOR WHICH THIS CERTIFICATE IS MADE	:	Canara Bank-Specialized ARM Branch-II,Chennai -For SARFAESI Act.

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Date :08.11.2025

File No: 1524/2025-2026/ 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 @ S.No:138/4,Sub.Div.S.No:138/4AD.No:301/A,South Street,Pattakurichi Village,Thozhudur -SRO, Tittakudi Taluk,Cuddalore District. Pin: 606109.Which is said to be owned by **Mr.C.Jaganathan,S/o.Mr.Chinnasamy** was inspected on 07.11.2025 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 ;

(With respect to Land Only)

1	**The Fair market value of the subject Property is**	:	**Rs. 6,56,000.00**
2	**Realizable value of the Property is (-10%)**	:	**Rs. 5,90,000.00**
3	**Forced Sale value of the Property is (-20%)**	:	**Rs. 5,24,000.00**
4	**Guideline value of the Property is**	:	**Rs. 3,28,000.00**

(With respect to Land & Building)

1	**The Fair market value of the subject Property is**	:	**Rs. 22,36,000.00**
2	**Realizable value of the Property is (-10%)**	:	**Rs. 20,12,000.00**
3	**Forced Sale value of the Property is (-20%)**	:	**Rs. 17,88,000.00**
4	**Guideline value of the Property is**	:	**Rs. 19,08,000.00**

Place : Salem

Date : 08.11.2025

ELAMURUGAN MANICKAM

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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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- Chartered Engineer
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- Registered Income Tax Valuer(27/2019-20,CCIT,Trichy)

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 against the property
2.	a)	Date of Inspection	:	07.11.2025
	b)	Date on which the valuation is made	:	08.11.2025
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.Jaganathan, S/o.Mr.Chinnasamy.**
5.	Brief description of the property (Including leasehold/ freehold etc)		:	The property is Ground floor residential 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
II.	**DESCRIPTION OF THE PROPERTY:**			
1.	Postal address of the property with pin code		:	S.No:138/4,Sub.Div.S.No:138/4A, D.No:301/A,South Street, Pattakurichi Village,Thozhudur -SRO, Tittakudi Taluk, Cuddalore District. Pin Code : 606109

2.	City / Town/Rural	:	Rural
	Residential Area	:	Residential Area
	Commercial 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 (Pattakurichi 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	:	S.No:138/4
	Door No	:	D.No:301/A,South Street
	S.F.No/T.S.No/R.S.No	:	Sub.Div.S.No:138/4A
	Village/Block	:	Pattakurichi Village
	Taluk/Ward	:	Tittakudi Taluk
	Mandal/District/Municipality/Corporation	:	Cuddalore District.
8.a	Boundaries of the property	:	**As per deed/As per old valuation**
	North	:	East West Road
	South	:	Remaining Land Of Settlor
	East	:	Paulraj Land
	West	:	Sundaraj Land
9	Latitude, Longitude and Coordinates of site	:	**11.484962,78.950140**
	Note: The identification of property with the reference of old valuation report & Village dashboard for above Survey number		
10	Electricity service connection		
	Consumer number	:	Service available
	In the name of	:	---
	Other details,if any	:	

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11	Property is presently occupied by	:	Owner/Tenants/Both/Vacant/Lease **(Door closed at the time of inspection)**
12	If occupied by both By assuming the entire building is let out		
	(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**
		:	**----**	**0.40**
2.	**Plot Coverage**	:	**40.42%**	

PART B-LAND

1.	**Dimension of site**	**:**	**A-as per deed**	**B-as per actual**
	North	**:**	**41'0"**	**41'0"**
	South	**:**	**41'0"**	**41'0"**
	East	**:**	**80'0"**	**80'0"**
	West	**:**	**80'0"**	**80'0"**
	Area of site	**:**	**3280.00 Sq.ft**	**3280.00 Sq.ft**

II.	**CHARACTERISTICS OF THE SITE**		
1.	Classification of locality	:	Residential Class II 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	:	Within 1.5 Km from the property
5.	Level of land with topographical conditions	:	Plain & Leveled
6.	Shape of land	:	Rectangular
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 Plot
11.	Road facilities	:	Available on North side

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12.	Type of road available at present		:	Cement Concrete Road
13.	Width of road- is it below 20ft. or more		:	20 feet Road
14.	Is it a land – locked land?		:	No
15.	Water potentiality		:	---
16.	Underground sewerage system		:	No
17.	Is power supply available at the site?		:	Available
18.	Nearby of the site			
	1.	85 Meters from Mariyamman Koil		
	2.	350 Meters Vinayagar Temple		
	3	400 Meters from Dsv Insurance Agency		
	4	249.00 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.150/Sq.ft to Rs.250/Sq.ft** **(By Market Enquiry)** **Adopted rate:Rs.200/Sq.ft**
24.	Guideline rate obtained from the Registrar's Office **(Copy enclosed)**		:	**-100/Sq.ft** **-3280.00 Sq.ft X Rs.100/Sq.ft** **= Rs.3,28,000.00**
25.	Assessed / adopted rate of valuation		:	**Rs.200/Sq.ft**
26.	Estimated value of land		:	**-3280.00 X Rs.200/Sq.ft** **Rs.6,56,000.00**

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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		:	**2008(As per old valuation)**
	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) - 1326.00 Sq.ft **(Actual observed at site)** **referred from old valuation given by Mr.Vijaykumar-03.07.2025**
	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 produced**
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.)	Country wood Doors and Windows
5.	RCC works	Lintel Beam and Roof Slab
6.	Plastering	In Cement Mortar
7.	Flooring, Skirting, dadoing	CC 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	Replacement Cost Rs.P	Depreciation Rs.P	Net value after depreciations Rs.P
1	Ground Floor (RCC)	1326.00 Sq.ft	10'0"	2008/ 17 yrs (25.50%)	43 Yrs	Rs.1600 /Sq.ft	21,21,600.00	5,41,008.00	15,80,592.00
								Total	**15,80,592.00**
								Say	**15,80,000.00**

Note:Door closed at the time of inspection, hence the measurements and Amenities are taken from old valuation report given by Mr.Vijaykumar,dated-03.07.2025

Justification Note:-

Market Value of land:

The market value of land is ascertained considering the various factors like, location ,use of land development of Neighbourhood, Real Estate market conditions, Supply & demand of similar land ,Approach road etc.,

The property located at 400 Meters from One Private Insurance Agency & Other amenities like bus stop,play ground are situated within 500 meters from the property (Kindly refer google map -enclosed),based on the above factor the market value of the land adopted in this valuation report.

Govt.Guideline value of Land:

The Govt.value of the land is specified by the Registration Dept.-Govt.of Tamilnadu, Specifically to estimate the stamp duty while registering the transfer of properties (Sale)Gift /Settlement etc).As per the Madras High Court Judgment ,The Govt. Guideline value of the land cannot be the basis of determination of market value of land C.Loganathan Vs Chennaiappa Chettiar 1995(2) CTC 492.Hence considering the above facts ,the adopted value of land is reasonable and the variation is justified.

Latest two Transactions -Verified in EC

Doc No/ Registration.Date	Name of Executants	Name of Claimant	Market Value	S.F.No	Extent
As per TN Reginet online EC,in this Survey number No transaction for Last one year.					

Price Trend in the Locality-Verifies in leading property portal websites

We have made search for this locality in the leading property portal websites like Magicbricks.com,99acres.com,housing.com….etc,the details with regard to this location is not available.

Part-E-Total abstract of the entire property(With respect to Land Only)

Part –A	Land	:	Rs. 6,56,000.00
Part –B	Building	:	----
Part –C	Extra Items & Amenities	:	----
Part –D	Services	:	----
	Total	:	**Rs. 6,56,000.00**

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.6,56,000.00 (Rupees Six lakhs and Fifty six thousand only).**

2.The Realizable value of the above property (-10%) is **Rs.5,90,000.00 (Rupees Five lakhs and Ninety thousand only)**

3.The Forced sale value (-20%) is **Rs.5,24,000.00 (Rupees Five lakhs and Twenty four thousand only).**

4.Guideline value of the property is **Rs.3,28,000.00 (Rupees Three lakhs and Twenty eight thousand only)**

Part-E-Total abstract of the entire property (With respect to Land & Building)

Part –A	Land	:	Rs. 6,56,000.00
Part –B	Building	:	Rs. 15,80,000.00
Part –C	Extra Items & Amenities	:	----
Part –D	Services	:	----
	Total	:	**Rs. 22,36,000.00**

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.22,36,000.00 (Rupees Twenty two lakhs and Thirty six thousand only).**

2.The Realizable value of the above property (-10%) is **Rs.20,12,000.00 (Rupees Twenty lakhs and Twelve thousand only)**

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3.The Forced sale value (-20%) is **Rs.17,88,000.00 (Rupees Seventeen lakhs and Eighty eight thousand only).**

4.Guideline value of the property is **Rs.19,08,000.00 (Rupees Nineteen lakhs and Eight thousand only).**

Place: Salem
Date : 08.11.2025

ELAMURUGAN MANICKAM

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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.6,56,000.00 (Rupees Six lakhs and Fifty six 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 **Two.**The relavant document for the subject property in the opinion of this valuer is the **deed dated-29.05.2006 with registration number-402/2006 registered in Thozhudur-SRO.**

3.Deposit of Title deed executed by Mr.Jaganathan to and in favour of Canara Bank,dated-03.04.2017 with registration number-218/2017 registered in Thozhudur-SRO.

4.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.

5.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).

6.The property was inspected on 07.11.2025 by Valuer M.Elamurugan,SARFAESI Valuer.

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

8.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 : 08.11.2025

ELAMURUGAN MANICKAM

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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

DECLARATION

I hereby declare that-

a. The information furnished in my valuation report dated 08.11.2025 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 07.11.2025 .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: 402/2006 in the name of Mr.Jaganathan.
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, if any;	NIL
5.	Date of appointment valuation date and date of report;	07.11.2025 08.11.2025
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(With the reference of Govt.Web Portal) & 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 : 08.11.2025

ELAMURUGAN MANICKAM

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Date: 2025.11.20 14:55:16 +05'30'

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GUIDELINE VALUE & PROPERTY VALUATION

Search Criteria :

Zone: Cuddalore
Guideline Village: PATTAKURICHI
Revenue District: CUDDALORE
Sub Registrar Office: Thozhuudhur
Revenue Village: PATTAKURICHI
Revenue Taluka: TITAGUDI

Sr.No.	Street Name	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O.Download
1	KEEZHA STREET	100/ Square Feet	1080/ Square Metre	Residential Class II Type - I	01-Jul-2024	-
2	MELA STREET	100/ Square Feet	1080/ Square Metre	Residential Class II Type - I	01-Jul-2024	-
3	MIDDLE STREET	100/ Square Feet	1080/ Square Metre	Residential Class II Type - I	01-Jul-2024	-
4	NORTH STREET	100/ Square Feet	1080/ Square Metre	Residential Class II Type - I	01-Jul-2024	-
5	SOUTH NORTH STREET	100/ Square Feet	1080/ Square Metre	Residential Class II Type - I	01-Jul-2024	-

Sr.No.	Street Name	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O.Download
6	SOUTH SANTHU	100/ Square Feet	1080/ Square Metre	Residential Class II Type - I	01-Jul-2024	-
7	**SOUTH STREET**	**100/ Square Feet**	**1080/ Square Metre**	**Residential Class II Type - I**	**01-Jul-2024**	**-**
8	THIRUMALAI NAGAR	111/ Square Feet	1195/ Square Metre	Residential Class I Type - I	01-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: Thozhuudhur	Date / நாள்: 08-Nov-2025
Village /கிராமம்:Pattakkurichi	Survey Details /சர்வே விவரம்: 138/4A

Search Period /தேடுதல் காலம்: 01-Jan-2006 - 07-Nov-2025

Sr. No./வ. எண்	Document No.& Year/ ஆவண எண் மற்றும் ஆண்டு	Date of Execution & Date of Presentation & Date of Registration/எழுதிக் கொடுத்த நாள் & தாக்க ல் 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
1	402/2006	29-May-2006 29-May-2006 30-May-2006	Settlement in favour of family members	1. சின்னசாமி	1. ஜெகநாதன்	105, 231
	Consideration Value/கைமாற்றுத் தொகை: ரூ. 98,400/-		Market Value/சந்தை மதிப்பு: -		PR Number/முந்தைய ஆவண எண்: /	
	Schedule 1 Details: Property Type/சொத்தின் வகைப்பாடு: House Site			Property Extent/சொத்தின் விஸ்தீர்ணம்: 3280சதுரஅடி		
	Village & Street/கிராமம் மற்றும் தெரு: Pattakkurichi, Northsouth street			Survey No./புல எண் : 138/4A		
	எல்லை விபரங்கள்: சுந்தரராஜ் பாக இட(கிழக்கு), பால்ராஜ் பாக இட(மேற்கு), தென்புரம் கீழ்மேலாக போகும் தெருவிற்கம்(தெற்கு), எ.கொ மீதி இட(வடக்கு)			Schedule Remarks/சொத்து விவரம் தொடர்பான குறிப்புரை: அ.பு.ச 138/4எ 0.140 ஏர்சு 0.35 ல் கமே 41x80 க்கு 3280 சதுரஅடி காலிமனை		
2	218/2017	03-Apr-2017 03-Apr-2017 03-Apr-2017	Deposit of Title Deeds If loan is repayable on	1. சி. ஜெகநாதன்	1. கனரா வங்கி - சென்னை	-

			demand			
	Consideration Value/கைமாற்றுத் தொகை: ரூ. 30,00,000/-		Market Value/சந்தை மதிப்பு: ரூ. 30,00,000/-		PR Number/முந்தைய ஆவண எண்: -	
	Document Remarks/ ஆவணக் குறிப்புகள் :	உரிமை ஆவணம் ஒப்படைப்பு				
	Schedule 1 Details: Property Type/சொத்தின் வகைப்பாடு: House Site			Property Extent/சொத்தின் விஸ்தீர்ணம்: 3280 **சதுரடி**		
	Village & Street/கிராமம் மற்றும் தெரு: Pattakkurichi, Pattakkuurichi (V)			Survey No./புல எண் : 138/4A		
	எல்லை விபரங்கள்: தெருவுக்கும் (வடக்கு), எழுதி கொடுப்பவர் மீதி இடத்துக்கும் (தெற்கு), பால்ராஜ் இடத்துக்கும் (கிழக்கு), சுந்தரராஜ் இடத்துக்கும் (மேற்கு)			Schedule Remarks/சொத்து விவரம் தொடர்பான குறிப்புரை: பட்டாக்குறிச்சி கிராமம் அபுச 138/4A ல் கி.மே.ஜாதியடி 41 தெ.வ.ஜாதியடி 80 அதாவது 3280 சதுரடி, மேற்படி அடிமனையில் உள்ள கட்டிடம் உள்பட		

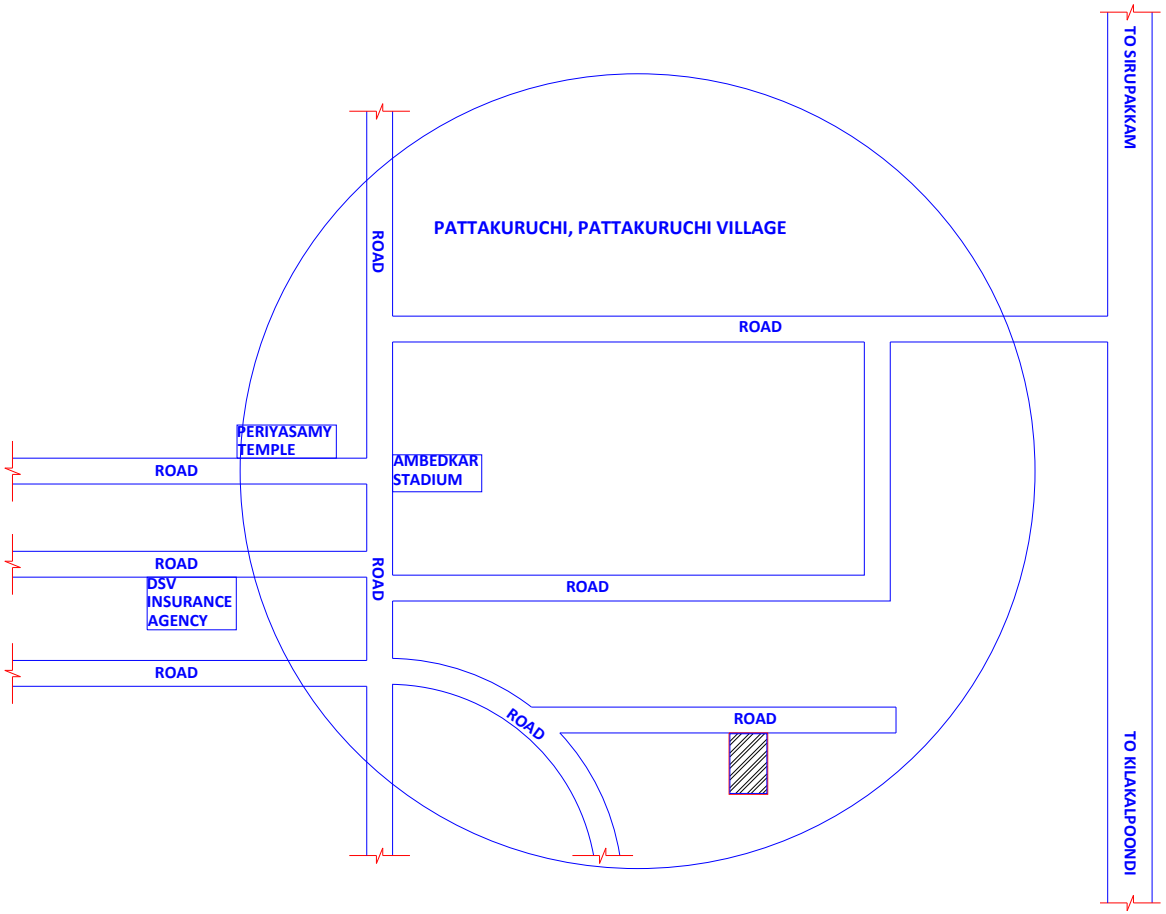
Number of Entries/பதிவுகளின் எண்ணிக்கை: 2

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	**1800 102 5174**
மின்னஞ்சல் முகவரி	**helpdesk@tnreginet.net**

LOCATION OF SITE PLAN AND KEY PLAN
NOT TO SCALE



LATTITUDE : 11.484962, LONGITUDE : 78.950140,

OWNER PROPERTY

OWNER:

Mr.C.JAGANATHAN,
S/o.Mr.CHINNASAMY

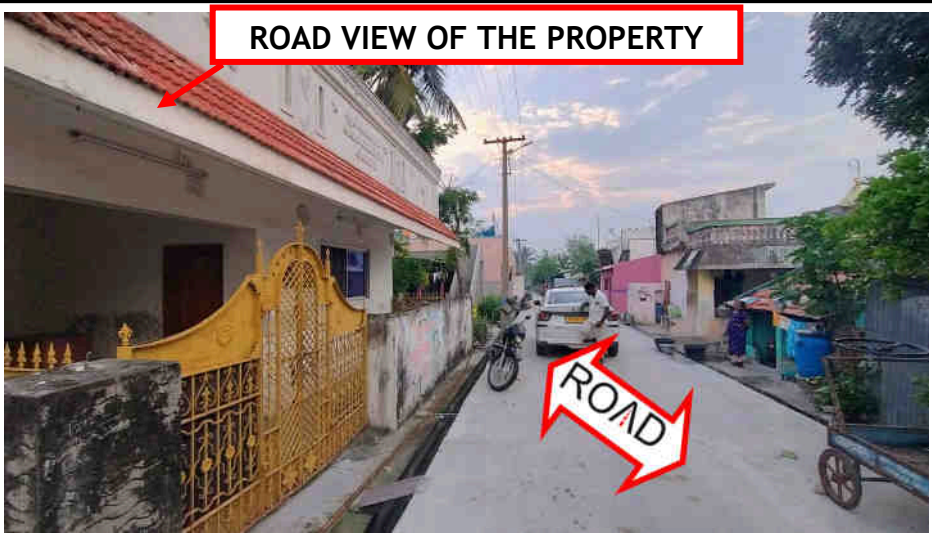
PROPERTY ADDRESS:

AT OLD S. 138/4, NEW S.No. 138/4A,DOOR No. 301/A,SOUTH STREET, PATTAKURUCHI, PATTAKURUCHI VILLAGE, VIRUDHACHALAM (TK)
CUDDALORE (DT)

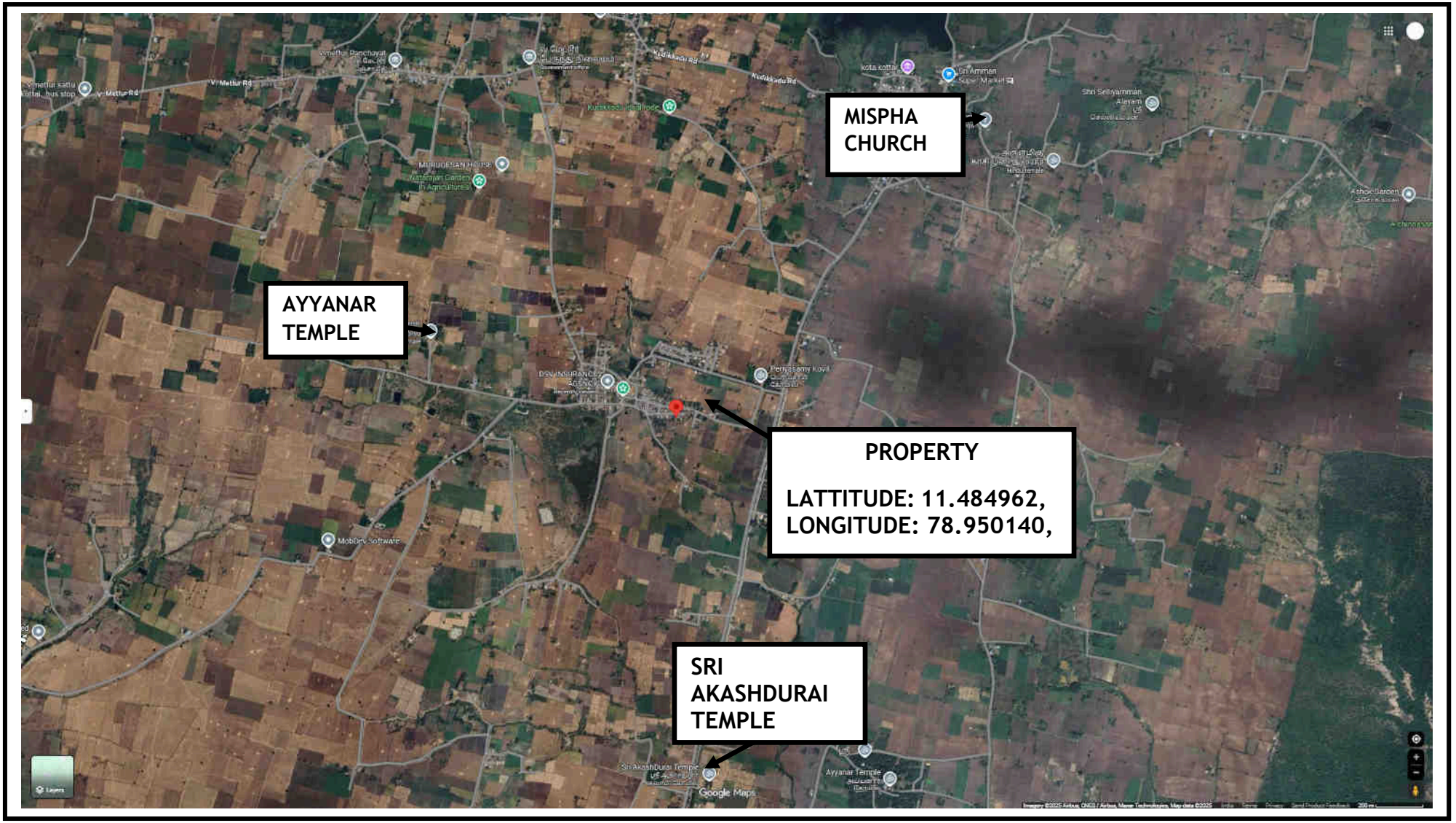
ELITE ASSOCIATES


PROPERTY
Pattakurichi, Tamil Nadu, India
Fwmx+wqw, Pattakurichi, Tamil Nadu 606109, India
Lat 11.485085° Long 78.950098°
Friday, 07/11/2025 05:13 PM GMT +05:30


SIDE VIEW


ROAD VIEW OF THE PROPERTY
ROAD

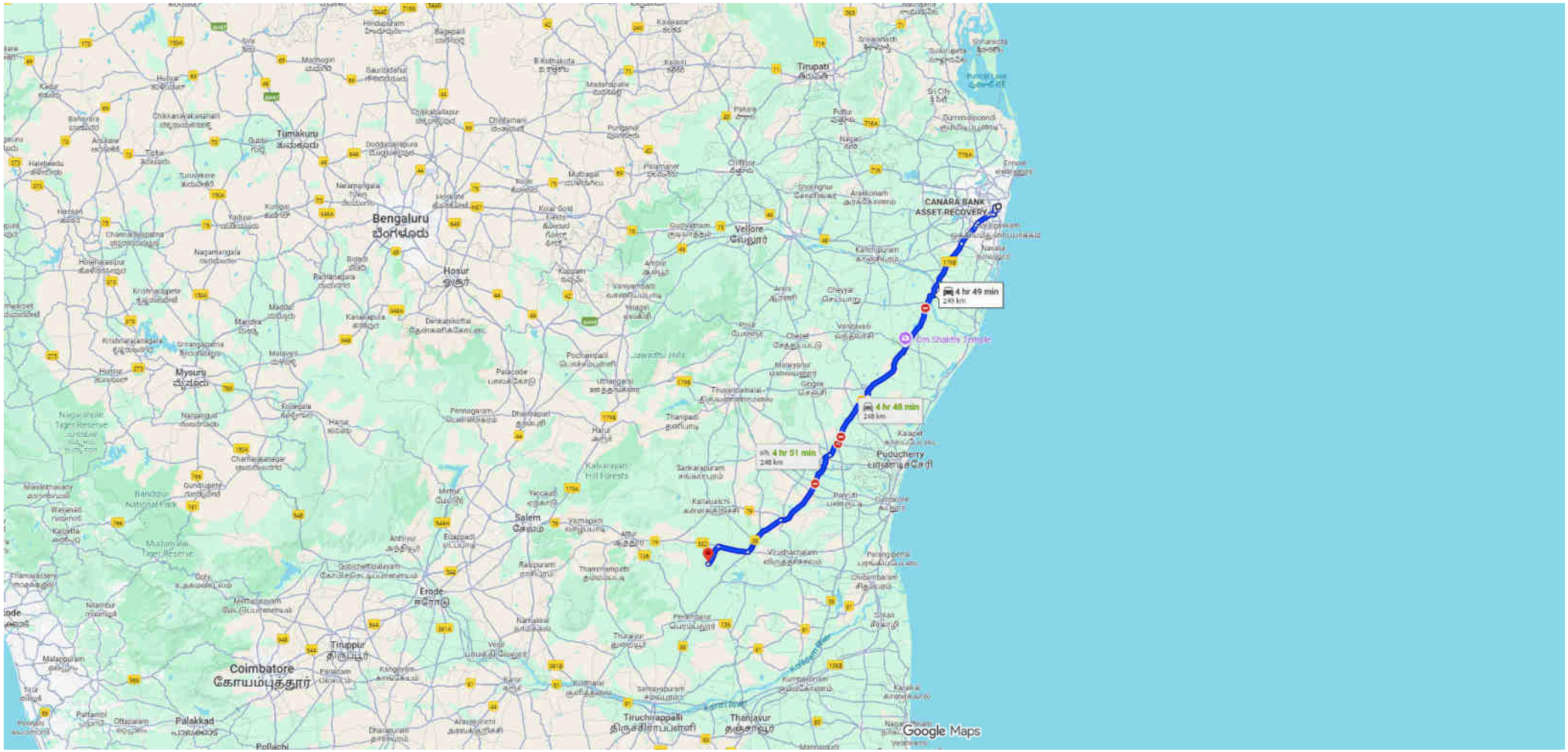
TOPOGRAPHY VIEWS OF THE PROPERTY AT **OLD S. 138/4, NEW S.No. 138/4A,OWNED BY Mr.C.JAGANATHAN,** DOOR No. 301/A,SOUTH STREET, PATTAKURUCHI, PATTAKURUCHI VILLAGE, VIRUDHACHALAM (TK) CUDDALORE (DT)



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 Pattakurichi, Tamil Nadu 606109

Drive 249 km, 4 hr 49 min



Map data ©2025 Google 20 km

via NH 179B and Chennai - Theni Hwy/Chennai - Trichy Hwy/Chennai - Villupuram - Trichy - Kanyakumari Rd/Grand Southern Trunk Rd/Trichy - Tindivanam Hwy — 4 hr 49 min, 249 km

Best route now, avoids road closures

⚠ This route has tolls.

via Chennai - Nagapattinam Hwy/Chennai - Theni Hwy/Chennai - Trichy Hwy/Grand Southern Trunk Rd, NH 179B and Chennai - Theni Hwy/Chennai - Trichy Hwy/Chennai - Villupuram - Trichy - Kanyakumari Rd/Grand Southern Trunk Rd/Trichy - Tindivanam Hwy — 4 hr 48 min, 248 km

ELITE ASSOCIATES