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.K.G.RAMALINGAM** **S/o.Mr.GOVINDHASAMY**
II NAME OF THE BORROWER	:	**Mr.K.G.RAMALINGAM** **S/o.Mr.GOVINDHASAMY** Kombadikuppam Village, Viruthachalam Taluk, Cuddalore District.
III. PROPERTY ADDRESS	:	S.No386/7C, Uthangal Village, Kammapuram -SRO, Viruthachalam Taluk, Cuddalore District. Pin: 607804.
IV. PURPOSE FOR WHICH THIS CERTIFICATE IS MADE	:	Canara Bank-Specialized ARM Branch-II,Chennai - For SARFAESI Act.

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

Date :14.10.2025

File No: 1490/2025-2026/ 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:386/7C,Uthangal Village, Kammapuram -SRO, Viruthachalam Taluk, Cuddalore District. Pin: 607804.Which is said to be owned by **Mr.K.G.Ramalingam,S/o.Mr.Govindhasamy** was inspected on 23.09.2025 for the Purpose of assessing the Present Market Value of the Property for **Canara Bank- Specialized ARM Branch-II,Chennai – For SARFAESI Act.**

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

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

I am of opinion that ;

1	**The Fair market value of the subject Property is**	:	**Rs. 96,000.00**
2	**Realizable value of the Property is (-10%)**	:	**Rs. 86,000.00**
3	**Forced Sale value of the Property is (-20%)**	:	**Rs. 76,000.00**
4	**Guideline value of the Property is**	:	**Rs. 96,000.00**

Place : Salem

Date : 14.10.2025

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.

Er.M.Elamurugan, B.Sc,B.E,M.I.E,F.I.I.V. Mob:9944477277.
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- Registered Income Tax Valuer(27/2019-20,CCIT,Trichy)

VALUATION OF PROPERTY(LAND)

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

I.	**GENERAL**			
1.	Purpose for which the valuation is made			For NPA purpose
2.	a)	Date of Inspection	:	23.09.2025
	b)	Date on which the valuation is made	:	14.10.2025
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(s)** and his/ their address(es) with phone no. (details of share of each owner in case of joint ownership)		:	**Mr.K.G.Ramalingam, S/o.Mr.Govindhasamy. Mobile:97504-74639**
5.	Brief description of the property (Including leasehold/ freehold etc)		:	The property is vacant land and Free hold property
6	Scope of Valuation		:	The property was inspected to assess the present market value of Land
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.Nos:386/7C, Uthangal Village, Kammapuram -SRO, Viruthachalam Taluk, Cuddalore District. Pin: 607804.

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

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

2.	City / Town/Rural		:	Rural
	Residential Area		:	Residential Area
	Agricultural Area		:	---
3.	Classification of the area		:	
	i)	High / Middle / Poor		Middle
	ii)	Urban / Semi Urban / Rural		Semi Urban
4	Coming under Corporation limit / Village Panchayat / Municipality		:	Village panchayat (Uthangal 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:386/7C
	Door No		:	---
	S.F.No/T.S.No/R.S.No		:	----
	Village/Block		:	Uthangal Village
	Taluk/Ward		:	Viruthachalam Taluk
	Mandal/District/Municipality/Corporation		:	Cuddalore District
8.	Boundaries of the property		:	**As per MOD**
	North of		:	Koil
	South of		:	Apparu Land
	East of		:	Royar Land
	West of		:	Jayabalan Land
9	Latitude, Longitude and Coordinates of site		:	**11.531183,79.414361**
10	Electricity service connection			
	Consumer number		:	---
	In the name of		:	---
	Other details,if any		:	---
11	Property is presently occupied by		:	Owner/Tenants/Both/**Vacant**

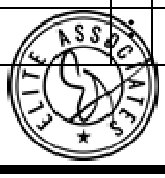
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12	If occupied by both By assuming the entire building is let out		
	(i)What is the probable monthly rent	:	---
	(ii)What is the advance amount	:	----

PART B-LAND

1.	**Dimension of site**	**:**	**As per MOD**
	North	:	
	South	:	
	East	:	
	West	:	
	Area of site	**:**	**0.04 Acres (or) 1742.4 Sq.ft**
	Area of site as per patta	**:**	**1614.59 Sq.ft**
	Area of site consider for valution	**:**	**1614.59 Sq.ft**
	Note: At the time of inspection no boundary stone available to verify the same, Hence Land to be Demarcated .		

II.	**CHARACTERISTICS OF THE SITE**		
1.	Classification of locality	:	Residential Class IV 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 50 Meters from the property
5.	Level of land with topographical conditions	:	Plain & Leveled
6.	Shape of land	:	Kindly refer FMB -enclosed
7.	Type of use to which it can be put	:	Residential purpose
8.	Any usage restriction	:	NIL
9.	Is plot in town planning approved Plot?	:	**No**
10.	Corner plot or intermittent plot?	:	Intermittent plot
11.	Road facilities	:	No proper road access available
12.	Type of road available at present	:	---
13.	Width of road- is it below 20ft. or more	:	---
14.	Is it a land – locked land?	:	No
15.	Water potentiality	:	---



16.	Underground sewerage system		:	No
17.	Is power supply available at the site?		:	---
18.	Nearby of the site			
	1.	45 Meters from Chezhiyan CSC Center	:	
	2.	88 Meters from Dhiroupathi Amman Kovil Temple	:	
	3	87 Meters from Kombadikuppam Bus Stop	:	
	4	228 Kms from Canara Bank, Canara Bank, Specialized ARM Branch-II,Chennai. Branch.	:	
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		:	NIL
21	Type of Land		:	Residential Land(As per GLR)
22	Accessibility		:	No proper road access available
23.	Prevailing market rate (Along with details/ reference of at least two latest deals/ transactions with respect to adjacent properties in the areas)		:	**No proper road access available Guideline value adopted**
24.	Guideline rate obtained from the Registrar's Office		:	**-Rs.60/Sq.ft -1614.59 Sq.ft X Rs.60/Sq.ft =Rs.96,875.00(or) Rs.96,000.00**
25.	Assessed / adopted rate of valuation		:	**Rs.60/Sq.ft**
26.	Estimated value of land			**-1614.59 Sq.ft X Rs.60/Sq.ft Rs.96,875.00(or)Rs.96,000.00**

Part-E-Total abstract of the entire property

Part –A	Land	:	Rs. 96,00,000.00
Part –B	Building	:	----
Part –C	Extra Items & Amenities	:	----
Part –D	Services	:	----
	Total	:	**Rs. 96,00,000.00**

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.96,000.00 (Rupees Ninety six thousand only)**.

2.The Realizable value of the above property (-10%) is **Rs.86,000.00 (Rupees Eighty six thousand only)**

3.The Forced sale value (-20%) is **Rs.76,000.00 (Rupees Seventy six thousand only).**

4.Guideline value of the property is **Rs.96,000.00 (Rupees Ninety six thousand only).**

Place: Salem
Date : 14.10.2025

ELAMURUGAN MANICKAM

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Date: 2025.10.16 13:50:21 +05'30'

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.96,000.00 (Rupees Ninety 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.**

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3. The Deposit of title deed executed by **Mr.Ramalingam** to and in favour of **Canara Bank,bearing No:724/2013,dated-19.06.2013 & No:123/2017,deated:21.02.2017 registered in Kammapuram-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 23.09.2025 by Valuer M.Elamurugan .

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 : 14.10.2025

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 14.10.2025 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
b. I have no direct or indirect interest in the property valued;
c. I have personality inspected the property on 23.09.2025 .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.

Sl. No	Particulars	Valuer Comment
1.	Background information of the asset being valued;	Vacant land with respect to the MOD deed Nos: 724/2013 & 123/2017 in the name of Mr.Ramalingam
2.	Purpose of valuation and appointing authority	For assessing the present market value of land /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;	23.09.2025 14.10.2025
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 details(With 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 : 14.10.2025

ELAMURUGAN MANICKAM

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ELITE ASSOCIATES

Guideline Search

Search Criteria :

Zone:	**CUDDALORE**
Guideline Village:	**UTHANGAL**
Revenue District:	**CUDDALORE**
Street/Survey Number:	**386**
Sub Registrar Office:	**KAMMAPURAM**
Revenue Village:	**UTHANGAL**
Revenue Taluka:	**VRIDHACHALAM**

Sr.No.	Survey/Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O.Download
21	386/7A	60/ Square Feet	645/ Square Metre	Residential Class IV Type - I	01-Jul-2024	-
22	**386/7C**	**60/ Square Feet**	**645/ Square Metre**	**Residential Class IV Type - I**	**01-Jul-2024**	**-**
23	386/8	0	0	Govt. Others	01-Jul-2024	-
24	386/9	150/ Square Feet	1615/ 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: கம்மாபுரம்	Date / நாள்: 14-Oct-2025
Village /கிராமம்:ஊத்தாங்கால்	Survey Details /சர்வே விவரம்: 386/7C

Search Period /தேடுதல் காலம்: 14-Oct-2000 - 14-Oct-2025 , **Flats: Plots:**

Sr. No./ வ. எண்	Document No.& Year/ ஆவண எண் மற்றும் ஆண்டு	Date of Execution & Date of Presentation & Date of Registration/ எழுதிக் கொ டுத்த நாள் & தாக்க ல் நாள் & பதிவு நாள்	Nature/தன்மை	Name of Executant(s)/ எழுதிக் கொடுத்தவர்(கள்)	Name of Claimant(s)/எழுதி வாங்கியவர்(கள்)	Vol.No & Page. No/ தொகுதி எண் மற்றும் பக்க எண்
1	724/2013	19-Jun-2013 19-Jun-2013 19-Jun-2013	உரிமை வைப்பு ஆவணம் வேண்டும் போது கடன் திரும்ப செலுத்த	1. கோ. ராமலிங்கம்	1. Canara Bank, Neyveli	-
	Consideration Value/கைமாற்றுத் தொகை: Rs. 10,00,000/-		Market Value/சந்தை மதிப்பு: -		PR Number/முந்தைய ஆவண எண்: /	
	Document Remarks/ ஆவணக் குறிப்புகள் :	Memorandum of Deposit of Title Deeds				
	அட்டவணை 1 விவரங்கள்: Property Type/சொத்தின் வகைப்பாடு: விவசாய நிலம்			Property Extent/சொத்தின் விஸ்தீர்ணம்: 0.04 Acres		
	Village & Street/கிராமம் மற்றும் தெரு: ஊத்தாங்கால், ஊத்தாங்கால்(கி)			Survey No./புல எண் : 386/4C, 386/7C		
	Boundary Details: ராஜவன்னியன் மனைக்கும் (வடக்கு), மெயின்ரோட்டிற்கும் (தெற்கு), ராஜவன்னியன் (கிழக்கு), அப்பாரு வகையறா மனைக்கும் (மேற்கு)			Schedule Remarks/சொத்து விவரம் தொடர்பான குறிப்புரை: சர்வே எண் 386/4C- 0.04 acres		

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	அட்டவணை 2 விவரங்கள்: Property Type/சொத்தின் வகைப்பாடு: விவசாய நிலம்			Property Extent/சொத்தின் விஸ்தீர்ணம்: 0.04 acres		
	Village & Street/கிராமம் மற்றும் தெரு: ஊத்தாங்கால், ஊத்தாங்கால்(கி)			Survey No./புல எண் : 386/4C, 386/7C		
	Boundary Details: கோயிலுக்கும் (வடக்கு), அப்பாருக்கும் மனைக்கும் (தெற்கு), ரோயர்க்கும் (கிழக்கு), ஜெயபாலன் மனைக்கும் (மேற்கு)			Schedule Remarks/சொத்து விவரம் தொடர்பான குறிப்புரை: சர்வே எண் 386/7C-0.04 Acres		
2	123/2017	21-Feb-2017 21-Feb-2017 21-Feb-2017	உரிமை வைப்பு ஆவணம் வேண்டும் போது கடன் திரும்ப செலுத்த	1. K.G. ராமலிங்கம்-	1. Canara Bank Neyveli Branch-	-
	Consideration Value/கைமாற்றுத் தொகை: Rs. 15,00,000/-		Market Value/சந்தை மதிப்பு: -		PR Number/முந்தைய ஆவண எண்: -	
	Document Remarks/ ஆவணக் குறிப்புகள் :	Memorandum of Deposit title deeds				
	அட்டவணை 1 விவரங்கள்: Property Type/சொத்தின் வகைப்பாடு: வீட்டுமனை			Property Extent/சொத்தின் விஸ்தீர்ணம்: 0.04 **செண்ட்**		
	Village & Street/கிராமம் மற்றும் தெரு: ஊத்தாங்கால், ஊத்தாங்கால்(ட)			Survey No./புல எண் : 386/4C, 386/7C		
	Boundary Details: ராஜவன்னியன் மனைக்கும் (வடக்கு), மெயின்ரோட்டிற்கும் (தெற்கு), ராஜவன்னியன் மனைக்கும் (கிழக்கு), அப்பாரு மனைக்கும் (மேற்கு)			Schedule Remarks/சொத்து விவரம் தொடர்பான குறிப்புரை: சர்வே எண் 386/4C- 0.04 செண்ட்.		
	அட்டவணை 2 விவரங்கள்: Property Type/சொத்தின் வகைப்பாடு: விவசாய நிலம்			Property Extent/சொத்தின் விஸ்தீர்ணம்: 0.04 **செண்ட்**		
	Village & Street/கிராமம் மற்றும் தெரு: ஊத்தாங்கால், ஊத்தாங்கால்(கி)			Survey No./புல எண் : 386/4C, 386/7C		
	Boundary Details: கோயிலுக்கும் (தெற்கு), அப்பாரு மனைக்கும் (தெற்கு), ராயர் மனைக்கும் (கிழக்கு), ஜெயபாலன் மனைக்கும் (மேற்கு)			Schedule Remarks/சொத்து விவரம் தொடர்பான குறிப்புரை: சர்வே எண் 386/7C- 0.04 செண்ட்.		

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

தமிழ்நாடு அரசு

வருவாய் மற்றும் பேரிடர் மேலாண்மைத் துறை

நில உரிமை விபரங்கள் : இ.எண் 10(1) பிரிவு

மாவட்டம்: **கடலூர்**

வட்டம்: **விருத்தாசலம்**

வருவாய் கிராமம்: **ஊத்தங்கால்**

பட்டா எண்: **277**

உரிமையாளர்கள் பெயர்

1 கோவிந்தசாமி தந்தை ராமலிங்கம்

வ.எண்	புல எண்ணும் உட்பிரிவும்	நன்செய்				புன்செய்				மற்றவை				குறிப்பு
		பரப்பு		தீர்வை		பரப்பு		தீர்வை		பரப்பு		தீர்வை		
		ஹெ.	ஏர்	ரூ	பை	ஹெ	ஏர்	ரூ	பை	ஹெ.	ஏர்	ரூ	பை	
1	386 - 7C					0	01.50	00	08					- 15-02-2001
	மொத்தம் -	0		0		0	01.50	0	08	0		0		

மின்கையெப்பம் / Digital Signature : **11-03-2018** அன்று **02:35:56 AM** நேரத்தில் இடப்பட்டது

பெயர்/Name : **Sridharan R**
பதவி/ Designation: **Tahsildar**

இடம்/Place : **விருத்தாசலம்(05)** வட்டம்,
கடலூர்(18) மாவட்டம்

குறிப்பு	
1	மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை.இவற்றை தாங்கள் https://eservices.tn.gov.in என்ற இணைய தளத்தில் - என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2	இத்தகவல்கள் 14-10-2025 அன்று 03:40:59 PM நேரத்தில் அச்சடிக்கப்பட்டது.
3	கைப்பேசி கேமராவின் 2D barcode படிப்பான் மூலம் இத்தகவல்களை இணையத்தளத்தில் சரிபார்க்கவும்.

District : Cuddalore

Taluk : Vridhachalam

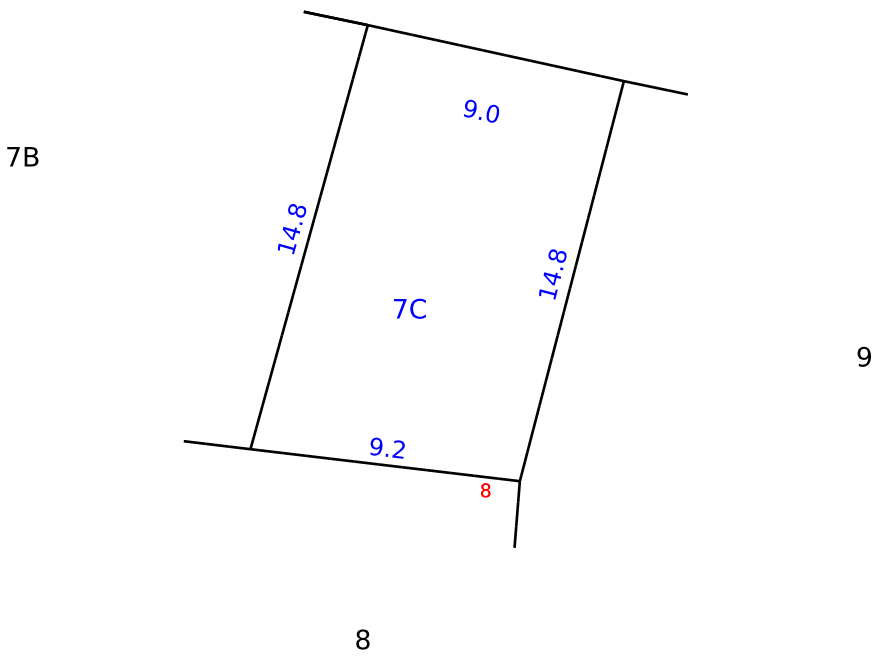
Village : Uthangal(R)

Survey No : 386/7C

Area : Hect 00 Ares 1 Sqm 50

Scale : 1 : 261 mm

FMB Sketch



Approved By Tahsildar

tehsildr

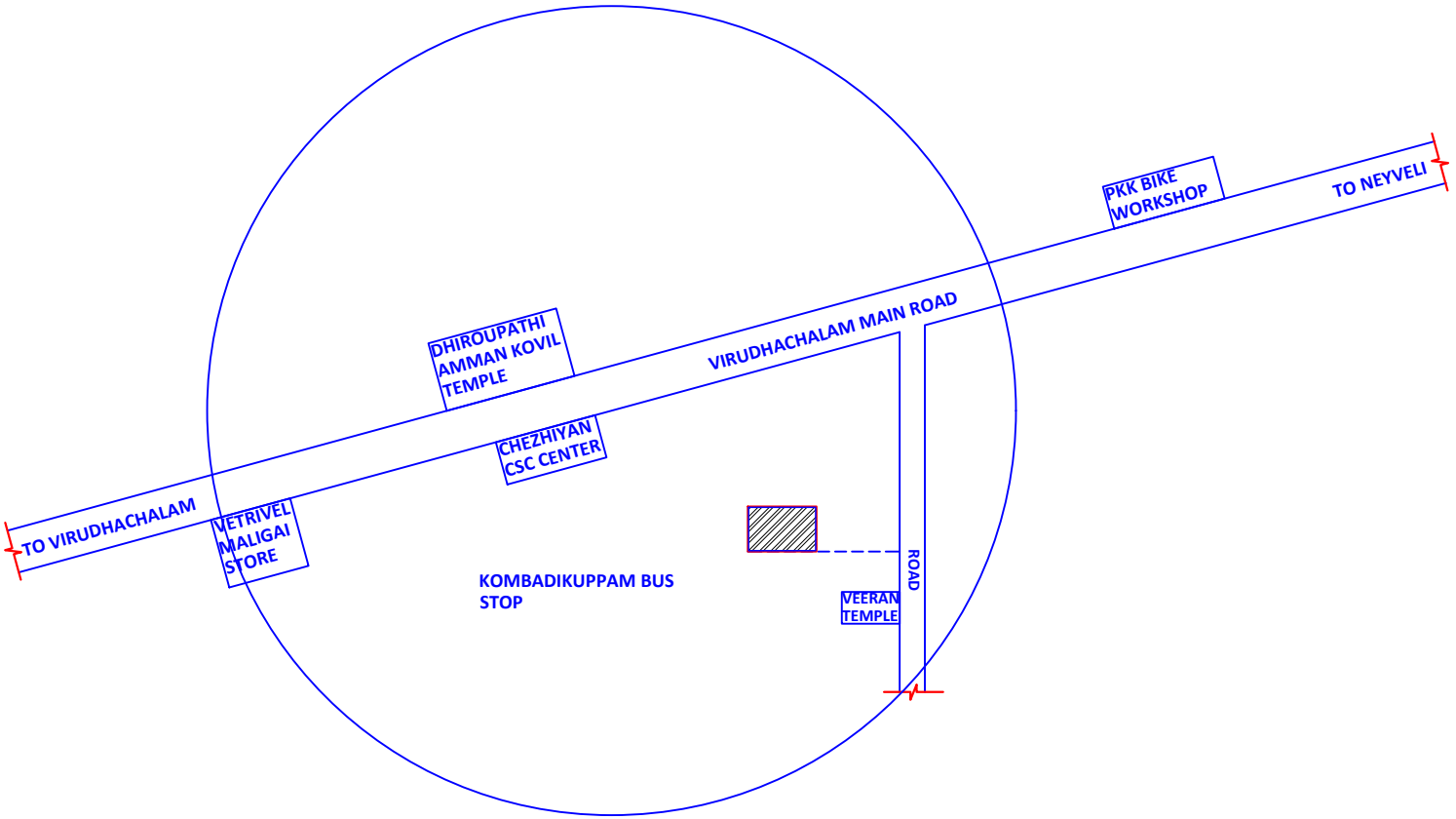
Date of Approved : 23-11-2017

Date of Issue: 14-10-2025 15:42:43

Survey and Settlement Department, Government of TamilNadu

mv270 v270.001

LOCATION OF SITE PLAN AND KEY PLAN
NOT TO SCALE



LATTITUDE : 11.530880, LONGITUDE : 79.414564,

OWNER PROPERTY

OWNER:

Mr.K.G.RAMALINGAM
S/o Mr.GOVINDHASAMY

PROPERTY ADDRESS:

AT S.No:386/7C,UTHANGAL VILLAGE, VIRUTHACHALAM (TK) CUDDALORE (DT)

ELITE ASSOCIATES

PROPERTY



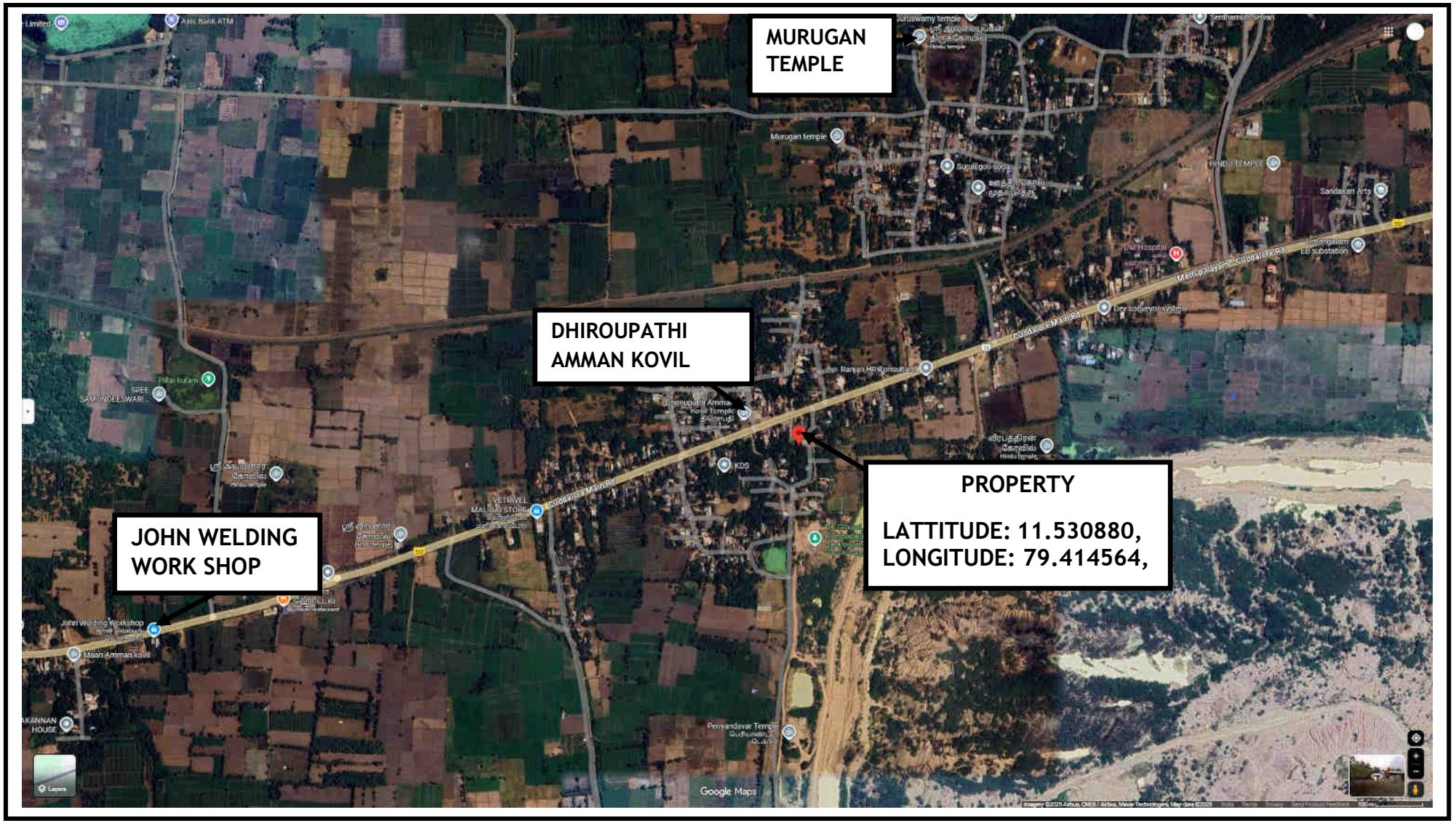
SIDE VIEW



ROAD VIEW OF THE PROPERTY



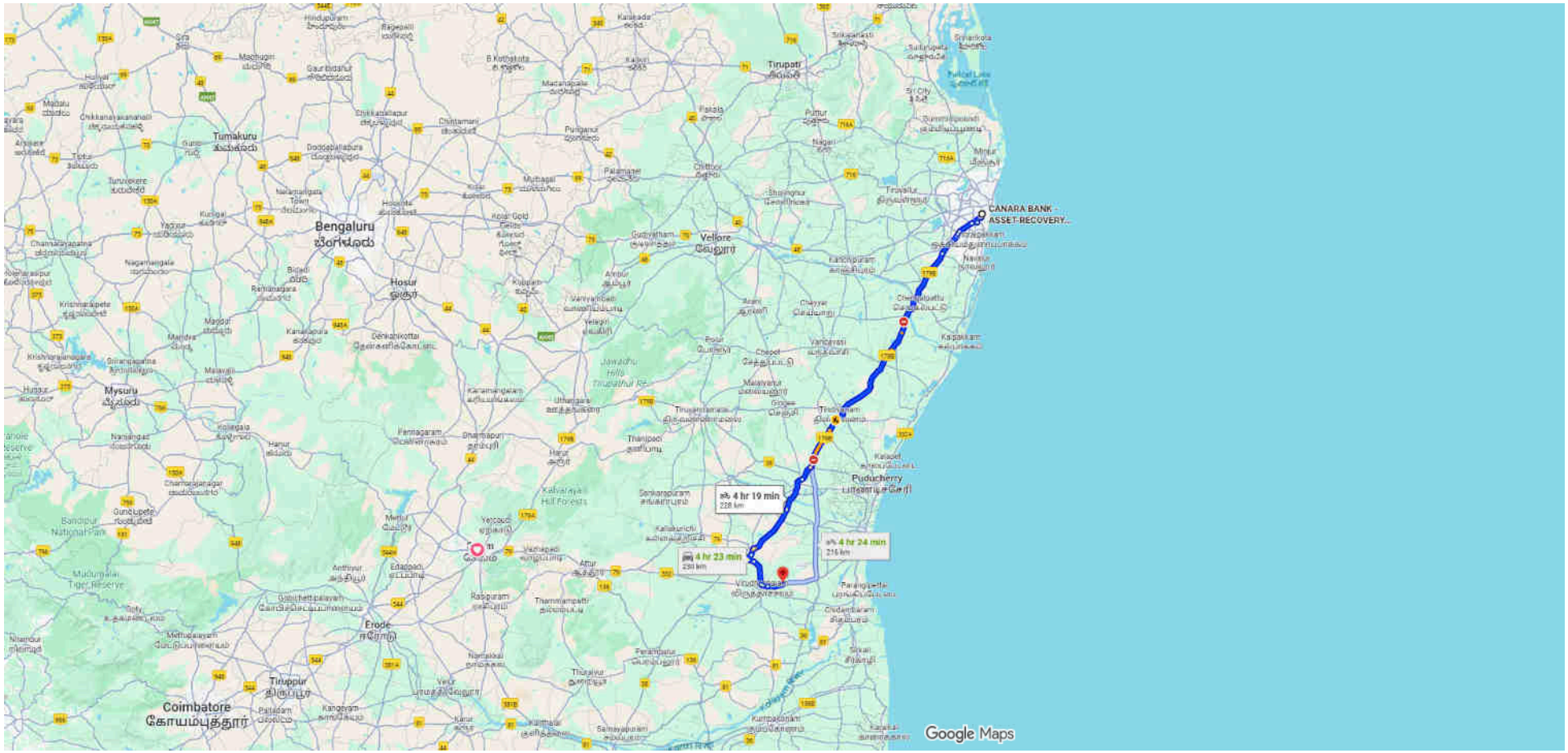
TOPOGRAPHY VIEWS OF THE PROPERTY AT **S.No:386/7C,OWNED BY Mr.K.G.RAMALINGAM,** UTHANGAL VILLAGE, VIRUTHACHALAM (TK) CUDDALORE (DT)



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 SH 10, Kombadikuppam, Tamil Nadu 607804

Two-wheeler 228 km, 4 hr 19 min



Map data ©2025 Google 20 km

via NH 179B Fastest route now, avoids road closures	228 km	4 hr 19 min
via NH 179B Fastest route now, avoids road closures	230 km	4 hr 23 min
via Chennai - Nagapattinam Hwy/Chennai - Theni Hwy/Chennai - Trichy Hwy/Grand Southern Trunk Rd and NH 179B	216 km	4 hr 24 min

Explore nearby SH 10