DATE : 22/01/2026

P&A ASSOCIATES

VALUATION - LAND & BUILDING

A.P.SHANMUGAVEL B.E.,MIE.,FIV.

Chartered Engineer,R.E(Grade -1 GCC)
Regd. Valuer Under Companies Act 2013 and The Companies(Regd.Valuers & Valuation) Registration No – IBBI/RV/04/2020/13546
Regd. Valuer under Sec.34 AB of the Wealth Tax Act,1957 C.No.1085/Category – 1/2021-2022
Panel Valuer – Canara Bank, TAICO Bank, Bank Of Maharashtra, Bank Of India, Union Bank of India
CONTACT :8838756130 \ 9884139776
Email : paassociates54@gmail.com

RES & OFF : Flat No- F, First Floor,Plot Nos.54 & 55, Anandham Nagar 3rd Street,Ramapuram,Chennai-600 089.

VALUATION REPORT

BANK NAME	**: Canara Bank**
BRANCH	**: G.P Road Branch**
PURPOSE	**: SARFAESI**
CUSTOMER NAME (OWNER)	**: Mrs. Aliya Sulthana, D/o. Mr. Vakeel Ahmed**
PROPERTY ADDRESS	**: 2BHK Flat No. F-1, First Floor (East Facing), "DSR VIVANTA" Apartment, Plot Nos. 47,48 & 49 (West Part), DSR Selvi Nagar Annex, Mullai Selvi Salai & Manimozhi Salai, Maraimalai Nagar, Old S. No. 255/2, Patta No. 23262, As per Patta New S. No. 255/2B, Old No. 55, New No. 32, Ninnakarai Village, Chengalpattu Taluk, Chengalpattu District – 603 203.**

P & A ASSOCIATES
A.P.Shanmugavel B.E.,MIE.,FIV.
Regd No.:IBBI/RV/04/2020/13546

VALUATION REPORT

Name of the Bank /Branch : Canara Bank/ G.P Road Branch

Purpose of Valuation : SARFAESI

Name of the Customer (Owner) : Mrs. Aliya Sulthana, D/o. Mr. Vakeel Ahmed

Location of the Property : 2BHK Flat No. F-1, First Floor (East Facing),
"DSR VIVANTA" Apartment,
Plot Nos. 47,48 & 49 (West Part),
DSR Selvi Nagar Annex,
Mullai Selvi Salai & Manimozhi Salai,
Maraimalai Nagar, Approved D.T.C.P No. 2005-239/L.P. 162,
Old S. No. 255/2, Patta No. 23262,
As per Patta New S. No. 255/2B,
Old No. 55, New No. 32, Ninnakarai Village,
Chengalpattu Taluk,
Chengalpattu District – 603 203.

Extent of the Land : 468.80 Sq. ft (UDS) out of 4,824.00 Sq. ft



		Value of the Flat As per Actual
Present Market Value	:	Rs. 45,51,000.00
Forced Sale Value	:	Rs. 36,41,000.00
Realizable Value	:	Rs. 41,00,000.00
Guide Line Value	:	Rs. 38,50,759.00

P&A ASSOCIATES
VALUATION - LAND & BUILDING

A.P.SHANMUGAVEL B.E,MIE,FIV
CHARTERED ENGINEER.R.E (GRADE - 1 GCC)
Registered Valuer (L&B) Under Companies Act 2013 &
The Companies(Reg.Valuers and Valuation)Rules,2017
Registration No.: IBBI/RV/04/2020/13546
Regd.Valuer under Sec.34 AB of the Wealth Tax Act,1957
C.No.1085/Category - 1/2021-22
Panel Valuer - Canara Bank ,TAICO Bank, Bank Of Maharashtra,Bank Of India, Union Bank of India
Contact : 8838756130 /9884139776
Email : paassociates54@gmail.com
Res & Off : Flat F,First Floor,Plot Nos.54 & 55, Anandham Nagar 3rd Street,Ramapuram, Chennai-600 089,

Ref No: P.A.A. CB-SF-002/G.P Road/2025-26 **Date: 22.01.2026.**

To
The Chief Manager,
Canara Bank, G.P Road Branch,
Chennai – 600 002.

VALUATION REPORT
Of Immovable Properties
(In respect of flats)

Pursuant to the request from "The Chief Manager, Canara Bank, G.P Road Branch, Chennai-600 002" the Residential Flat located at **2BHK Flat No. F-1, First Floor (East Facing),** "DSR VIVANTA" Apartment, Plot Nos. 47,48 & 49 (West Part), DSR Selvi Nagar Annex, Mullai Selvi Salai & Manimozhi Salai, Maraimalai Nagar, Approved Vide D.T.C.P No. 2005-239/L.P. 162, Old S. No. 255/2, Patta No. 23262, As per Patta New S. No. 255/2B, Old No. 55, New No. 32, Ninnakarai Village, Chengalpattu Taluk, Chengalpattu District – 603 203 Which is said to be owned by the Customer **Mrs. Aliya Sulthana, D/o. Mr. Vakeel Ahmed.** The said property has been inspected on **21.01.2026** for the purpose of assessing the present market value – For **To realize the Value of non- performing assets – SARFAESI** Purpose.

The following Documents were produced before me for scrutiny.

1. Xerox Copy of Registered Sale Deed Document No. 17140/2022, Dated 24.11.2022 by Mr. R. Sankaranarayanan, S/o. Mr. D.S. Raveekumar (Vendor) to and in favour of Mrs. Aliya Sulthana, D/o. Mr. Vakeel Ahmed (Purchaser).

2. i) Xerox Copy of Approved Plan: **West Part**
   Planning Permit No: PP No. 123/2020, Mu. Letter No. 762/2020/A1, Dated 28.04.2020, issued by The Commissioner, Maraimalai Nagar Municipality and
   ii) Xerox Copy of Approved Plan: **East Part**
   Planning Permit No: PP No. 122/2020, Mu. Letter No. 763/2020/A1, Dated 28.04.2020, issued by The Commissioner, Maraimalai Nagar Municipality.

3. Xerox Copy of Previous Valuation Report given by Valuer S. Mohan of S. Mohan & Associates, Dated 18.11.2022.

A.P.SHANMUGAVEL B.E., MIE, FIV Charted Engineer P&A ASSOCIATES Govt. Approved Valuer

Based upon the actual observations 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, etc., I am of opinion that:

	Value of the Flat As per Actual
1. The Open Market Value of the property is	**Rs. 45,51,000.00**
2. Forced Sale Value of the property is	**Rs. 36,41,000.00**
3. Realizable Sale Value of the property is	**Rs. 41,00,000.00**
4. Guideline Value of the property is	**Rs. 38,50,759.00**

I declare that,

1) I have inspected the correct property on **21.01.2026 in** the presence of Lessee occupied.

2) Number of Title Deed(s) involved in this property (1), Registered Sale Deed Document No. 17140/2022, Dated 24.11.2022.

3) I have no direct or indirect interest in the property valued.

4) Further the information and other details given above in the annexure are true to the best of my Knowledge and belief.

5) Value varies with the purpose and date. This report is not to be referred if the Purpose is different other than mentioned in the above purpose.

6) Legal aspects are not considered in this Report.

Place : Chennai,
Date : 22.01.2026.

Signature of Valuer
With Seal

A P SHANMUGA VEL

Digitally signed by A P SHANMUGAVEL
Date: 2026.01.22 07:59:57 +05'30'

P&A ASSOCIATES

VALUATION OF FLAT BY COMPOSITE RATE METHOD
REPORT ON VALUATION (In respect of flats)

(~~Under Construction~~-Existing Flat)
PART A – BASIC DATA
1. GENERAL

1.	Purpose for Which the Valuation is made	SARFAESI
2.	a).Date of inspection b).Date on which the valuation is made	**21.01.2026** **22.01.2026**
3.	Name of the owner(s) and his/their Address (es) with Phone No. (Details of share of each owner in case of joint ownership)	**Mrs. Aliya Sulthana, D/o. Mr. Vakeel Ahmed**
4.	List of documents produced for perusal	1. Xerox Copy of Registered Sale Deed Document No. 17140/2022, Dated 24.11.2022 by Mr. R. Sankaranarayanan, S/o. Mr. D.S. Raveekumar (Vendor) to and in favour of Mrs. Aliya Sulthana, D/o. Mr. Vakeel Ahmed (Purchaser). 2. i) Xerox Copy of Approved Plan: West Part **Planning Permit No:** PP No. 123/2020, Mu. Letter No. 762/2020/A1, Dated 28.04.2020, issued by The Commissioner, Maraimalai Nagar Municipality and ii) Xerox Copy of Approved Plan: East Part **Planning Permit No:** PP No. 122/2020, Mu. Letter No. 763/2020/A1, Dated 28.04.2020, issued by The Commissioner, Maraimalai Nagar Municipality. 3. Xerox Copy of Previous Valuation Report given by Valuer S. Mohan of S. Mohan & Associates, Dated 18.11.2022.
5.	Brief description of the property: The said Residential Flat property is located at **2BHK Flat No. F-1, First Floor (East Facing),** "DSR VIVANTA" Apartment, Plot Nos. 47,48 & 49 (West Part), DSR Selvi Nagar Annex, Mullai Selvi Salai & Manimozhi Salai, Maraimalai Nagar, Approved Vide D.T.C.P No. 2005-239/L.P. 162, Old S. No. 255/2, Patta No. 23262, As per Patta New S. No. 255/2B, Old No. 55, New No. 32, Ninnakarai Village, Chengalpattu Taluk, Chengalpattu District – 603 203. The surrounding places are Residential area Already developed. Civic amenities all are available within 1km distance. As per enquiry made by the undersigned the fair market value of the land around the above site is ranging from Rs. 3,000.00 to Rs. 4,000.00 per Sq. ft for vacant land. I have considered **Rs. 3,500.00 per Sq. ft** for the valuation purpose.	
6	Location of the property a. Plot No. /Survey No.	Plot Nos. 47,48 & 49/ Old S. No. 255/2, As per Patta New S. No. 255/2B
	b. Door No.	Flat No. F-1, First Floor (East Facing)
	c. T.S.No/Village	Old No. 55, New No. 32, Ninnakarai Village
	d. Ward/ Taluk	Chengalpattu Taluk

A.P. SHANMUGAVEL
Charted Engineer
P & A ASSOCIATES
Govt. Approved
Valuer

	e. Mandal/District	Chengalpattu District	
	f. Date of issue and validity of layout of approved map/plan	28.04.2020, Valid upto 27.08.2023	
	g. Approved map/plan issuing authority	issued by The Commissioner, Maraimalai Nagar Municipality	
	h. Whether genuineness or authenticity of approved map/plan is verified	Yes/~~No~~ Verified by the proceeding letters given by the Authority and the existence of the Apartment more than 04 Years	
	i. Any other comments by our empaneled on authentic of approved plan	No	
7.	Postal address of the property	**Flat No. F-1, First Floor (East Facing),** "DSR VIVANTA" Apartment, Plot Nos. 47,48 & 49 (West Part), DSR Selvi Nagar Annex, Mullai Selvi Salai & Manimozhi Salai, Maraimalai Nagar, Old No. 55, New No. 32, Ninnakarai Village, Chengalpattu Taluk, Chengalpattu District – 603 203.	
8.	City /Town Residential area /Commercial area/ Industrial area	Town Residential area	
9.	Classification of the area i)High/Middle /Poor ii) Urban/Semi Urban/Rural	 Middle Semi Rural	
10.	Coming under Corporation limit/ Village Panchayat/ Municipality	Maraimalai Nagar Municipality	
11.	Whether covered under any state/Central Govt. Tenements (e.g. Urban Land Ceiling Act) or notified under agency area /scheduled area/ cantonment area.	No	
12.	**Boundaries of the Property**		
	Plot No. 47	**As per Document**	
	North	23 feet wide Road	
	South	Vacant Land	
	East	Plot No. 48	
	West	23 feet wide Road	
	Plot No. 48	**As per Document**	
	North	23 feet wide Road	
	South	Plot No. 49	
	East	Plot No. 47	
	West	Land and Building	
	Plot No. 49	**As per Document**	
	North	23 feet wide Road	
	South	Vacant Land	
	East	Vacant Land	
	West	Plot No. 48	
	Whole Property	**As per Document**	**As per Actual**
	North	23 feet Mullai Selvi Nagar	23 feet Mullai Selvi Nagar

A.P. SHANMUGAVEL, B.E., M.I.V. Charted Engineer Govt. Approved Valuer P&A ASSOCIATES

	South	Vacant Land	Vacant Land
	East	Vacant Land	Residential Building
	West	23 feet wide Manimozhi Salai	23 feet wide Manimozhi Salai
	Flat No. F-1	**As per Actual**	
	North	Open to Sky – North setback	
	South	Open to Sky – South setback	
	East	Corroder ,Staircase & Flat No. F-2	
	West	Open to Sky – West setback & Road	
13.	Dimensions of the Property		
	Plot No. 47	**As per Document**	
	North	30'0"	
	South	30'0"	
	East	50'0"	
	West	50'0"	
	Extent	1,500.00 Sq. ft	
	Plot No. 48	**As per Document**	
	North	30'0"	
	South	30'0"	
	East	50'0"	
	West	50'0"	
	Extent	1,500.00 Sq. ft	
	Plot No. 49	**As per Document**	
	North	39'6"	
	South	30'0"	
	East	55'0"	
	West	50'0"	
	Extent	1,824.00 Sq. ft	
	Whole Property	**As per Document**	
	North	99'6"	
	South	90'0"	
	East	50'0"	
	West	55'0"	
	Extent	4,824.00 Sq. ft	
14.	Extent of the site	468.80 Sq. ft (UDS) out of 4,824.00 Sq. ft	
14.1.	Latitude, Longitude & Co-ordinates of flat	**12.805055, 80.037805**	
15.	Extent of site considered for Valuation	468.80 Sq. ft (UDS) out of 4,824.00 Sq. ft	
16.	Whether occupied by the owner/ tenant If occupied by tenant since how long? Rent received per month	Occupied by Lessee (Mr. R.N. Ramesh, Ph. No. 94442 98710) Lease Amount Rs. 6,00,000.00	

A.P. SHANMUGAVEL B.E.,
Charted Engineer
P & A ASSOCIATES
Govt. Approved
Valuer
P & A ASSOCIATES

II.APARTMENT BUILDING

1.	Nature of the Apartment	Residential	
2.	Flat Number & Floor	**Flat No. F-1, First Floor (East Facing)**	
3.	Name of the Apartment	"DSR VIVANTA" Apartment	
4.	Postal Address	**Flat No. F-1, First Floor (East Facing),** "DSR VIVANTA" Apartment, Plot Nos. 47,48 & 49 (West Part), DSR Selvi Nagar Annex, Mullai Selvi Salai & Manimozhi Salai, Maraimalai Nagar, Old No. 55, New No. 32, Ninnakarai Village, Chengalpattu Taluk, Chengalpattu District – 603 203.	
5.	Location T.S.No. Block No. Ward No. Village/Municipality/Corporation. Door No. Street or road (Pin code)	 Old S. No. 255/2, As per Patta New S. No. 255/2B - - Old No. 55, New No. 32, Ninnakarai Village **Flat No. F-1, First Floor (East Facing),** "DSR VIVANTA" Apartment, Plot Nos. 47,48 & 49 (West Part), DSR Selvi Nagar Annex, Mullai Selvi Salai & Manimozhi Salai, Maraimalai Nagar, Old No. 55, New No. 32, Ninnakarai Village, Chengalpattu Taluk, Chengalpattu District – 603 203.	
6.	Description of the Locality Residential/ Commercial/Mixed	Residential Special Type - I	
7.	Year of construction	2020	
8.	Number of Floors	Stilt + 2 Floors	
9.	Type of Structure	RCC Framed Structure	
10.	Number of Dwelling units in the Building	**As per Approval & Actual:** **West Part:** Stilt - C.P Only F.F - 03 Units S.F - 03 Units **Total - 06 Units + C.P** **Total – 10 Dwelling Units**	**East Part:** Stilt - C.P Only F.F - 02 Units S.F - 02 Units **Total - 04 Units + C.P**
11.	Quality of Construction	Good	
12.	Appearance of the Building	Attractive	
13.	Maintenance of the Building	Good	
14.	Facilities available		
	Lift	Nil	
	Protected Water Supply	Yes	
	Underground Sewerage	Nil	
	Car Parking	Yes	
	Open/Covered	Covered	
	All round Compound wall	Yes	
	Pavement around the building	Yes	
	Any other facility	Nil	

A.P.SHANMUGAVEL, B.E., Charted Engineer, P & A ASSOCIATES, Govt. Approved Valuer, P & A ASSOCIATES

III.FLAT

1.	The floor in Which the flat is situated	First Floor (East Facing)
2.	Door No. of the Flat	Flat No. F-1
3.	Specifications of the Flat Roof Flooring Doors Windows Fittings Finishing	 RCC Roof Vitrified Tile Flooring Teak Wood Doors UPVC Windows Standard Standard
4.	House Tax Assessment No Tax Paid in the name of Tax Amount	Details not furnished
5.	Electricity Service Connection No. Meter Card in the name of	
6.	How is the Maintenance of the Flat	Good
7.	Sale deed Executed in the name of	Mrs. Aliya Sulthana, D/o. Mr. Vakeel Ahmed
8.	What is the undivided area of land as per sale deed	468.80 Sq. ft (UDS) out of 4,824.00 Sq. ft
9.	What is the plinth area of the flat	Super Built up Area- 708.00 Sq. ft (As per Approval) Super Built up Area- 838.00 Sq. ft (As per Actual) Super Built up Area- 1,015.00 Sq. ft (As per Document)
10.	What is the floor space index (Approx)?	F.S.I- 1.25 (As per Approval) F.S.I- 1.78 (As per Actual)
11.	What is the carpet area of the flat?	492.00 Sq. ft (As per Approval) 581.82 Sq. ft (As per Actual)
12.	Is it posh/I class/medium/ordinary	I Class
13.	Is it being used for residential or commercial purpose	Residential Purpose
14.	Is it owner occupied or tenanted	Occupied by Lessee
15.	If tenanted, what is the Monthly Rent	Lease Amount Rs. 6,00,000.00

DRAWING APPROVAL: West Part

Planning Permit No: PP No. 123/2020, Mu. Letter No. 762/2020/A1, Dated 28.04.2020, issued by The Commissioner, Maraimalai Nagar Municipality and

ii) Xerox Copy of Approved Plan: East Part

Planning Permit No: PP No. 122/2020, Mu. Letter No. 763/2020/A1, Dated 28.04.2020, issued by The Commissioner, Maraimalai Nagar Municipality.

Note : The Valuation has been done for the area of construction as per actual at site.

A.P.SHANMUGAVEL B.E.,F.I.V. Charted Engineer P&A ASSOCIATES Govt. Approved Valuer P & A ASSOCIATES

PART B – VALUATION OF FLAT UNDER CONSTRUCTION

a) CERTIFICATE ON GENUINENESS OF RATE:

a)	…….. Sq. m of undivided Share of land @ Rs. Per Sq. m	=	Rs.
b)	……. Sq. m of building Construction @ Rs……. Sq. m	=	Rs.
c)	Total Value on Completion	=	Rs.
	Composite Rate	=	Rs.

It is hereby certified that the composite rate is genuine/ not genuine for the specification and location.

b) STAGE VALUE:

a) Actual works completed =
b) Percentage of works completed =

c) VALUATION DETAILS:

Present Stage Value of the flat:

1. Undivided share of land ……. Sq. ft = Rs.
2. Stage Value of building ……% x Rs. …. = Rs.
3. Total Stage Value of the flat as on date = Rs.

PART C – VALUATION OF EXISTING FLAT

A. GENERAL:

1.	How is the marketability	Good
2	What are the factors favoring for an extra potential value	Nil
3	Any negative factors are observed which affect the market value in general	Nil

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V.RATE

1.	After analyzing the comparable sale instances, what is the composite rate for a similar flat with same specifications in the adjoining locality? (Along with details/references of at least two latest deals/transaction with respect to adjacent properties in the areas)	Rs. 4,500.00/Sq. ft to Rs. 5,000/Sq. ft for built up area
2	Assuming it is a new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specifications and other factors with the flat under comparison (Given details)	**Rs. 5,000.00/Sq. ft**
3	Break up for the rate Building + Service (EB, Water etc..) (-) Dep (04/60 x 0.9 = 0.06) Land Value Land Development Work + Builder's Profit – 15% Break up for the rate	 838.00 Sq. ft x Rs. 2,500.00/Sq. ft = Rs. 20,95,000.00 0.06 x Rs. 20,95,000.00 = (-) Rs. 1,25,700.00 **Rs. 19,69,300.00** 468.80 Sq. ft x Rs. 3,500.00/Sq. ft = (+) Rs. 16,40,800.00 **Rs. 36,10,100.00** 0.15 x Rs. 36,10,100.00 = (+) Rs. 5,41,515.00 **Rs. 41,51,615.00** Rs. 41,51,615.00/838.00 = Rs. 4,954.19/ Sq. ft **Say Rs. 4,954.00/Sq. ft**
4	Guideline rate obtained from the register office (un evidence thereof to be enclosed)	**Rs. 2,200.00 per Sq. ft** 468.80 Sq. ft x Rs. 2,200.00 per Sq. ft = Rs. 10,31,360.00 Building = (+) Rs. 19,69,300.00 **Rs. 30,00,660.00** Land Development + Builder's Profit – 15% 0.15 x Rs. 30,00,660.00 = (+) Rs. 4,50,099.00 **Rs. 34,50,759.00** Service = (+) Rs. 4,00,000.00 **Rs. 38,50,759.00**

A.P.SHANMUGAVEL, B.E.,F.I.V. Charted Engineer & Govt. Approved Valuer P&A ASSOCIATES

VI. COMPOSITE RATE ADOPTED AFTER DEPRECIATION:

a..	Depreciated building Rate	Rs. 19,69,300.00
	Replacement cost of flat including services	838.00 Sq. ft x Rs. 2,500.00/Sq. ft = Rs. 20,95,000.00
	Age of the building	04 Years
	If the age is not exactly known, further life expected	56 Years
	Life of the building estimated	60 Years
	Depreciation Percentage assuming the salvage value as 10 %	6.00%
	Depreciated Ratio of the building	6.00/100 = 0.06
b.	Total composite rate arrived for valuation	**Rs. 41,51,452.00** Which works out flat of built up area **Rs. 4,954.00/Sq. ft** which is reasonable while comparing nearby flat rate.
i.	Depreciated building Rate	Rs. 19,69,300.00
ii.	Rate for Land	Rs. 16,40,800.00
	Total i & ii	**Rs. 36,10,100.00**
	(land Development & Builder's Profit) – 15%	Rs. 5,41,545.00
	Total	**Rs. 41,51,615.00**
	Composite Rate = Rs. 41,51,615.00/838.00	Rs. 4,954.19/Sq. ft
	Total Composite Rate considered	**Rs. 4,954.00/Sq. ft**

A.P.SHANMUGAVEL, B.E., M.I.V. Charted Engineer Govt. Approved Valuer P & A ASSOCIATES

S.No	Description	Qty in Sq. ft	Rate per unit Rs.	Estimated value Rs.
1.	**Present value of the flat**	**838.00**	**Rs. 4,954.00**	**Rs. 41,51,452.00**
2.	Interior Wardrobe	Nil	-	-
3.	Showcases/almirahs	Nil	-	-
4	Interior Kitchen	Nil	-	-
5	Safety Grill for Main door	Nil	-	-
6	False Ceiling Work	Nil	-	-
7	Electrical, Sewage & Metro Connections	LS		Rs. 50,000.00
8	Extra collapsible gates/grill works etc.,	Nil	-	-
9	Potential value if any	Nil	-	-
10	Share of common amenities, if any	LS		Rs. 1,50,000.00
11	others (Covered Car Parking – 1 No)	LS		Rs. 2,00,000.00
	Total			**Rs. 45,51,452.00**
	Factors favoring for an additional value 1. 2. Add (+) Factors favoring for a Less value 1. 2. Add (-)	Nil Nil		
	Present market value			Rs. 45,51,452.00 Say **Rs. 45,51,000.00**
	Any Other details	Nil		

A.P.SHANMUGAVEL, B.E., F.I.V.
Charted Engineer
Govt. Approved Valuer
P & A ASSOCIATES

ANY OTHER DETAILS

(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 aspects as impending thread of acquisition by government for road Widening/Public service purposes, Sub merging & applicability of CRZ provisions (Distance from Sea- coast/tidal level must be Incorporated) and their effect on

i. Salability – Good

ii. Likely rental values in future – Already Rented

iii. Any likely income it may generate – Rental Income Only.

Photograph of Owner/representative with property in background to be enclosed.

Screen shot of longitude/latitude and Co-ordinates of Property using GPS/Various Apps/internet sites.

As a result of my appraisal and analysis it is my considered opinion that the **Present Market Value** of the above Property in the Prevailing condition with aforesaid Specifications is

Rs. 45,51,000.00 (Rupees Forty Five Lakhs and Fifty One Thousand Only)

The **Book Value** of the above property is not known and the **Guideline Value** of the property is **Rs. 38,50,759.00** (Rupees Thirty Eight Lakhs Fifty Thousand Seven Hundred and Fifty Nine Only)

The **Distressed Value** is **Rs. 36,41,000.00** (Rupees Thirty Six Lakhs and Forty One Thousand Only)

The **Realizable Value** is **Rs. 41,00,000.00** (Rupees Forty One Lakhs Only)

Signature

(Name and Official Seal of the Approved Valuer)

A P SHANMUGAVEL

Digitally signed by A P SHANMUGAVEL
Date: 2026.01.22 08:00:47 +05'30'

The undersigned has inspected the Property detailed in the Valuation Report Dated 22.01.2026 on 21.01.2026 We are satisfied that the fair and reasonable market Value of the Property is **Rs. 45,51,000.00** (Rupees Forty Five Lakhs and Fifty One Thousand Only)

Signature

(Name of the Branch Manager with Office Seal)

Enclosures:

1. Declaration from the Value in Format (Annexure -22)
2. Model code of conduct for Valuer (Annexure -23)

P&A ASSOCIATES

PART D – CERTIFICATE

1. It is hereby Certified that in my opinion
   i) **The Present stage value** of the flat which is under construction is **Rs....**
   ii) **The Present Market Value** of the flat by adopting suitable composite rate is **Rs. 45,51,000.00** (Rupees Forty Five Lakhs and Fifty One Thousand Only)

   iii) **The Forced Sale Value** of the property is estimated as 20% less than present market **Rs. 36,41,000.00** (Rupees Thirty Six Lakhs and Forty One Thousand Only)

   iv) **The Realizable Sale Value** of the Property is estimated as 10% less than present market **Rs. 41,00,000.00** (Rupees Forty One Lakhs Only)

2. Number of Title Deed(s) involved in this property is **(One)** The relevant Document for the subject Flat in the opinion of this Valuer is- Xerox Copy of Registered Sale Deed Document No. 17140/2022, Dated 24.11.2022 in favour of Mrs. Aliya Sulthana, D/o. Mr. Vakeel Ahmed. Registered in the Registration Office – Chengalpattu Joint - II.

3. If the Flat is offered as Security, the concerned financial institution is requested to verify the extent of Undivided Share of land mentioned this Valuation report with respect to the latest legal Opinion.

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

5. I have valued the right Property inspected on **21.01.2026.**

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

7. This valuation work was/has been undertaken by the Valuer based upon the oral request by The Chief Manager, Canara Bank, G.P Road Branch, Chennai-600 002

8. Any other details – Refer Note in Page 7

Place : Chennai,
Date : 22.01.2026.

Panel Valuer

A P SHANMUGAVEL

Digitally signed by A P SHANMUGAVEL
Date: 2026.01.22 08:01:07 +05'30'

(Note) : This report contains **23** pages.

Enclosures

- Photo graph of owner/ representative with property in background.
- Screenshot of Longitude/Latitude and Co-ordinates of property using GPS/Various App/Internet Sites.

(Note: The Valuer may add any number of additional sheets for providing any vital data and relevant information).

P&A ASSOCIATES

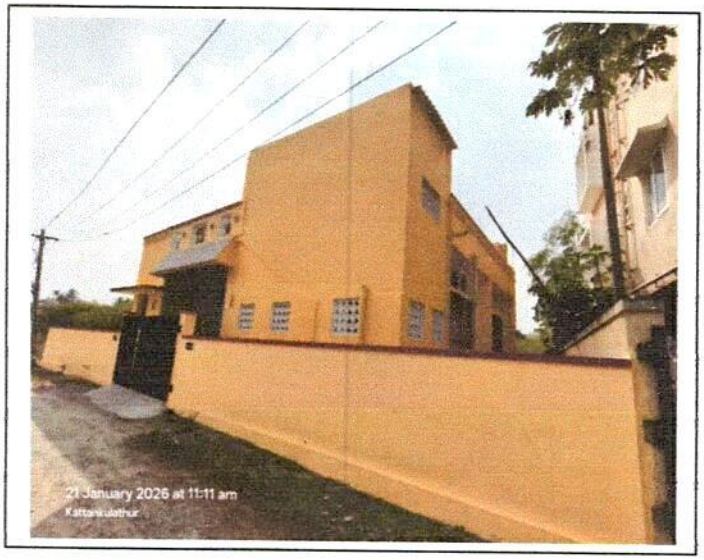
Photos showing the property of Mrs. Aliya Sulthana, D/o. Mr. Vakeel Ahmed







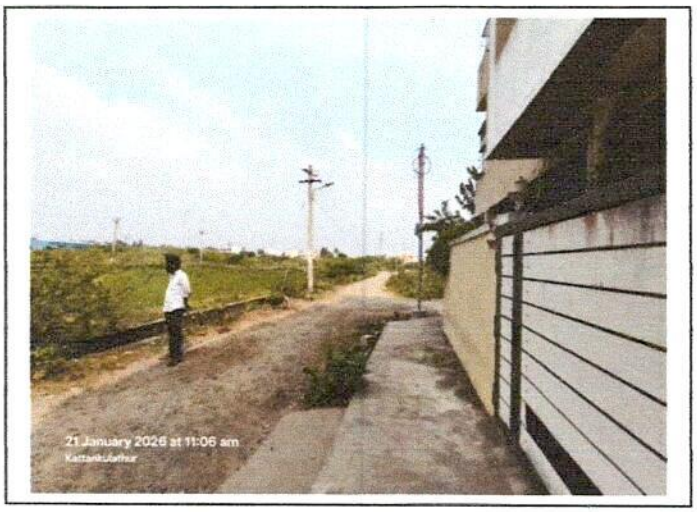




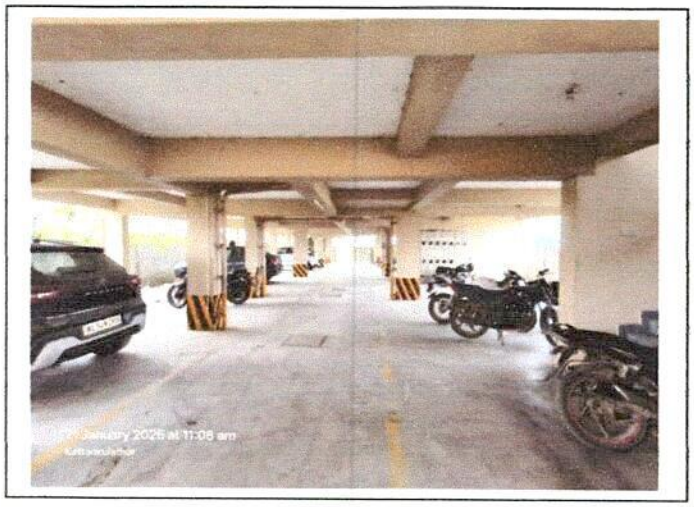


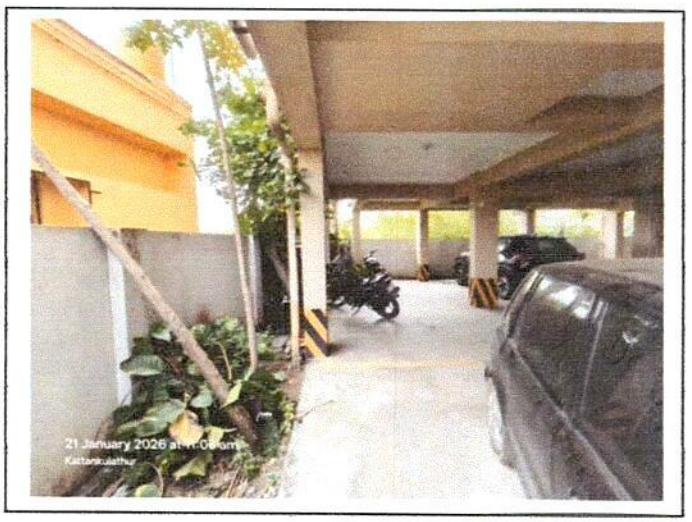
A.P.SHANMUGAVEL B.E FIV
Charted Engineer
P&A ASSOCIATES
Govt. Approved
Valuer
P & A ASSOCIATES

Photos showing the property of Mrs. Aliya Sulthana, D/o. Mr. Vakeel Ahmed

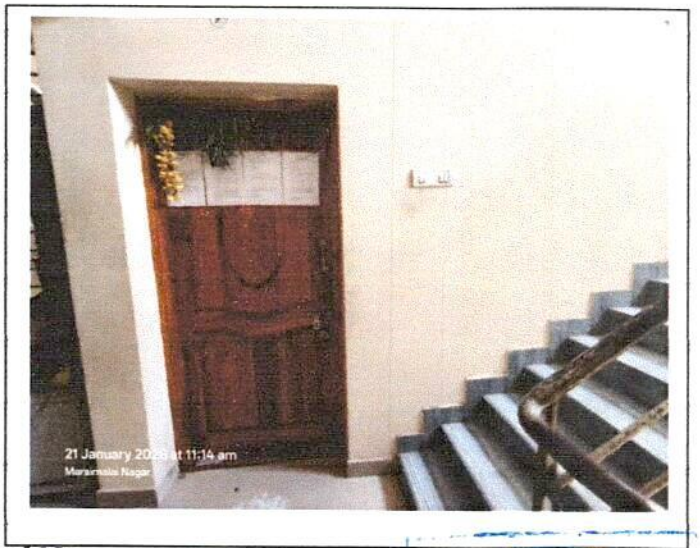












A.P. SHANMUGAVEL B.E., FIV
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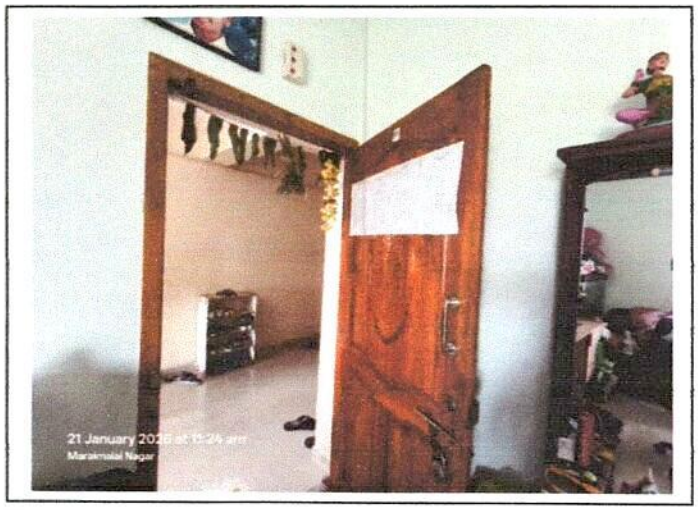

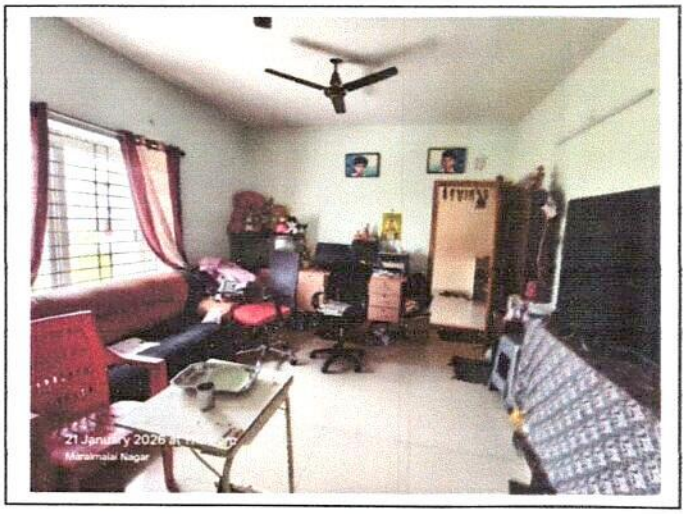

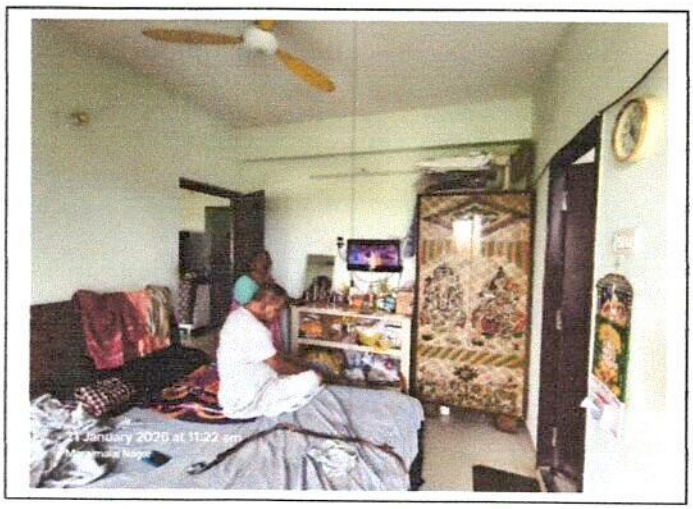

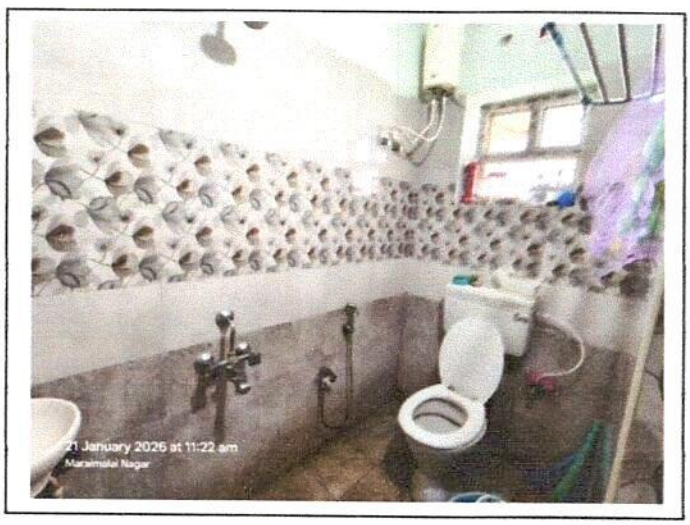

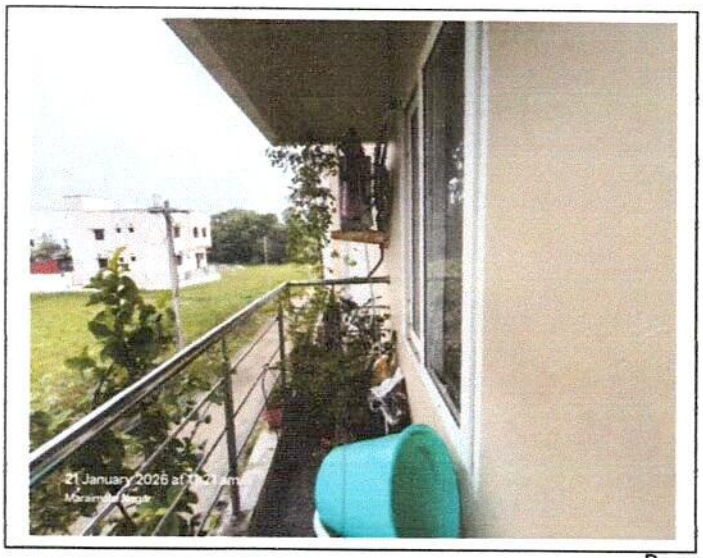

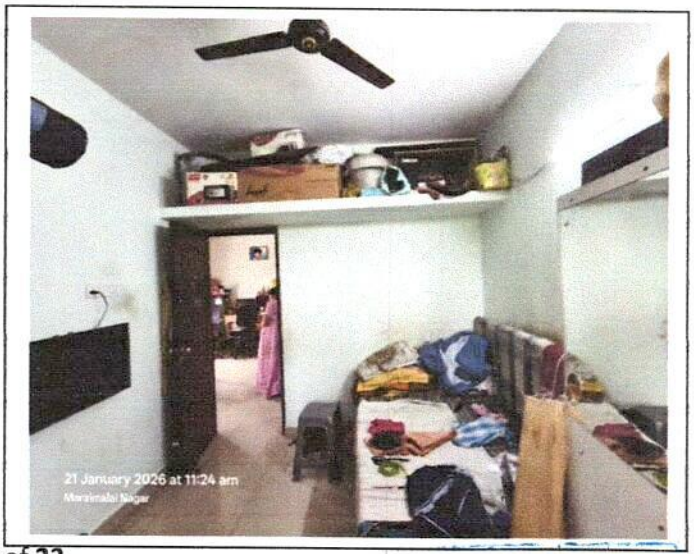

A.P.SHANMUGAVEL,B.E.,FIV
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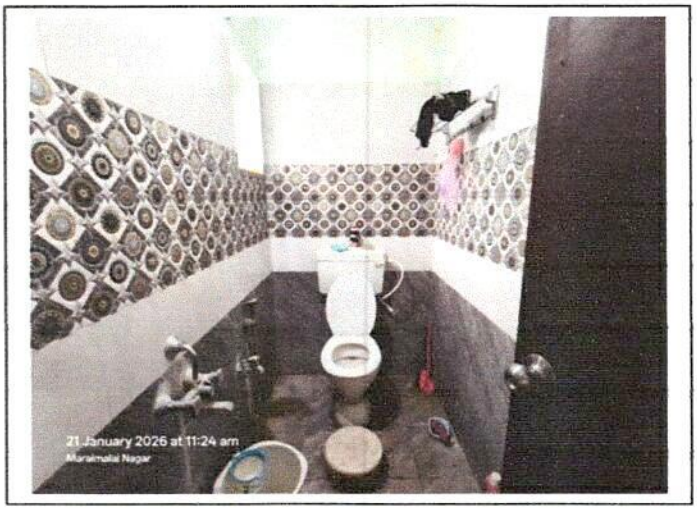

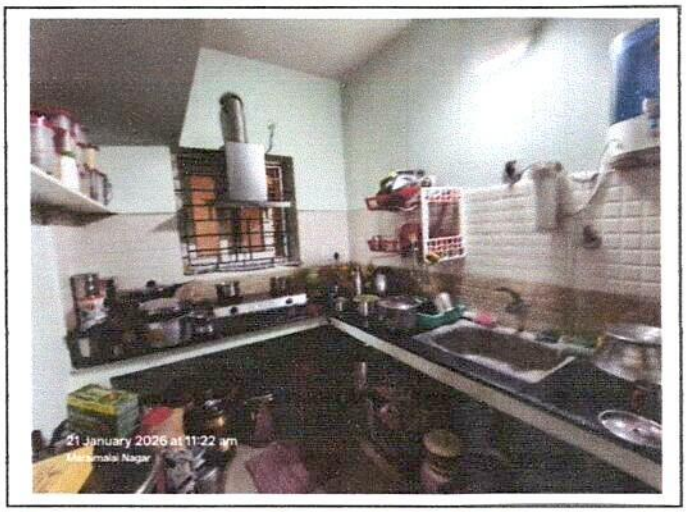



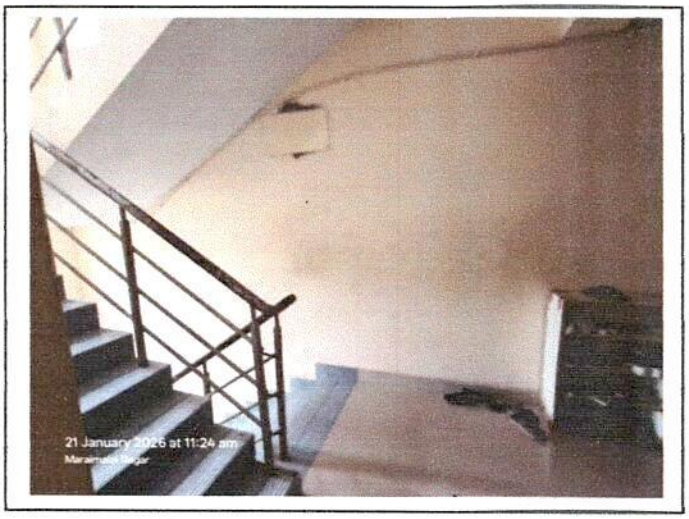

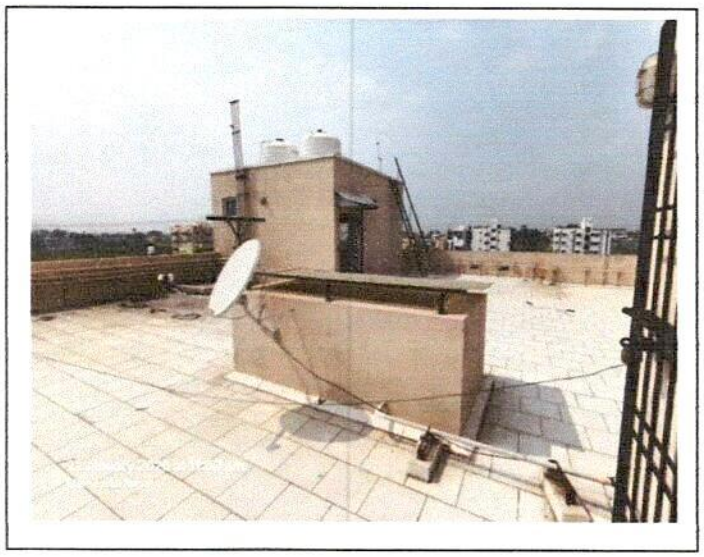

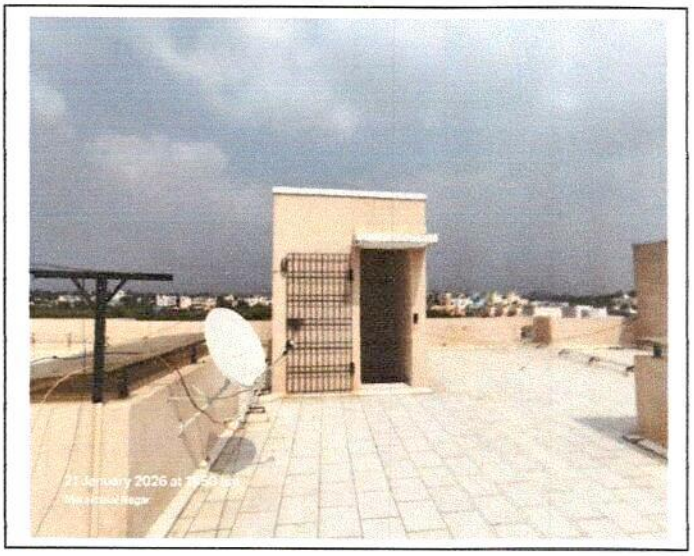

A.P. SHANMUGAVEL, B.E., FIV
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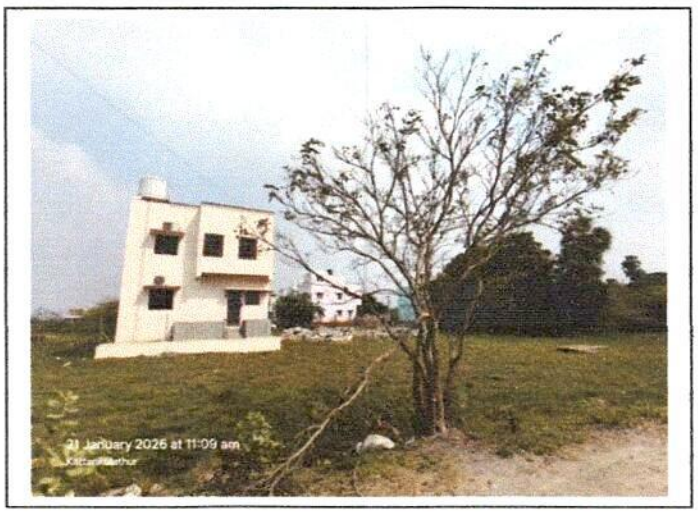
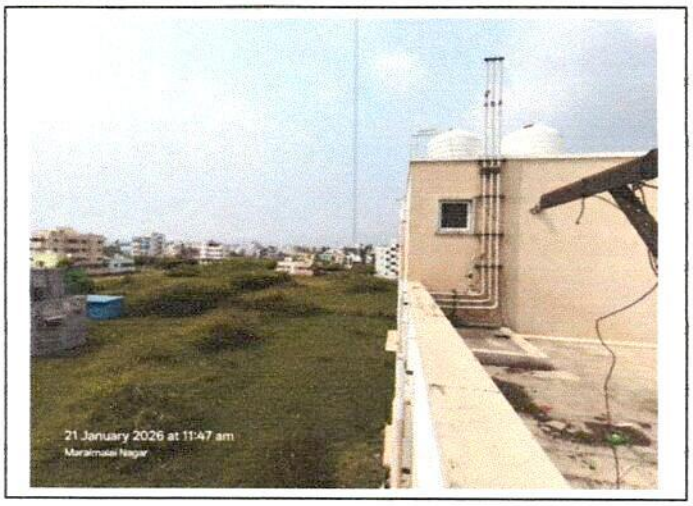
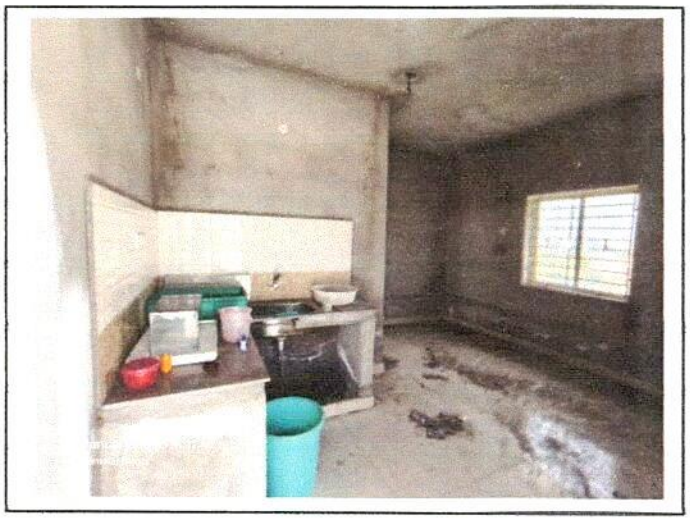
Govt. Approved Valuer
P&A ASSOCIATES

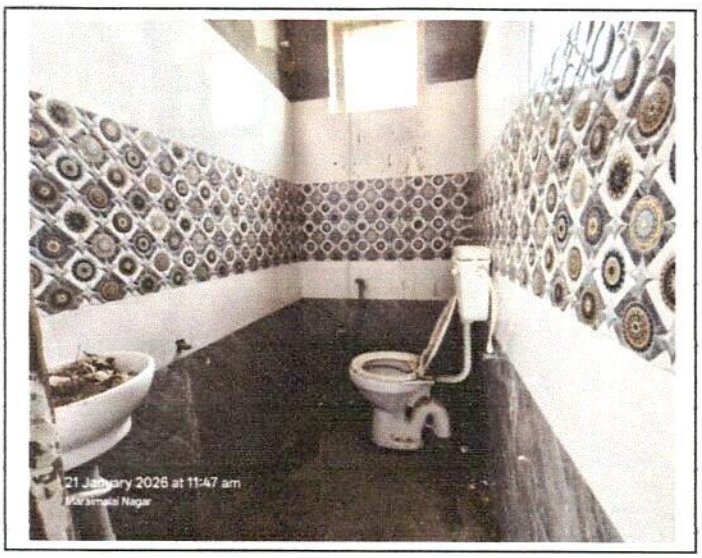
Photos showing the property of Mrs. Aliya Sulthana, D/o. Mr. Vakeel Ahmed

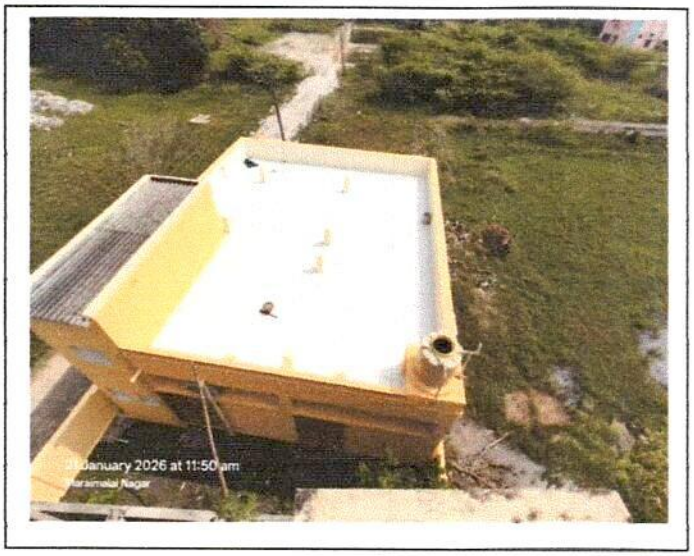












A.P.SHANMUGAVEL B.E.,FIV
Charted Engineer
Govt. Approved
Valuer
P & A ASSOCIATES

ANNEXURE-22

FORMAT-A

DECLARATION FROM VALUERS

I hereby declare that-

The information furnished in my valuation report dated –**22.01.2026** -- 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 or indirect interest in the property valued;

I have personally inspected the property on –**21.01.2026** -- The work is not sub-contracted 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 above handbook 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 34 AB 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

SL NO	Particulars	Valuer comment
1	Background information of the asset being valued;	Residential 2BHK Flat **Flat No. F-1, First Floor (East Facing), "DSR** VIVANTA" Apartment, Plot Nos. 47,48 & 49 (West Part), DSR Selvi Nagar Annex, Mullai Selvi Salai & Manimozhi Salai, Maraimalai Nagar, Old No. 55, New No. 32, Ninnakarai Village, Chengalpattu Taluk, Chengalpattu District – 603 203.
2	Purpose of valuation and appointing authority	To realize the Value of non- performing assets Chief Manager

A.P.SHANMUGAVEL, B.E., FIV
Charted Engineer
Govt. Approved Valuer
P & A ASSOCIATES

		Canara Bank, G.P Road Branch
3	Identity of the Valuer and any other experts involved in the valuation;	CO/CHN/SARFAESI/RB/25-26/12 No other experts involved
4	Disclosure of valuer interest or conflict, if any;	NIL
5	Date of appointment, Valuation date and Date of report;	20.01.2026 (Appointment Date) 21.01.2026 (D.O.Visit) 22.01.2026 (D.O.Report)
6	Inspections and/or investigations undertaken;	Both
7	Nature and sources of the information used or relied upon;	Local Enquiry and Website References
8	Procedures adopted in carrying out the valuation and valuation standards followed;	Standard – International Valuation Std Land – Market Approach Building – Cost Approach
9	Restrictions on use of the report, if any;	To be used for Canara Bank purpose only
10	Major factors that were taken into account during the valuration;	Physical, Social & Economic Factors
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.	Legal aspects are not included in the Valuation Scope

Date: 22.01.2026,

Place: Chennai.

Signature

(Name of the Approved Valuer and Seal of the Firm / Company)

A P SHANMUGAVEL

Digitally signed by A P SHANMUGAVEL
Date: 2026.01.22 08:01:36 +05'30'

ANNEXURE –23

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 situations.

4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.

5. A valuer shall keep public interest foremost while delivering his services.

Professional Competence and Due Care:

1. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.

2. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time

3. 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.

4. 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.

5. A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.

6. 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 valuers or professionals or for which the client can have a separate arrangement with other valuers.

A.P. SHANMUGAVEL, B.E., F.I.V. Charted Engineer Govt. Approved Valuer P&A ASSOCIATES

Independence and Disclosure of Interest:

1. 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.

2. 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.

3. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.

4. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.

5. 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.

6. A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.

7. 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).

8. 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:

1. 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 specific authority or unless there is a legal or professional right or duty to disclose.

Information Management:

1. 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.

2. A valuer 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 he/it is registered or any other statutory regulatory body.



3. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organisation with which he/it is registered, or any other statutory regulatory body.

4. 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:

1. A valuer or his/its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.

2. 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).

3. 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.

4. Remuneration and Costs.

5. 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.

6. 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.

7. Occupation, employability and restrictions.

8. 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.

9. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

Date: 22.01.2026,

Place: Chennai.

Signature

(Name of the Approved Valuer and Seal of the Firm / Company)

A P SHANMUGAVEL

Page 23 of 23

Digitally signed by A P SHANMUGAVEL
Date: 2026.01.22 08:01:58 +05'30'

Guideline Search

Search Criteria :

Zone:	CHENGALPATTU	Sub Registrar Office:	CHENGLEPUT JOINT II
Guideline Village:	NINNA KARAI	Revenue Village:	NINNAKARAI
Revenue District:	CHENGALPATTU	Revenue Taluka:	CHENGALPATTU
Street/Survey Number:	D		

List All Street

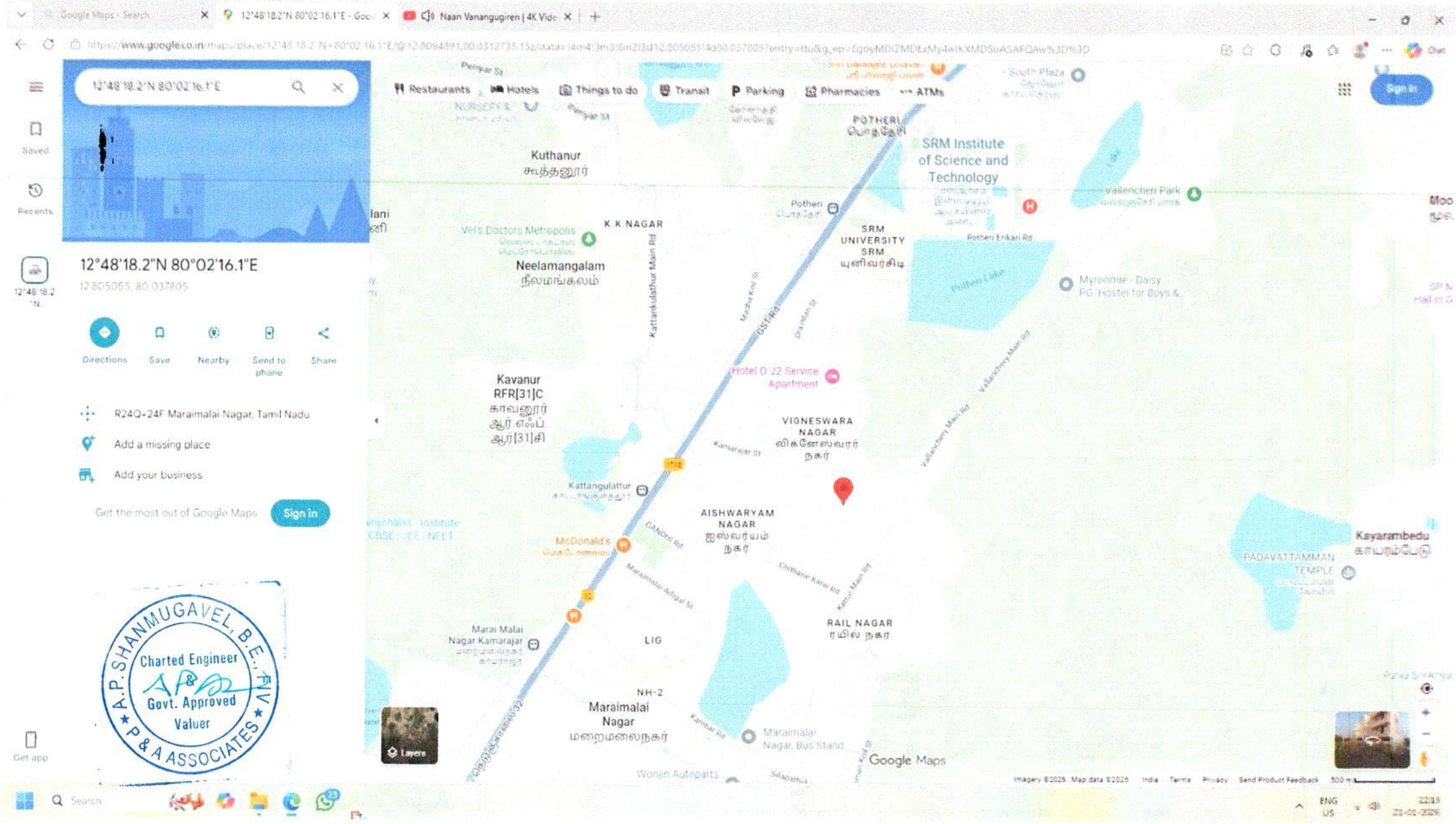
5 items found, displaying all items.

1

Sr.No.	Street Name	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O.Download
1	DEVAGI AMBAL NAGAR	3500/ Square Feet	37675/ Square Metre	Residential Class III Type - I	17-Nov-2025	-
2	DEVI PRASATH NAGAR (N)	660/ Square Feet	7105/ Square Metre	Residential Class I Type - III	01-Jul-2024	-
3	DIAMOND AVENUE (PER)	660/ Square Feet	7105/ Square Metre	Residential Class I Type - III	01-Jul-2024	-
4	D.S.R. செல்வி நகர்	1474/ Square Feet	15870/ Square Metre	Mixed Type - I	01-Jul-2024	-
5	D.S.R. செல்வி நகர் அனெக்ஸ்	2200/ Square Feet	23685/ Square Metre	Residential Special Type - I	01-Jul-2024	-

Back

A.P.SHANMUGAVEL, B.E., FIV
Charted Engineer
Govt. Approved Valuer
A.P. & ASSOCIATES


12°48'18.2"N 80°02'16.1"E
12.805055, 80.037805
Directions
Save
Nearby
Send to phone
Share
R24Q+24F Maraimalai Nagar, Tamil Nadu
Add a missing place
Add your business
Get the most out of Google Maps
Sign in
Restaurants
Hotels
Things to do
Transit
Parking
Pharmacies
ATMs
Kuthanur
கூத்தனூர்
POTHERI
பொத்தேரி
SRM Institute of Science and Technology
Vallencheri Park
Potheri
K.K.NAGAR
Vel's Doctors Metropolis
Neelamangalam
நீலமங்கலம்
SRM UNIVERSITY SRM
யுனிவர்சிடி
Potheri Erikari Rd
Potheri Lake
Myroomie - Daisy PG/Hostel for Boys &
GST Rd
Kattankulathur Main Rd
Hotel O J2 Service Apartment
Kavanur RFR[31]C
காவனூர் ஆர்.எஃப். ஆர்[31]சி
VIGNESWARA NAGAR
விக்னேஸ்வரர் நகர்
Kamarajar St
Vallanchery Main Rd
Kattangulattur
AISHWARYAM NAGAR
ஐஸ்வர்யம் நகர்
McDonald's
GANDHI Rd
Maraimalai Adigal St
Chithare Karai Rd
Kattur Main Rd
Kayarambedu
PADAVATTAMMAN TEMPLE
RAIL NAGAR
ரயில் நகர்
Marai Malai Nagar Kamarajar
LIG
NH-2
Maraimalai Nagar
மறைமலைநகர்
Kambar Rd
Maraimalai Nagar Bus Stand
Wonjin Autoparts
Layers
Google Maps
Sign in
Saved
Recents
Get app
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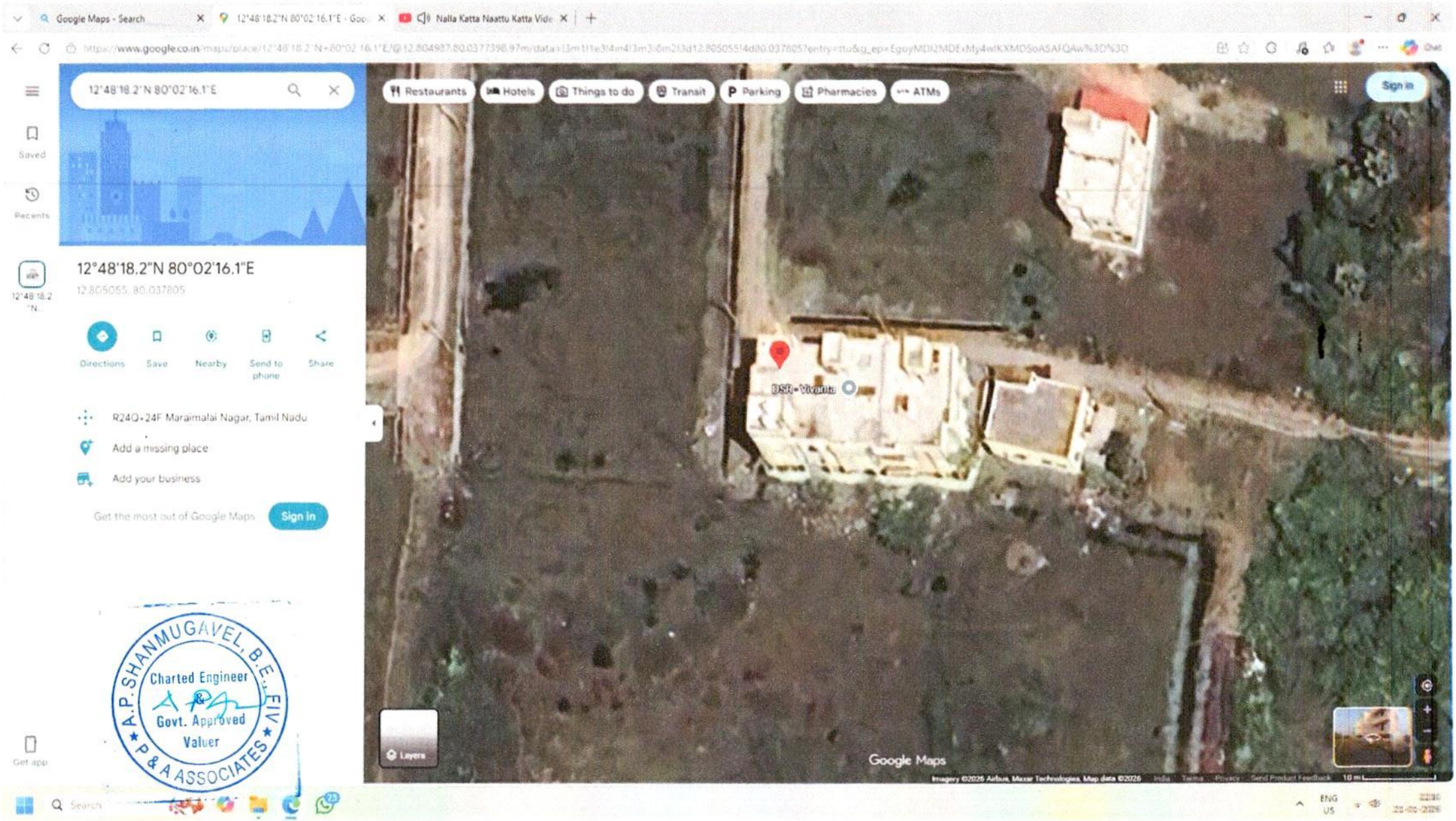

Google Maps - Search
12°48'18.2"N 80°02'16.1"E
Saved
Recents
12°48'18.2"N 80°02'16.1"E
12.805055, 80.037805
Directions
Save
Nearby
Send to phone
Share
R24Q+24F Maraimalai Nagar, Tamil Nadu
Add a missing place
Add your business
Get the most out of Google Maps
Sign in
Restaurants
Hotels
Things to do
Tranit
Parking
Pharmacies
ATMs
DSR - Vivanta
Layers
Google Maps
A.P.SHANMUGAVEL, B.E., FIV
Charted Engineer
Govt. Approved
Valuer
P & A ASSOCIATES

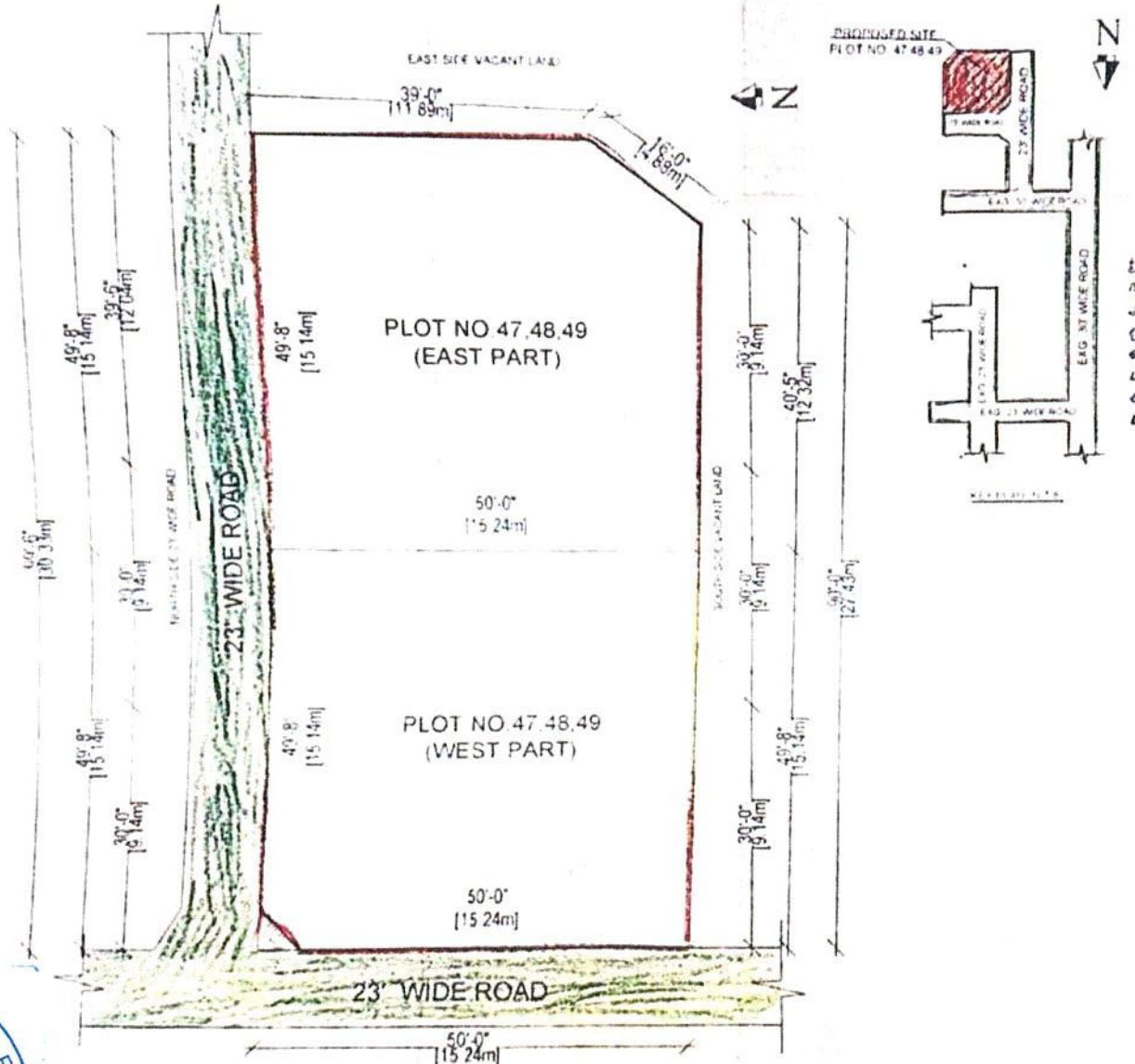
PLAN SHOWING THE PROPOSED SUB-DIVISION OF A HOUSE SITE [illegible] AS 47,48,&49 (EAST PART) AND 47,48,&49 (WEST PART), D.S.R.SELVA NAGAR ANNEXE, S.NO: 255/2, SINNAKARAI VILLAGE, MARAIMALAI NAGAR MUNICIPALITY, CHENGALPATTU TALUK, KANCHEEPURAM DISTRICT.

EXG SUB DIVISION NO 3786/2019/A1
DATE 09/02/2019

OFFICE USE

VERIFIED BY ME
k dini
TOWN PLANNING INSPECTOR
MARAIMALAI NAGAR MUNICIPALITY

D.T.C.P APPROVAL LAYOUT NO: 2005 - 239/ M.B. 162



SITE PLAN
SCALE (1:200)

COLOUR INDEX	
SUB DIVISION	
EXG ROAD	
SITE BOUNDARY	

AREA STATEMENT

EXTENT	SQFTS	SQMTS
PLOT AREA 47	1500.00	139.35
PLOT AREA 48	1500.00	139.35
PLOT AREA 49	1324.00	169.45
TOTAL PLOT AREA	4824.00	448.16

AREA SUB DIVISION OF PLOT AREA

PLOT NO.47,48,49 (EAST PART)	2314.9	215.06
PLOT NO.47,48,49 (WEST PART)	2509.10	233.10
TOTAL PLOT AREA	4824.00	448.16

OWNER'S SIGN

M. PRADEEP B.Tech. Civil
LICENCED SURVEYOR
10/17, MIG, Agathiyar St., NH-II,
MARAIMALAI NAGAR-603 209.
Mobile No:9790849132
Roc. No.2375.

A.P. SHANMUGAVEL, B.E., FIV
Charted Engineer
Govt. Approved Valuer
P & A ASSOCIATES

PLAN SHOWING THE PROPOSED STILT FLOOR , FIRST FLOOR AND SECOND FLOOR CONSTRUCTION OF RESIDENTIAL AT PLOT NO.47,48 & 49 EAST PART, D.S.R.SELVI NAGAR ANEXE, S.NO.255/2, NINNAKARAI VILLAGE, MARAIMALAI NAGAR MUNICIPALITY CHENGALPET TALUK, CHENGALPET DISTRICT.

DTCP LAYOUT APPROVED No. 2005-239/M.B.162

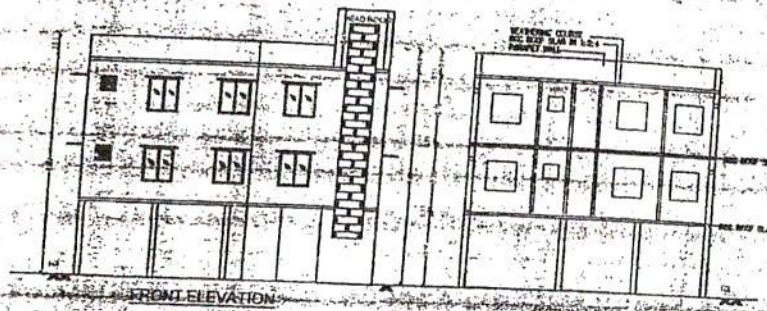
SUB DIVISION APPROVED No. 3857/2019/A1

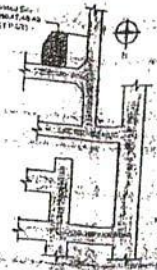
DATE : 21.10.2019

VERIFIED

TOWN PLANNING INSPECTOR
MARAIMALAI NAGAR MUNICIPALITY

OFFICE USE

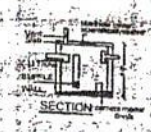

FRONT ELEVATION


SECTION A-B

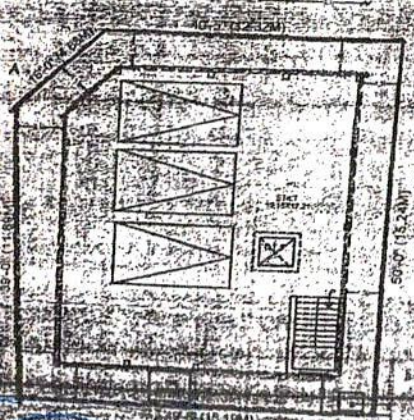
KEY PLAN

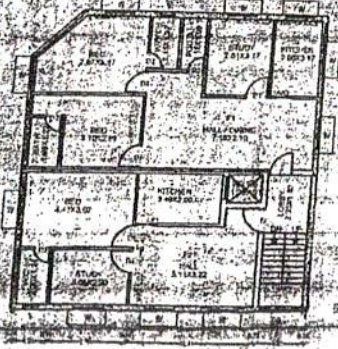

DETAILS OF SOLAR POWER WATER HEATING SYSTEM

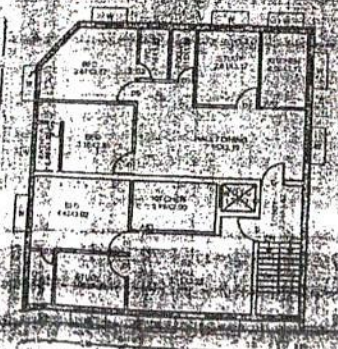

DETAIL OF R.C.C GUTTER

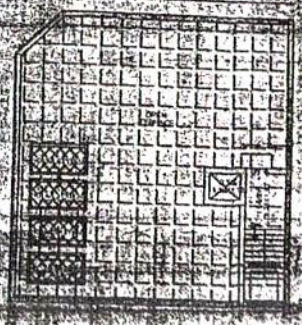

SECTION


DETAIL OF SEPTIC TANK


40'-0" WIDE ROAD


FIRST FLOOR PLAN


SECOND FLOOR PLAN


TERRACE FLOOR PLAN

GROUND FLOOR CUM STILT FLOOR PLAN

SCHEDULE OF JOINERY

TYPE	DESCRIPTION	SIZE
MD	MAIN DOOR	3'3" X 7'0"
D	DOOR	3'0" X 7'0"
W	WINDOW	4'0" X 4'0"
VZ	VENTILATOR	2'0" X 4'0"

COLOUR INDEX

PROPOSED

ROAD

SITE BOUNDARY

			SQMTS
PLOT AREA		2314.90	215.13
FIRST FLOOR		1560.84	145.06
SECOND FLOOR		1560.84	145.06
TOTAL AREA		3121.68	290.23
OPEN SPACE AREA		754.06	70.07
F.S.I			1.35
PLOT COVERAGE			67%
NON-FSI AREA			
STILT FLOOR AREA		1560.84	145.06
HEAD ROOM		142.03	13.20

M. PRADEEP B.Tech.,CMI
LICENCED SURVEYOR

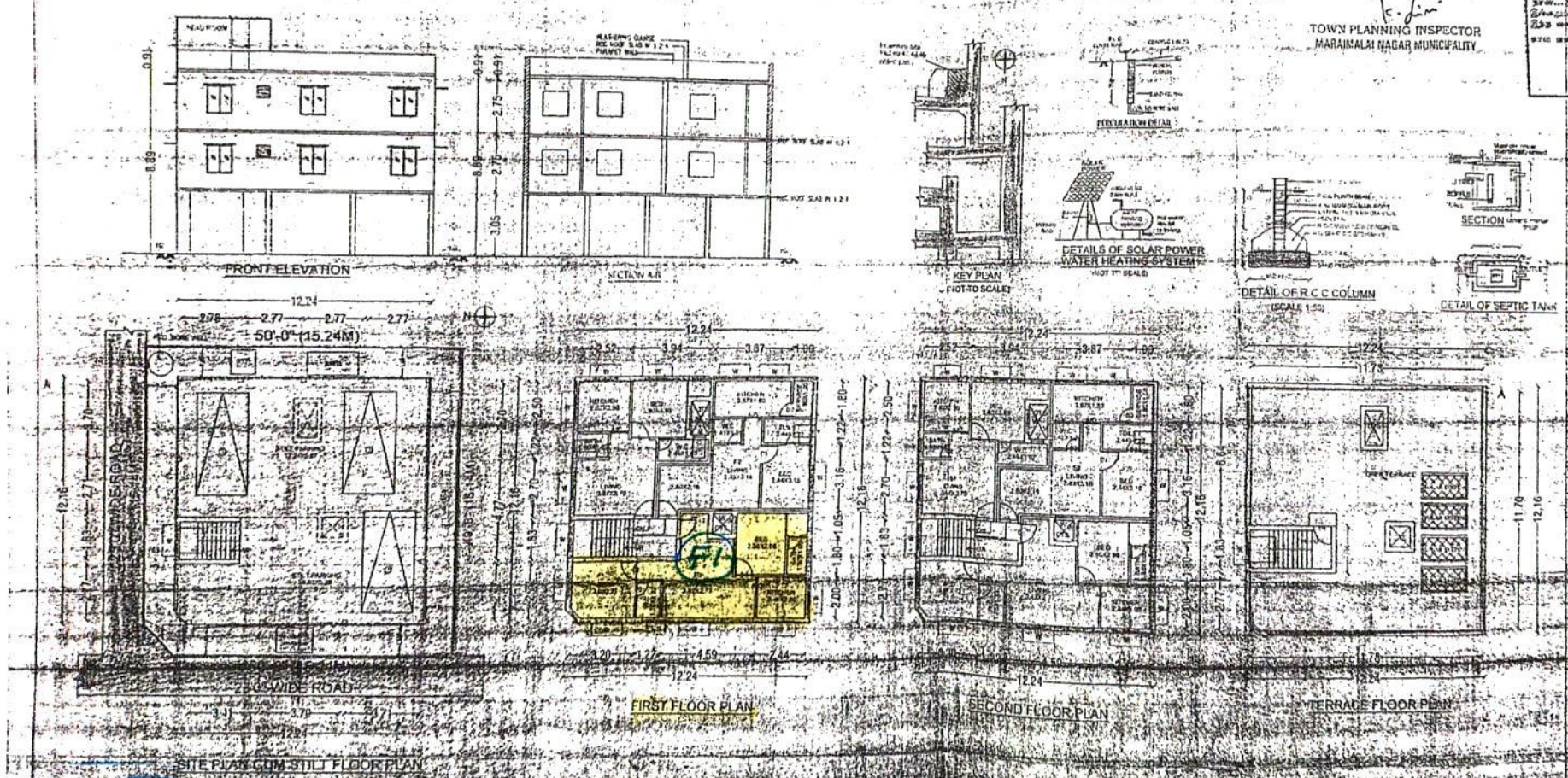
A.P. CHANDRA & CO. Chartered Surveyors P & A ASSOCIATES Govt. Approved Valuer

PLAN SHOWING THE PROPOSED STILT FLOOR , FIRST FLOOR, SECOND FLOOR RESIDENTIAL CONSTRUCTION OF AT PLOT NOS.47,48 & 49 WEST PART, "D.S.R.SELVI NAGAR ANEXE", IN S.NO.255/2, NINNAKARAI VILLAGE, MARAIMALAI NAGAR MUNICIPALITY CHENGALPET TALUK, CHENGALPET DISTRICT.

DTCP LAYOUT APPROVED No. 2005-239/M.B.162
SUB DEVISION APPROVED No. 3857/2019/A1
DATE : 21.10.2019

OFFICE USE

VERIFIED BY ME
TOWN PLANNING INSPECTOR
MARAIMALAI NAGAR MUNICIPALITY



SCHEDULE OF JOINERY

TYPE	DESCRIPTION	SIZE
MD	MAIN DOOR	3'0" X 7'0"
D	DOOR	2'0" X 7'0"
W	WINDOW	4'0" X 4'0"
V2	VENTILATOR	2'0" X 4'0"

COLOUR INDEX

PROPOSED
ROAD
SITE BOUNDARY

EXTENT	SQFTS	SQMTS
PLOT AREA	2503.10	233.10
FIRST FLOOR	1571.71	146.07
	1571.71	146.07
TOTAL AREA	3143.42	292.14
OPEN SPACE AREA	3397.26	315.5
F.S.I	1.25	
PLOT COVERAGE	62%	
NON FS AREA		
STILT FLOOR AREA	1571.71	146.07
HEAD ROOM	109.21	10.15

M. PRADEEP B.Tech. Civil
LICENCED SURVEYOR
10/17, MIG, Aranvar St, 2018
MARAIMALAI NAGAR 603 209
Mobile No. 9790840132

OMPLANNERS

A.P. SHAMMAD ... Chartered Engineer
Govt. Approved Valuer
P & A ASSOCIATES

'ED No. 2005-239/M.B.162

/ED No. 3857/2019/A1

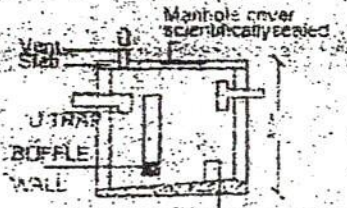
VERIFIED BY ME

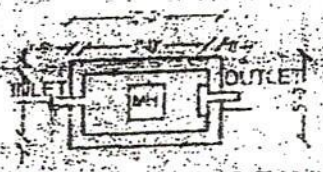
)WN PLANNING INSPECTOR
ARAIMALAI NAGAR MUNICIPALITY

OFFICE USE

கட்டிட அனுமதி தாட்சி
அரசாணை (நிலை) எண்.
S.R. எண். 123/2020 ...ந.க. எண். 702/2020/A1
நாள்...28/04/2020.....ல் தனைக்கப்பட்டுள்ள
இவ்வலுவலக நடைமுறை ... உள்ள நிபந்தனைகளுக்குட்பட்டு
இந்த வரைபடம் ... செய்யப்படுகிறது.
காலை வரைபடம் 28/04/2020... முதல் 27/04/2025 வரை

28/4/2020



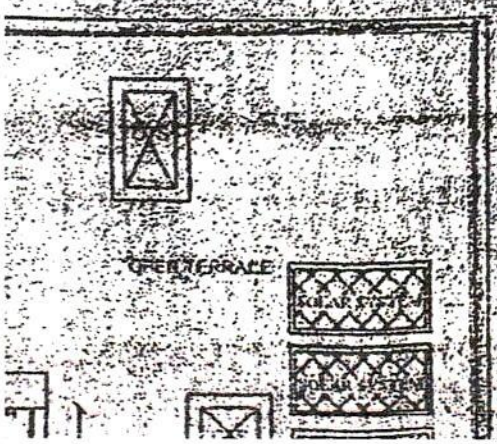


DETAIL OF SEPTIC TANK

C COLUMN

12.24

11.78



SCHEDULE OF JOINERY		
TYPE	DESCRIPTION	SIZE
MD	MAIN DOOR	3'3" X 7'0"
D	DOOR	3'0" X 7'0"
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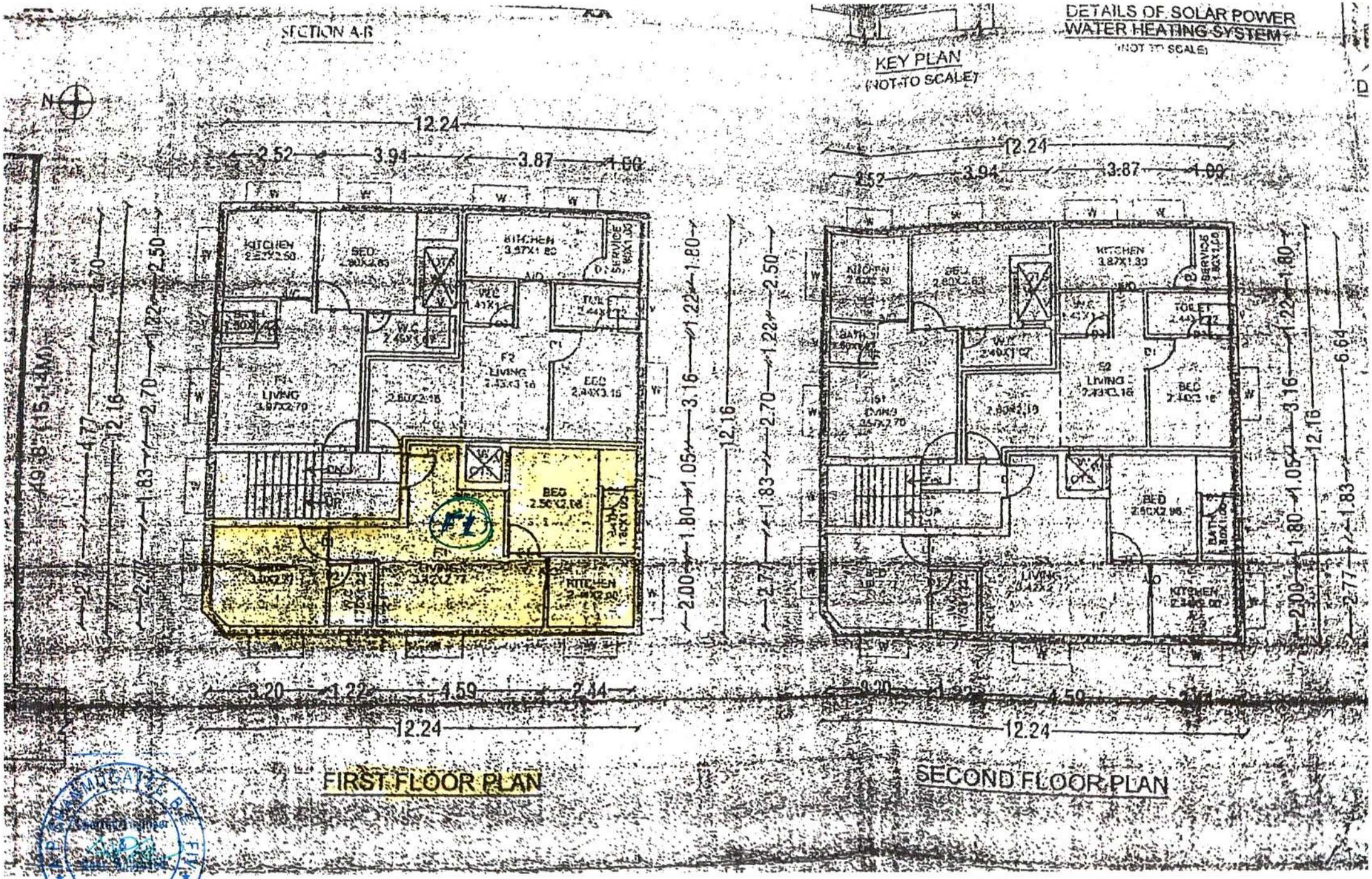
COLOUR INDEX	
PROPOSED	
ROAD	
SITE BOUNDARY	

EXTENT	SQFTS	SQMTS
PLOT AREA	2509.10	233.10
FIRST FLOOR	1571.71	146.07
	1571.71	146.07
TOTAL AREA	3143.42	292.14
OPEN SPACE AREA	937.39	87.05
F.S.I	1.25	
PLOT COVERAGE	62%	
NON-FSI AREA		
STILT FLOOR AREA	1571.71	146.07
HEAD ROOM	109.21	10.15

A.P.SHANMUGAVEL B.E., F.I.V.
Chartered Engineer
Govt. Approved Valuer
A.P.S & A ASSOCIATES



Valuer
P & A ASSOCIATES

8:39 92%

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Property Rates in Maraimalai N...

Property Rates in Maraimalai Nagar Part, Chennai - 2025

Buy | Rent

Avg. Price / Sqft	Price Range / Sqft
₹4,528 -17.76 Y-o-Y	₹3,571 - ₹6,019
Price Trend	See 5 Properties

FAQs about Property Rates in **Maraimalai Nagar Part**

What is YoY Growth in property rates in Maraimalai Nagar Part?

A.P.SHANMUGAVEL, B.E., FIV
Charted Engineer
A P & A
Govt. Approved Valuer
P & A ASSOCIATES

8:44 91%

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Residential land / Plot in Maraimalai Nagar, GST Road

₹19.46 Lac - 1.11 cr	**695-3,968 sqft**
₹2,800 /sqft	65 - 369 sqm
Ready To Move	Plot area

This project ranks amongst the most popular projects in this locality with good amenities, specifications and connectivity options.
View all details

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A.P.SHANMUGAVEL, B.E., FIV
Charted Engineer
Govt. Approved Valuer
P & A ASSOCIATES