BEST ASSOCIATES

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

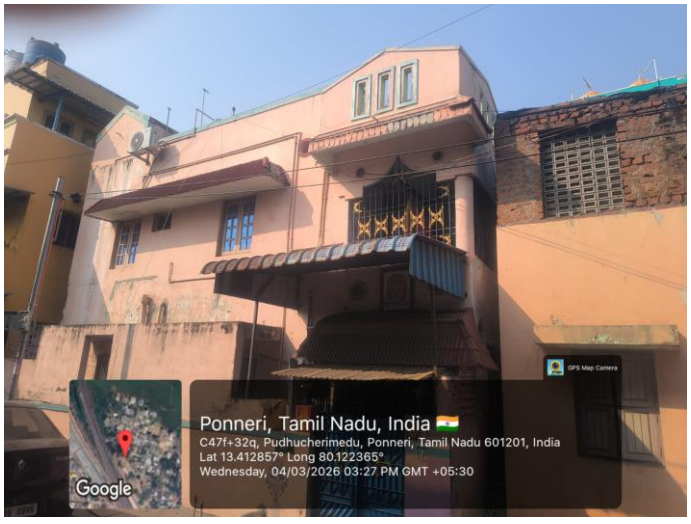
VALUATION REPORT

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

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

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

Name of the Bank	**Canara Bank, ARM-II Branch, Chennai- 600 017,**
Name of the Owner	**Mrs. G. Vijaya,**
Location of the Property	**S.No. 586/1B2 (pt), Patta No. 6147, Patta S.No. 586/1B2C,** **Plot No. 10,** **Old Door No. 54, New Door No. 217,** **Thiruvalluvar Nagar,** **Old Gummidipoondi Village,** **Gummidipoondi Taluk & SRO,** **Tiruvallur District - 601 201,**
Total Extent of Land	**1750.00 Sq.ft (or) 4.02 Cents**



Guide Line Value	**Rs. 30,55,000.00**
Present Market Value	**Rs. 59,00,000.00**
Forced Sale Value	**Rs. 47,00,000.00**
Realizable Value	**Rs. 53,00,000.00**

Internal

BEST ASSOCIATES

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

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

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

Ref No: IV - 741 / CB / 2025-26 **Date: 11.03.2026**

To,

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

Valuation Report
On Immovable Properties

Pursuant to the request from The Assistant General Manager, Canara Bank, ARM-II Branch, Chennai- 600 017, the said property located at S.No. 586/1B2 (pt), Patta No. 6147, Patta S.No. 586/1B2C, Plot No. 10, Old Door No. 54, New Door No. 217, Thiruvalluvar Nagar, Old Gummidipoondi Village, Gummidipoondi Taluk & SRO, Tiruvallur District - 601 201, which is said to be owned by Mrs. G. Vijaya, the said property has been inspected on 04.03.2026 for the purpose of assessing the present market value.

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

1 Previous valuation report given by Manicka Sundaram & Associates, Dated: 06.12.2021.

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

I am of opinion that

1. The Guide line Value of the property is **Rs. 30,55,000.00**
2. The Open market value of the property is **Rs. 59,00,000.00**
3. The Forced sale value of the property is **Rs. 47,00,000.00**
4. The Realizable market value of the property is **Rs. 53,00,000.00**

It is declared that

1. The property inspected on 04.03.2026 .
2. I have no direct or indirect interest in the property valued
3. Further the information and other details given above in the annexure are true to the best of my knowledge and belief
4. The legal aspect like verification of impersonation of a personal or forgery of original document do not cum under the scope of valuation.

Station : Chennai. **Signature of valuer**
Date : 11.03.2026 **with seal**

VALUATION OF PROPERTY (LAND & BUILDING)
REPORT ON VALUATION
PART –A (BASIC DATA)

I	Purpose of valuation	To Assess the fair market value of the property for Canara Bank, ARM-II Branch, Chennai- 600 017,
1	Date of Inspection	04.03.2026
	Date on which the valuation is made	11.03.2026
2	Name of the reported owner(s) and his their address(es)with phone no.(details of share of each owner in case of join to ownership)and address with phone number	**Name of the Owner:** Mrs. G. Vijaya,
3	Document produced for Perusal 1 Previous valuation report given by Manicka Sundaram & Associates, Dated: 06.12.2021.	
4	Brief Description of the Property Taken for valuation The above said property is S.No. 586/1B2 (pt), Patta No. 6147, Patta S.No. 586/1B2C, Plot No. 10, Old Door No. 54, New Door No. 217, Thiruvalluvar Nagar, Old Gummidipoondi Village, Gummidipoondi Taluk & SRO, Tiruvallur District - 601 201, The Surrounding Area is Residential Area . Civic amenities are all available Morethan Within 1km	
5	Scope of valuation	
	Land Area: Deed 1750.00 Sq.ft Extent Area(Leased Area Considered) = **1,750.00 Sq.ft (or) 4.02 Cents**	
6	If this report is to be used for any bank purpose, state the name of the bank and branch, if known	Canara Bank, ARM-II Branch, Chennai- 600 017,

II. DESCRIPTION OF THE PROPERTY

1	Postal Address of the property with pin code	S.No. 586/1B2 (pt), Patta No. 6147, Patta S.No. Plot No. 10, Old Door No. 54, New Door No. 217, Thiruvalluvar Nagar, Old Gummidipoondi Village, Gummidipoondi Taluk & SRO, Tiruvallur District - 601 201,
2	City /Town	Village
	Residential Area	Residential Area
	Commercial Area	-
	Industrial Area	-
	Agricultural Area	-
3	Classification of area High/ Middle/Poor Urban/ Semi Urban/Rural	Middle Semi Urban
4	Coming under corporation limit /village panchayat/municipality	Panchayat Union & DTCP
5	Whether covered under any State/Central Govt. enactment (e.g Urban Land Ceiling Act) or notified under agency area/scheduled area/cantonment area	No
6	In case it is an agricultural land, any Conversion to house site plat is contemplated.	No
7	**Location of property**	
	S.F No/T.S No/R.S No	S.No. 586/1B2 (pt), Patta No. 6147, Patta S.No. 586/1B2C, Plot No. 10,
	Door No.	-
	Village/Block	Thiruvalluvar Nagar,
	Taluk	Old Gummidipoondi Village,
	Mandal /District /Municipality /Corporation	Tiruvallur District - 601 201,

8	**Boundaries of the property**	**As per Deed EC**	**As per Site**
	North	Plot No. 13	Land and building
	South	24 Feet Wide Common Road	Road
	East	Plot No. 11	Land and building
	West	Plot No. 9	Land and building
	Extent	**1750.00 Sq.ft** (or)	**4.02 Cents**
9	Latitude, Longitude and coordinates of the site	**13°24'46.9"N 80°07'20.2"E 13.413039, 80.122274**	
10	Property tax receipt referred assessment number tax amount	Details not furnished	
	Receipt in the name of	-	
11	Electricity service connection consumer number	Details not furnished	
	In the name of	-	
12	Property Is presently occupied by owner/tenants/both/vacant	Owner Occcupied	
13	If tenanted fully, what is the gross monthly rent?	-	
14	If occupied by both By assuming the entire building is let out, What is the probable monthly rent? What is the advance amount?	-	

PROCEDURE OF VALUATION

As per Approval

	Valuation Details	Discussed in part B,C,D,E&F
1	FSI = 660.00 1,750.00 0.3771	2. Plot coverage = 660.0 1,750.00 37.71%

As per Actual

	Valuation Details	Discussed in part B,C,D,E&F
1	FSI = 2,312.00 1,750.00 1.3211	2. Plot coverage = 932.0 1,750.00 53.26%

PART B –LAND

1	**Dimension of the site**	**As per Deed EC**	**1b) As per Actual**
	North	35'0"	35'0"
	South	35'0"	35'0"
	East	50'0"	50'0"
	West	50'0"	50'0"
	Extent	1,750.00 Sq.ft	
	Total Extent of the plot	1,750.00 Sq.ft (or)	4.02 Cents
2	Extent of site(least of 1a &1b)	1,750.00 Sq.ft (or)	4.02 Cents
	Size of Plot	**As per Deed EC**	**1b) As per Actual**
	North & South	Details Mentioned Above	Details Mentoned Above
	East & West		
	Total Extent of the plot	1750.00 Sq.ft (or)	4.02 Cents
3	Characteristics of the site		
	* What is the Character of locality	Middle Class	
	* What is the classification of the locality	Semi Urban	
	Development of surrounding areas possibility of frequent flooding /sub merging	Developed Area	
	Feasibility to the civic amenities like school, hospital, bus stop, market etc.,	Within 1km	
	Level of the land with topographical conditions	Leveled	
	Shape of Land	Rectangle	
	Type of use to which it can be put any usage restriction	Residential	
	Is plot in town planning approved layout	Details not furnished	
	Corner Plot or intermittent plot	Intermittent Plot	

	Type of road available at present	Bitumen Road
	* Road facilities are available?	Less than 20 Feet Wide Road
	* It is a land Locked land? * Water potentiality	No Normal
	What is the width of the road? Width of road - is it below 20ft or more than 20 Ft	Less than 20 Feet Wide Road
	Underground sewerage system	Details not furnished
	Is power supply available at the site?	Available
	Advantages of the site	Nil
	Special remarks ,if any, like threat of acquisition land for public service purpose ,road widening or applicability of CRZ provision etc (Distance from sea- coast/tidal level must be incorporated)	Nil
	* Any factors which affect the marketability of the land	No
	* Type of land Accessibility	Road
4	Value on adopting GLR (Guideline rate)	
	i. Guideline rate as obtained from the Registrar's office (an evidence thereof to be enclosed)	**Rs. 660.00 / Sq.ft**
	ii. value of land by adopting GLR 1,750.00 Sq.ft x Rs. 660.00	Rs. 11,55,000.00 **Rs. 11,55,000.00**
5	Value by Adopting PMR (prevailing market rate)	8 Lakhs /Cent to 12 Lakhs /Cent
	Prevailing market area (along with the details/reference of at least two latest deals/ transactions with respect to adjacent properties in the areas)	Rs. 10,00,000 /Cent
	Unit rate adopted in this valuation after 4.02 Cent x Rs. 10,00,000.00	Rs. 40,17,447.20 Say **Rs. 40,00,000.00**

PART C BUILDINGS

1	Types of Building Residential / Commercial / Industrial	Residential Building			
2	Type of construction Load bearing /RCC / Steel framed / Framed Structure	RCC Framed Structure			
3	Quality of Construction Superior/I class/II class	Class II			
4	Appearance of building Common/ Attractive/Aesthetic	Common			
5	Maintenance / Condition of the building Exterior: New One / Excellent / Good / Normal Average / Poor	Normal			
6	Interior : New one /Excellent/Good/Normal Average /Poor	Normal			
7	Plinth Area: AS per IS 3861-1975				
	Building	**As per Approval**	**As per Actual**		
	G.Floor RCC	660.00 Sq.ft	G.Floor	RCC	932.00 Sq.ft
			F.Floor	RCC	740.00 Sq.ft
			G.Floor	ACC	640.00 Sq.ft
			Total		2,312.00 Sq.ft
8	No of Floors and height of each floor including basement if any	Refer below Table			

S.No	Floor	Year of construction	Roof	Plinth Area			
				Main Portion A (Sq Ft)	Cantilevered Portion B (Sq Ft)	**Total A+ 50%of B (Sq Ft)**	
1	G.Floor	1998	RCC	932.00	-	932.00	Sq.Ft
2	F.Floor	1998	RCC	740.00	-	740.00	Sq.Ft
3	G.Floor	1998	ACC	640.00	-	640.00	Sq.Ft
					Total	**2,312.00**	Sq.Ft

9 Drawing approval : Details not furnished

a). Date of issue and validity of layout of Approved map/plan = Not known

b). Approved map Plan issuing authority = Not known

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

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

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

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

1. VALUATION OF BUILDING

	DESCRIPTION	
	Specification Floor finish	Ceramic Files
	Superstructure	Brick Work with Cement Mortar
	Roof	RCC
	Doors &Window	Country Wood
	Weathering coarse	-
	Year of Construction	1998
	Age of the Building	28
	Expected Life of the Building	32
	Total Life of the Building	60

	Particulars Of items	Plinth area in Sq ft	Roof	Year Of Construction	Replacement Rate	Replacement cost Rs.	Depreciation in RS.	Net value after depreciation Rs.
1	G.Floor	932.00	RCC	28	1,800.00	16,77,600.00	7,04,592.00	9,73,008.00
2	F.Floor	740.00	RCC	28	1,800.00	13,32,000.00	5,59,440.00	7,72,560.00
3	G.Floor	640.00	ACC	28	400.00	2,56,000.00	1,61,280.00	94,720.00
							Total	18,40,288.00
							Say	**18,00,000.00**

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

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

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

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

Part	Description	Value of adopting	
		GLV (Rs)	PMR (Rs)
B	Land	11,55,000.00	40,00,000.00
C	Building	18,00,000.00	18,00,000.00
D	Extra Items	-	-
E	Service	1,00,000.00	1,00,000.00
	Total	**30,55,000.00**	59,00,000.00
	Say	-	59,00,000.00
	Factors favoring for an additional value		-
	Factors favoring for an Less value		-
	Present market value		**Rs. 59,00,000.00**

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

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

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

The Present Markert Value **Rs. 59,00,000.00** (Rupees Fifty Nine Lakhs Only)

The book value of the above property not known and

The Guideline value is **Rs. 30,55,000.00** (Rupees Thirty Lakhs Fifty Five Thousand Only)

The Distressed value is **Rs. 47,00,000.00** (Rupees Forty Seven Lakhs Only)

The Realizable value is **Rs. 53,00,000.00** (Rupees Fifty Three Lakhs Only)

PART G CERTIFICATE

1. It is hereby certified that in my opinion

i. The Present Market Value of the Property discussed in the report (above) adopting prevailing market rate for land is

Rs. 59,00,000.00 (Rupees Fifty Nine Lakhs Only)

ii. The Forced sale value of the property is Estimated as 20 % less than the present market value is

Rs. 47,00,000.00 (Rupees Forty Seven Lakhs Only)

iii. The Realizable sale value of the property is Estimated as 10 % less than the present market value is

Rs. 53,00,000.00 (Rupees Fifty Three Lakhs Only)

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

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

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

5. The property was inspected on 04.03.2026

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

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

Place : Chennai
Date : 11.03.2026 **(Panel Valuer)**

Enclosures:

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

Appendix-I
DECLARATION FROM VALUERS

I hereby declare that

- The information furnished in my valuation report dated 11.03.2026 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- I have no direct interest or indirect interest in the property valued.
- I have personally inspected the property on 04.03.2026.
- The Work is not subcontracted to any other valuer and carried out by myself.
- I have not been convicted of any offence and sentenced to a term of imprisonment.
- I have not been found guilty of misconduct in my professional capacity.
- I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report. is in conformity to the "Standards" enshrined for valuation in the Part - B of the Handbooks to the best of my ability.
- I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "standards as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable.
- I abide by the Model Code of Conduct for empanelment of valuer in the Bank.(Annexure III-A signed copy of same to be taken and kept along with this declaration.
- I am registered under Section 34AB of the Wealth Tax Act, 1957.
- I am the proprietor/partner/authorized official of the firm/company, who is competent to sign this Valuation report
- Further, I hereby provide the following information

S.No.	Particulars	Valuer Comments
1	Background information of the asset being valued.	Industrial Property
2	Purpose of valuation and appointing authority.	To Assess the fair market value of the property.
3	Identity of the valuer and any other experts involved in the valuation.	Nil
4	Disclosure of valuer interest or conflict ,if any	Nil
5	Date of appointment, valuation date and date of report.	Date of Appointment : 21.02.2026 Valuation Date : 04.03.2026 Date of Report : 11.03.2026
6	Inspections and/or investigations undertaken.	Investigation under taken in surrounding area of the applicant Property.
7	Nature and sources of the information used or relied upon	Market Enquires
8	Procedures adopted in carrying out the valuation and valuation standards followed.	Land & Building Method (Land by Using Market Approach Method & Building by Cost Approach method)
9	Restrictions on use of the report, if any	Canara bank, only (Refer 1st Page)
10	Major factors that were taken into account During the valuation.	Market Rate of the land in Surrounding area &Specification of Building.
11	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Nil

Date : 11.03.2026.
Place : Chennai. SIGNATURE

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

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

Integrity and Fairness

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

relationships.

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

Professional Competence and Due Care

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

Independence and Disclosure of interest

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

Confidentiality

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

Information Management

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

Gifts and hospitality:

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

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

Remuneration and costs.

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

Occupation, employability and restriction.

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

Date: 11.03.2026.
Place : Chennai. SIGNATURE

GLV:

Guideline Search

Search Criteria :

Zone:	CHENNAI	Sub Registrar Office:	GUMMIDIPOONDI
Guideline Village:	OLD GUMMIDIPOONDI	Revenue Village:	OLD GUMMIDIPOONDI
Revenue District:	TIRUVALLUR	Revenue Taluk:	GUMMIDIPOONDI
Street/Survey Number:	T		

List All Street

4 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	TAPAL STREET WARD NO.3 DOOR NO.1-20	660/ Square Feet	7105/ Square Metre	Residential Class II Type - I	01-Jul-2024	-
2	TAPAL STREET WARD NO.4 DOR NO.121-156	660/ Square Feet	7105/ Square Metre	Residential Class II Type - I	01-Jul-2024	-
3	THIRUVALLUVAR NAGAR	660/ Square Feet	7105/ Square Metre	Residential Class II Type - I	01-Jul-2024	-
4	TIRUKULAM STREET WARD NO.8 DOOR NO.1-26B	330/ Square Feet	3555/ Square Metre	Residential Class III Type - I	01-Jul-2024	-

EC:

GOVERNMENT OF TAMILNADU
REGISTRATION DEPARTMENT
தமிழ்நாடு அரசு
பதிவுத்துறை

Certificate of Encumbrance on Property
சொத்து தொடர்பான வில்லங்கச் சான்று

S.R.O /சா.ப.அ: Gummidipoondi	Date / நாள்: 10-Mar-2026
Village /கிராமம்:Old Gummidipoondi	Survey Details /சர்வே விவரம்: 586

Data Availability Period for Village: Old Gummidipoondi
Gummidipoondi Sub Registrar Office: From 01-Jan-1997 To 09-Mar-2026

Search Period /தேடுதல் காலம்: 01-Jan-1997 - 09-Mar-2026

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
Zone: Chennai		District: Chennai North		S.R.O: Gummidipoondi	
68/1997	22-Jan-1997 22-Jan-1997 27-Jan-1997	Sale deed	1. துரைசாமி 1. 2. (முனிவேல் 2.(ஏஜெண்ட்) 3. ஜனகாலம்மாள் (பிரின்ஸ்பால்)	1. விஜயா	467, 219
Consideration Value/கைமாற்றுத் தொகை: ரூ. 61,250/-		Market Value/சந்தை மதிப்பு: ரூ. 61,250/-		PR Number/முந்தைய ஆவண எண்: 1166/ 72, 139/ 72, 3083/ 72	
Schedule 1 Details: Property Type/சொத்தின் வகைப்பாடு: House Site			Property Extent/சொத்தின் விஸ்தீர்ணம்: 1750 ச.அடி		
Village & Street/கிராமம் மற்றும் தெரு: Old Gummidipoondi, Old Gummidipoondi			Survey No./புல எண் : 586/1B2, 586/1C		

1

	Plot No./மனை எண் : 10
எல்லை விபரங்கள்: வ) பிளாட் நெ 13, தெ) 23 அடி அகல ரோடு, கி) பிளாட் நெ 11, மே) பிளாட் 9	Schedule Remarks/சொத்து விவரம் தொடர்பான குறிப்புரை: இ.ம.1750 சதுரடிகள் வ.தெ. இரு 50 அடி கி.மே. இரு 35 அடி

1089/2015	20-Mar-2015 20-Mar-2015 20-Mar-2015	Deposit of Title Deeds If loan is repayable on demand	1. G. Vijaya	1. Shriram City Union Finance Ltd	-

Consideration Value/கைமாற்றுத் தொகை: ரூ. 5,00,000/-	Market Value/சந்தை மதிப்பு: -	PR Number/முந்தைய ஆவண எண்: /
Schedule 1 Details: Property Type/சொத்தின் வகைப்பாடு: House Site	Property Extent/சொத்தின் விஸ்தீர்ணம்: 1750 sq.ft	
Village & Street/கிராமம் மற்றும் தெரு: Old Gummidipoondi, Old Gummidipoondi	Survey No./புல எண் : 586/1B2, 586/1C	
	Plot No./மனை எண் : 10	
எல்லை விபரங்கள்: North by : Plot No.13, South by : Plot No.24 ft broad common road, East by : Plot No.11 , West by : Plot No.9	Schedule Remarks/சொத்து விவரம் தொடர்பான குறிப்புரை: North to South on the Eastern side : 50 ft, on the Western side : 50 ft, East to West on the Northern side : 35 ft, onthe Southern side : 35 ft, Measuring 1750 sq.ft.	

2696/2017	29-Aug-2017 29-Aug-2017 29-Aug-2017	Mortgage of crop-repayable within 3 months Rs.0.50 for every Rs.200 or	1. G. Vijaya	1. Shriram city union fianance limited	-

Consideration Value/கைமாற்றுத் தொகை: ரூ. 8,00,000/-	Market Value/சந்தை மதிப்பு: ரூ. 8,00,000/-	PR Number/முந்தைய ஆவண எண்: 68/1997/
Schedule 1 Details: Property Type/சொத்தின் வகைப்பாடு: House Site	Property Extent/சொத்தின் விஸ்தீர்ணம்: 1750 sq.ft	
Village & Street/கிராமம் மற்றும் தெரு: Old Gummidipoondi, Old Gummidipoondi	Survey No./புல எண் : 586/1B2, 586/1C	
எல்லை விபரங்கள்: North by :plot no 13, South by :24 feet broad common road, East by :plot no 11, West by :plot no 9	Schedule Remarks/சொத்து விவரம் தொடர்பான குறிப்புரை: measurement north to south on the easten side 50feet, north to south on the western side 50 feet, East to west on the northen side 35 feet, east to west on the southern side 35 feet totality extent 1750 sq.ft	

7012/2021	29-Dec-2021 29-Dec-2021 29-Dec-2021	Deed of Receipt	1. ஸ்ரீராம் சிட்டி யூனியன் பைனான்ஸ் லிமிடெட்(முத.) இதயராஜ்(முக.)	1. விஜயா	-

Consideration Value/கைமாற்றுத் தொகை: ரூ. 13,00,000/-	Market Value/சந்தை மதிப்பு: -	PR Number/முந்தைய ஆவண எண்: 1089/2015, 2696/2017
Schedule 1 Details: Property Type/சொத்தின் வகைப்பாடு: Plot	**Survey No-Extent/புல எண்-விஸ்தீர்ணம்:** 586/1B2part, 586/1Cpart - 1750.0 SQUARE FEET	
Village & Street/கிராமம் மற்றும் தெரு: Old Gummidipoondi		
	Plot No./மனை எண் : 10	
எல்லை விபரங்கள்: கிழக்கு - மனை எண்.11, மேற்கு - மனை எண்.9, வடக்கு - மனை எண்.13, தெற்கு - மனை எண்.24அடி. பொது ரோடு		
Schedule 2 Details: Property Type/சொத்தின் வகைப்பாடு: Plot	**Survey No-Extent/புல எண்-விஸ்தீர்ணம்:** 586/1B2part, 586/1Cpart - 1750.0 SQUARE FEET	
Village & Street/கிராமம் மற்றும் தெரு: Old Gummidipoondi		
	Plot No./மனை எண் : 10	
எல்லை விபரங்கள்: கிழக்கு - மனை எண்.11, மேற்கு - மனை எண்.9, வடக்கு - மனை எண்.13, தெற்கு - மனை எண்.24அடி. பொது ரோடு		

723/2022	11-Feb-2022 11-Feb-2022 11-Feb-2022	Deposit Of Title Deeds	1. கோ.விஜயா	1. கனரா வங்கி	-

Consideration Value/கைமாற்றுத் தொகை: -	Market Value/சந்தை மதிப்பு: ரூ. 1,32,50,000/-	PR Number/முந்தைய ஆவண எண்: 68/1997
Schedule 1 Details: Property Type/சொத்தின் வகைப்பாடு: Plot With Building	**Survey No-Extent/புல எண்-விஸ்தீர்ணம்:** 586/1B2C - 1750.0 SQUARE FEET	
Village & Street/கிராமம் மற்றும் தெரு: Old Gummidipoondi		
	Plot No./மனை எண் : 10	
எல்லை விபரங்கள்: கிழக்கு - பிளாட் எண்.11, மேற்கு - பிளாட் எண்.9, வடக்கு - பிளாட் எண்.13, தெற்கு - 24 அடி அகல பொது ரோடு		

Patta:

10/03/2026, 11:40 வட்டாட்சியர் அலுவலக இணைய சேவை - நில உரிமை விபரங்கள்

தமிழ்நாடு அரசு

வருவாய் மற்றும் பேரிடர் மேலாண்மைத் துறை

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

மாவட்டம் : திருவள்ளூர் **வட்டம் : கும்மிடிப்பூண்டி**

வருவாய் கிராமம் : பழையகும்மிடிபுண்டி **பட்டா எண் : 6147**

உரிமையாளர்கள் பெயர்

1. கோபால் மனைவி விஜயா

புல எண்	உட்பிரிவு	புன்செய்		நன்செய்		மற்றவை		குறிப்புரைகள்
		பரப்பு	தீர்வை	பரப்பு	தீர்வை	பரப்பு	தீர்வை	
		ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	
586	1B2C	0 - 1.50	0.03	--	--	--	--	2021/0105/01/367356--2021/01/02/000702SD ------ Digitally signed:Magesh N Tahsildar 28/10/2021 01:38:18:PM
		0 - 1.50	0.03					

குறிப்பு :

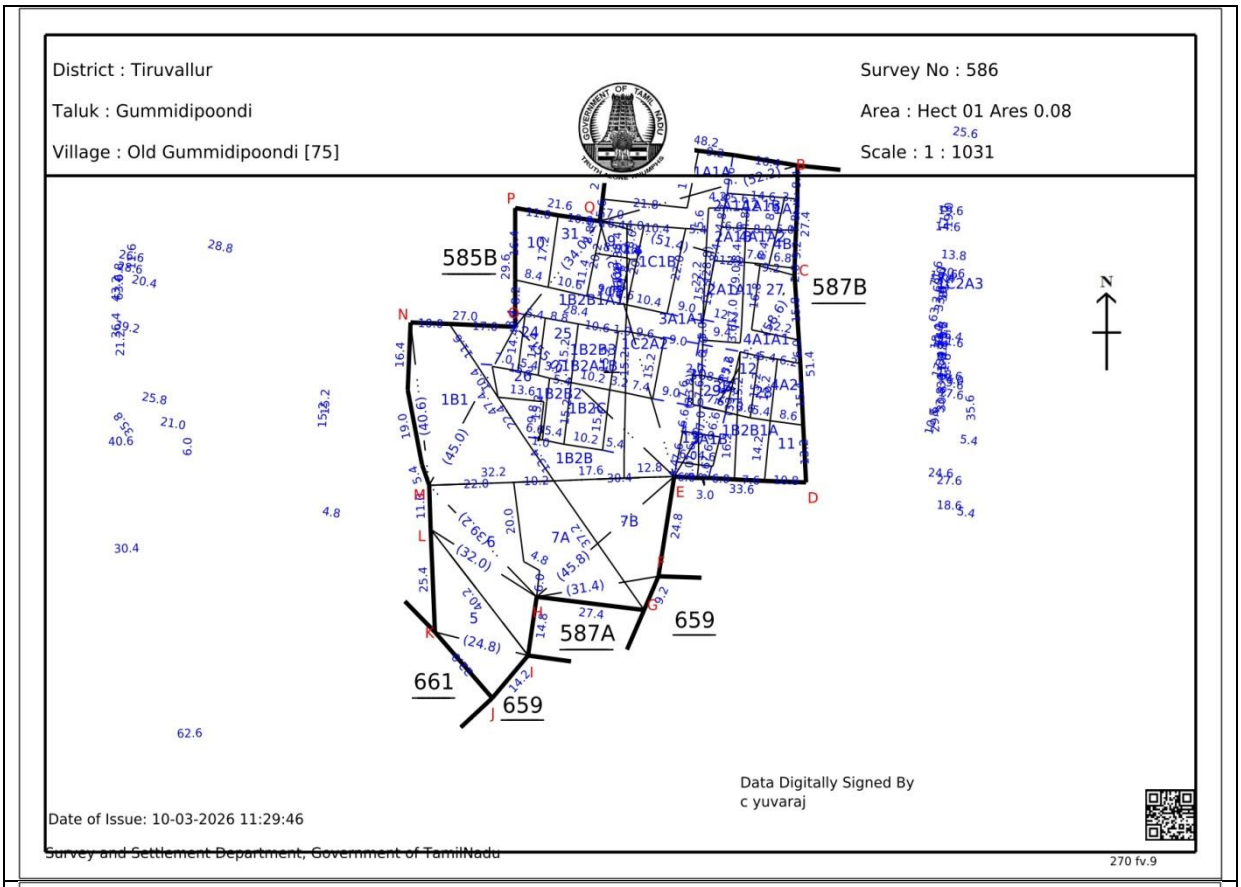
1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **https://eservices.tn.gov.in** என்ற இணைய தளத்தில் **S/01/02/075/06147/70598** என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 10-03-2026 அன்று 11:40:09 AM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

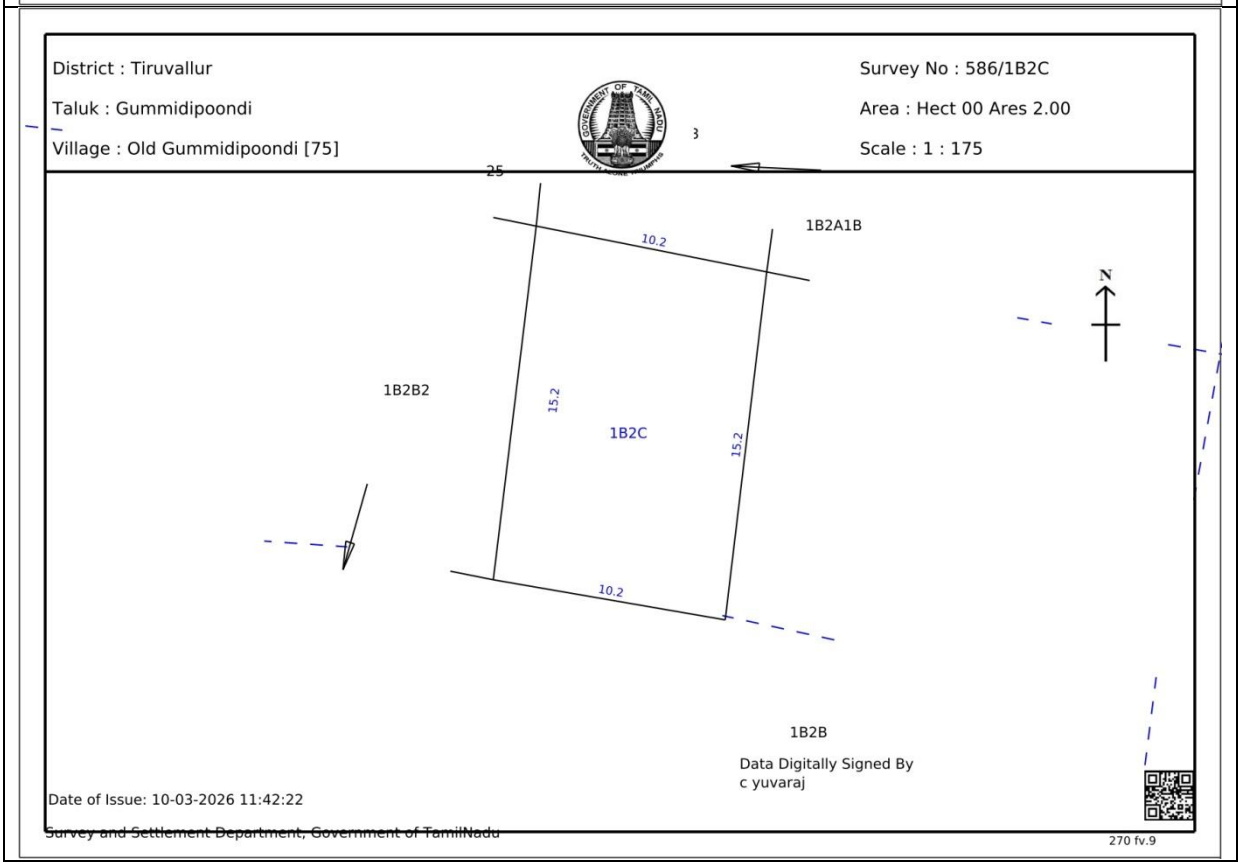
https://eservices.tn.gov.in/eservicesnew/land/chittaExtract_en.html?lan=en 1/4

Village Map:

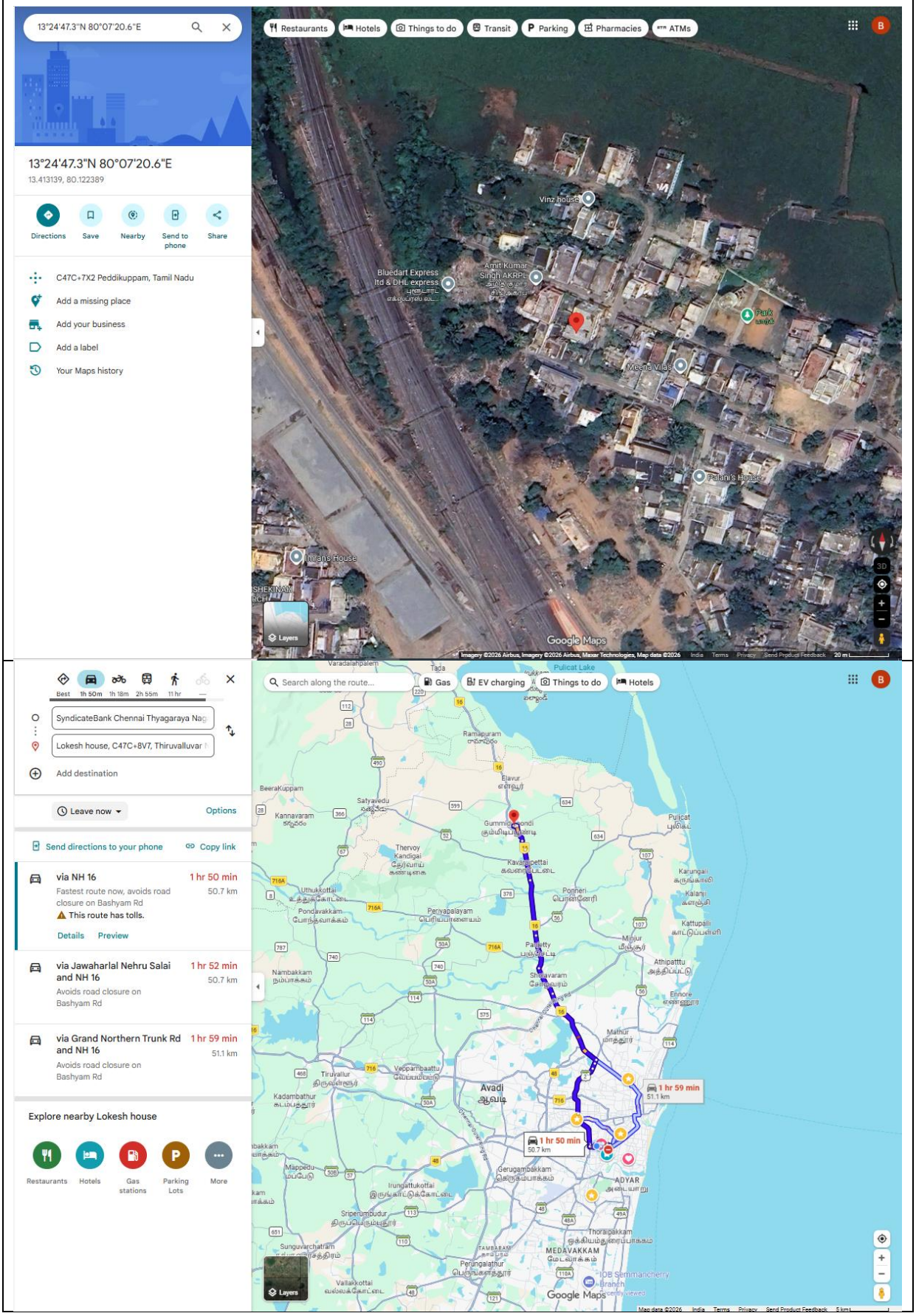


FMB:

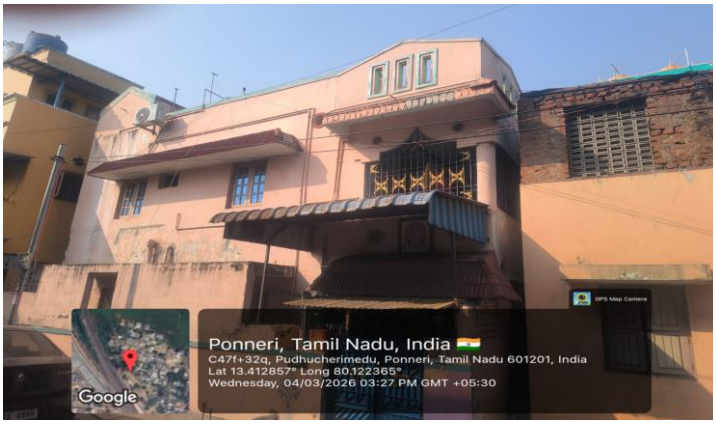

District : Tiruvallur
Taluk : Gummidipoondi
Village : Old Gummidipoondi [75]
Survey No : 586
Area : Hect 01 Ares 0.08
Scale : 1 : 1031
585B
587B
587A
659
661
659
N
Data Digitally Signed By
c yuvaraj
Date of Issue: 10-03-2026 11:29:46
Survey and Settlement Department, Government of TamilNadu
270 fv.9


District : Tiruvallur
Taluk : Gummidipoondi
Village : Old Gummidipoondi [75]
Survey No : 586/1B2C
Area : Hect 00 Ares 2.00
Scale : 1 : 175
1B2A1B
1B2B2
1B2C
1B2B
N
Data Digitally Signed By
c yuvaraj
Date of Issue: 10-03-2026 11:42:22
Survey and Settlement Department, Government of TamilNadu
270 fv.9

Google Maps:


13°24'47.3"N 80°07'20.6"E
13.413139, 80.122389
Directions
Save
Nearby
Send to phone
Share
C47C+7X2 Peddikuppam, Tamil Nadu
Add a missing place
Add your business
Add a label
Your Maps history
Restaurants
Hotels
Things to do
Transit
Parking
Pharmacies
ATMs
Vinz house
Bluedart Express ltd & DHL express
Amit Kumar Singh AKRPL
Meena Vilas
Palani's House
Layers
Google Maps
Best
1h 50m
1h 18m
2h 55m
11 hr
SyndicateBank Chennai Thyagaraya Nag
Lokesh house, C47C+8V7, Thiruvalluvar
Add destination
Leave now
Options
Send directions to your phone
Copy link
via NH 16
1 hr 50 min
Fastest route now, avoids road closure on Bashyam Rd
50.7 km
This route has tolls.
Details
Preview
via Jawaharlal Nehru Salai and NH 16
1 hr 52 min
Avoids road closure on Bashyam Rd
50.7 km
via Grand Northern Trunk Rd and NH 16
1 hr 59 min
Avoids road closure on Bashyam Rd
51.1 km
Explore nearby Lokesh house
Restaurants
Hotels
Gas stations
Parking Lots
More
Search along the route...
Gas
EV charging
Things to do
Hotels
Avadi
1 hr 59 min
51.1 km
1 hr 50 min
50.7 km
Google Maps

Photos:


Ponneri, Tamil Nadu, India
C47f+32q, Pudhucherimedu, Ponneri, Tamil Nadu 601201, India
Lat 13.412857° Long 80.122365°
Wednesday, 04/03/2026 03:27 PM GMT +05:30
Google


Shot on motorola edge 50 neo
viki
4 Mar 2026, 3:20 pm


Shot on motorola edge 50 neo
viki
4 Mar 2026, 3:20 pm


Shot on motorola edge 50 neo
viki
4 Mar 2026, 3:19 pm


Shot on motorola edge 50 neo
viki
4 Mar 2026, 3:19 pm


Shot on motorola edge 50 neo
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Shot on motorola edge 50 neo
viki
4 Mar 2026, 3:20 pm


Shot on motorola edge 50 neo
viki
4 Mar 2026, 3:21 pm