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:

P. Subramani
Door No.1/5, Devi Complex
Flat No.4, 1st floor,
Opposite to Shalini Music
School, Chakrapani Street,
Near Five Lights, West
Mambalam, Chennai-600033.
Mobile No.044-79632901
Cell No. 98425 45009 &
98421 45059.
bestche2017@gmail.com

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

Name of the Bank	Canara Bank, ARM II Branch, Chennai- 600 017,
Name of the Owner	Mr. L. Elumalai, S/o. Mr. Loganthan,
Location of the Property	S.No. 22/1A2A, Patta S.No. 22/8, Door No. 214-A, New Door No.2/38, Eswaran Koil Street, Nazarathpettai Village, Ponnamallee Taluk, Ponnamallee (SRO), Tiruvallur District - 600 056,
Total Extent of Land	3604.6Sq.ft(or) 8.28Cents

Guide Line Value	Rs. 1,13,80,120.00
Present Market Value	Rs. 1,97,00,000.00
Forced Sale Value	Rs. 1,58,00,000.00
Realizable Value	Rs. 1,77,00,000.00

BEST ASSOCIATES

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

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

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

Ref No: IV - 78 / CB / 2026-27 **Date: 12.05.2026**

To,

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

Valuation Report
On Immovable Properties

Pursuant to the request from The Branch Manager, Canara Bank, ARM II Branch, Chennai- 600 017, the said property located at S.No. 22/1A2A, Patta S.No. 22/8, Door No. 214-A, New Door No.2/38, Eswaran Koil Street, Nazarathpettai Village, Ponnamallee Taluk, Ponnamallee (SRO), Tiruvallur District - 600 056, which is said to be owned by Mr. L. Elumalai, S/o. Mr. Loganthan, the said property has been inspected on 12.05.2026 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 Ln. M. Sappany Pillai, Dated: 20.04.2023.

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. 1,13,80,120.00**
2.	The Open market value of the property is	**Rs. 1,97,00,000.00**
3.	The Forced sale value of the property is	**Rs. 1,58,00,000.00**
4.	The Realizable market value of the property is	**Rs. 1,77,00,000.00**

It is declared that

1. The property inspected on 12.05.2026 .
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 : 12.05.2026 **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	12.05.2026
	Date on which the valuation is made	12.05.2026
2	Name of the reported owner(s) and his their address(es)with phone no.(details of share of each owner in case of join to ownership)and address with phone number	**Name of the Owner:** Mr. L. Elumalai, S/o. Mr. Loganthan,
3	Document produced for Perusal 1 Previous valuation report given by Ln. M. Sappany Pillai, Dated: 20.04.2023.	
4	Brief Description of the Property Taken for valuation The above said property is S.No. 22/1A2A, Patta S.No. 22/8, Door No. 214-A, New Door No.2/38, Eswaran Koil Street, Nazarathpettai Village, Ponnamallee Taluk, Ponnamallee (SRO), Tiruvallur District - 600 056, The Surrounding Area is Residential Area . Civic amenities are all available Within a	
5	**Scope of valuation**	
	Land Area: Deed 3864.00 Sq.ft Patta 3604.60 Sq.ft Total Land Extent Area = **3,604.60 Sq.ft (or) 8.28 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. 22/1A2A, Patta S.No. 22/8, Door No. 214-A, New Door No.2/38, Eswaran Koil Street Nazarathpettai Village, Ponnamallee Taluk, Ponnamallee (SRO), Tiruvallur District - 600 056,
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 & CMDA
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. 22/1A2A, Patta S.No. 22/8,
	Door No.	Door No. 214-A, New Door No.2/38, Eswaran Koil
	Village/Block	Nazarathpettai Village,
	Taluk	Ponnamallee Taluk,
	Mandal /District /Municipality /Corporation	Tiruvallur District - 600 056,

8	**Boundaries of the property**		**As per Deed EC**	**As per Actual**
		Doc.No. 3930/2013	**Doc.No. 3829/2013**	
	North	Varadappa Mudaliar Land	Land & Building belongs to Palani	Land & Building
	South	Varadappa Mudaliar Land	Land & Building belongs to Kannan vathiyar	Land & Building
	East	Varadappa Mudaliar Land	Compound Wall	Land & Building
	West	Saroja & Dhanalakshmi's Land	Common Road	Eswaran Koil Street
	Extent	**376.00 Sq. ft**	**3484.80 Sq.ft**	3,860.80 Cents
	Total Extent (As per Sale Deed)		**3,860.80 Sq.ft (or)**	**8.86 Cents**
	Total Extent (As per patta)		**3,604.60 Sq.ft (or)**	**8.28 Cents**
9	Latitude, Longitude and coordinates of the site		**13°02'36.5"N 80°04'53.5"E 13.043472, 80.081528**	
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		TenantOccupied	
13	If tenanted fully, what is the gross monthly rent?		NA	
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

Approval (As per old valuation)

	Valuation Details	Discussed in part B,C,D,E&F
1	FSI = - 3,860.80 0.0000	2. Plot coverage = - 3,860.80 0.00%

PART B –LAND

1	**Dimension of the site**	**As per Deed EC**	**1b) As per Actual**
	North	128'0"	128'0"
	South	127'0"	127'0"
	East	30'0"	30'0"
	West	30'0"	30'0"
	Extent	3,860.80 Sq.ft	
	Total Extent of the plot	3,604.60 Sq.ft (or) 8.28 Cents	
2	Extent of site(least of 1a &1b)	3,604.60 Sq.ft (or) 8.28 Cents	
	Size of Plot	**As per Deed EC**	**1b) As per Actual**
	North & South	Details Mentioned Above	Details Mentioned Above
	East & West		
	Total Extent of the plot	3604.60 Sq.ft (or) 8.28 Cents	
3	Characteristics of the site		
	* What is the Character of locality	Medium Class	
	* What is the classification of the locality	Residential	
	Development of surrounding areas possibility of frequent flooding /sub merging	Developing	
	Feasibility to the civic amenities like school, hospital, bus stop, market etc.,	Morethan 2 Km	
	Level of the land with topographical conditions	Leveled	
	Shape of Land	Rectangle	
	Type of use to which it can be put any usage restriction	Industrial	
	Is plot in town planning approved layout	Details not furnished	

	Corner Plot or intermittent plot Type of road available at present	Intermittent Plot BT Road
	* Road facilities are available?	Available
	* It is a land Locked land? * Water potentiality	No Available
	What is the width of the road? Width of road - is it below 20ft or more than 20 Ft	Morethan 20 Feet Road
	Underground sewerage system	Septic Tank
	Is power supply available at the site?	Available
	Advantages of the site	NA
	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. 2,200.00** /Sq.ft
	ii. value of land by adopting GLR 3,604.60 Sq.ft x Rs. 2,200.00	Rs. 79,30,120.00 **Rs. 79,30,120.00**
5	Value by Adopting PMR (prevailing market rate)	Rs. 4,500 / Sq. ft to Rs. 5,000.00 /Sq.ft
	Prevailing market area (along with the details/reference of at least two latest deals/ transactions with respect to adjacent properties in the areas)	Rs. 4,500.00 /Sq.ft
	Unit rate adopted in this valuation after 3604.60 Sq.ft x Rs. 4,500.00	Rs. 1,62,20,700.00 Say **Rs. 1,62,00,000.00**

PART C BUILDINGS

1	Types of Building Residential / Commercial / Industrial	Industrial Building
2	Type of construction Load bearing /RCC / Steel framed / Framed Structure	GI load Bearing Structure
3	Quality of Construction Superior/I class/II class	II Class
4	Appearance of building Common/ Attractive/Aesthetic	Common
5	Maintenance / Condition of the building Exterior: New One / Excellent / Good / Normal Average / Poor	Normal
6	Interior : New one /Excellent/Good/Normal Average /Poor	Normal
7	Plinth Area: AS per IS 3861-1975	
		G.Floor RCC 36.00 Sq.ft
		G.Floor GI Sheet 2,990.00 Sq.ft
	Total - Sq.ft	**Total** **3,026.00 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	2020	RCC	36.00	Sq.ft	-	36.00	Sq.Ft
	G.Floor	2020	GI Sheet	2,990.00	Sq.ft	-	2,990.00	Sq.Ft
						Total	**3,026.00**	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	Cement Flooring	
	Superstructure	Brick Work in CM	
	Roof	RCC/GI Sheet	
	Doors &Window	MS Rolling Shutter Doors & Wooden Windows	
	Weathering coarse	Available	
	Year of Construction	2020	
	Age of the Building	6	6
	Expected Life of the Building	54	44
	Total Life of the Building	60	50

	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	36.00	RCC	6	1,500.00	54,000.00	4,860.00	49,140.00
2	G.Floor	2,990.00	GI Sheet	6	1,200.00	35,88,000.00	3,87,504.00	32,00,496.00
							Total	32,49,636.00
							Say	**32,50,000.00**

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	Staircase with Headroom arrangements-187		-
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	Modular Kitchen arrangements		-
TOTAL PART D AMENITIES & EXTRA ITEMS			-

PART E SERVICES		(Value after depreciation)	(Amount in Rs)
1	Water supply arrangements Drainage Arrangements		2,00,000.00
	Deep bore		-
	Sump Arrangements		-
	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			**2,00,000.00**

Part	Description	Value of adopting	
		GLV (Rs)	PMR (Rs)
B	Land	79,30,120.00	1,62,00,000.00
C	Building	32,50,000.00	32,50,000.00
D	Extra Items	-	-
E	Service	2,00,000.00	2,00,000.00
	Total	**1,13,80,120.00**	1,96,50,000.00
	Say	-	1,97,00,000.00
	Factors favoring for an additional value		-
	Factors favoring for an Less value		-
	Present market value		**Rs. 1,97,00,000.00**

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. 1,97,00,000.00** (Rupees One Crore Ninety Seven Lakhs

The book value of the above property not known and

The Guideline value is **Rs. 1,13,80,120.00** (Rupees One Crore Thirteen Lakhs Eighty Thousand One Hundred Twenty Only)

The Distressed value is **Rs. 1,58,00,000.00** (Rupees One Crore Fifty Eight Lakhs Only)

The Realizable value is **Rs. 1,77,00,000.00** (Rupees One Crore Seventy Seven Lakhs

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. 1,97,00,000.00 (Rupees One Crore Ninety Seven Lakhs Only)

ii. The Forced sale value of the property is Estimated as 20 % less than the present market value is
Rs. 1,58,00,000.00 (Rupees One Crore Fifty Eight Lakhs Only)

iii. The Realizable sale value of the property is Estimated as 10 % less than the present market value is
Rs. 1,77,00,000.00 (Rupees One Crore Seventy Seven Lakhs Only)

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

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

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

5. The property was inspected on 12.05.2026

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 Branch Manager, Canara Bank, ARM II Branch, Chennai- 600 017,

Place : Chennai
Date : 12.05.2026

(Panel Valuer)

Enclosures:

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

Appendix-I
DECLARATION FROM VALUERS

I hereby declare that

- The information furnished in my valuation report dated 12.05.2026 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- I have no direct interest or indirect interest in the property valued.
- I have personally inspected the property on 12.05.2026.
- The Work is not subcontracted to any other valuer and carried out by myself.
- I have not been convicted of any offence and sentenced to a term of imprisonment.
- I have not been found guilty of misconduct in my professional capacity.
- I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report. is in conformity to the "Standards" enshrined for valuation in the Part - B of the Handbooks to the best of my ability.
- I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "standards as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable.
- I abide by the Model Code of Conduct for empanelment of valuer in the Bank.(Annexure III-A signed copy of same to be taken and kept along with this declaration.
- I am registered under Section 34AB of the Wealth Tax Act, 1957.
- I am the proprietor/partner/authorized official of the firm/company, who is competent to sign this Valuation report
- Further, I hereby provide the following information

S.No.	Particulars	Valuer Comments
1	Background information of the asset being valued.	Residential Property
2	Purpose of valuation and appointing authority.	To Assess the fair market value of the property.
3	Identity of the valuer and any other experts involved in the valuation.	Nil
4	Disclosure of valuer interest or conflict ,if any	Nil
5	Date of appointment, valuation date and date of report.	Date of Appointment : 11.05.2026 Valuation Date : 12.05.2026 Date of Report : 12.05.2026
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 :12.05.2026.
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: 12.05.2026.
Place : Chennai. SIGNATURE

GLV:

Guideline Search

Search Criteria :

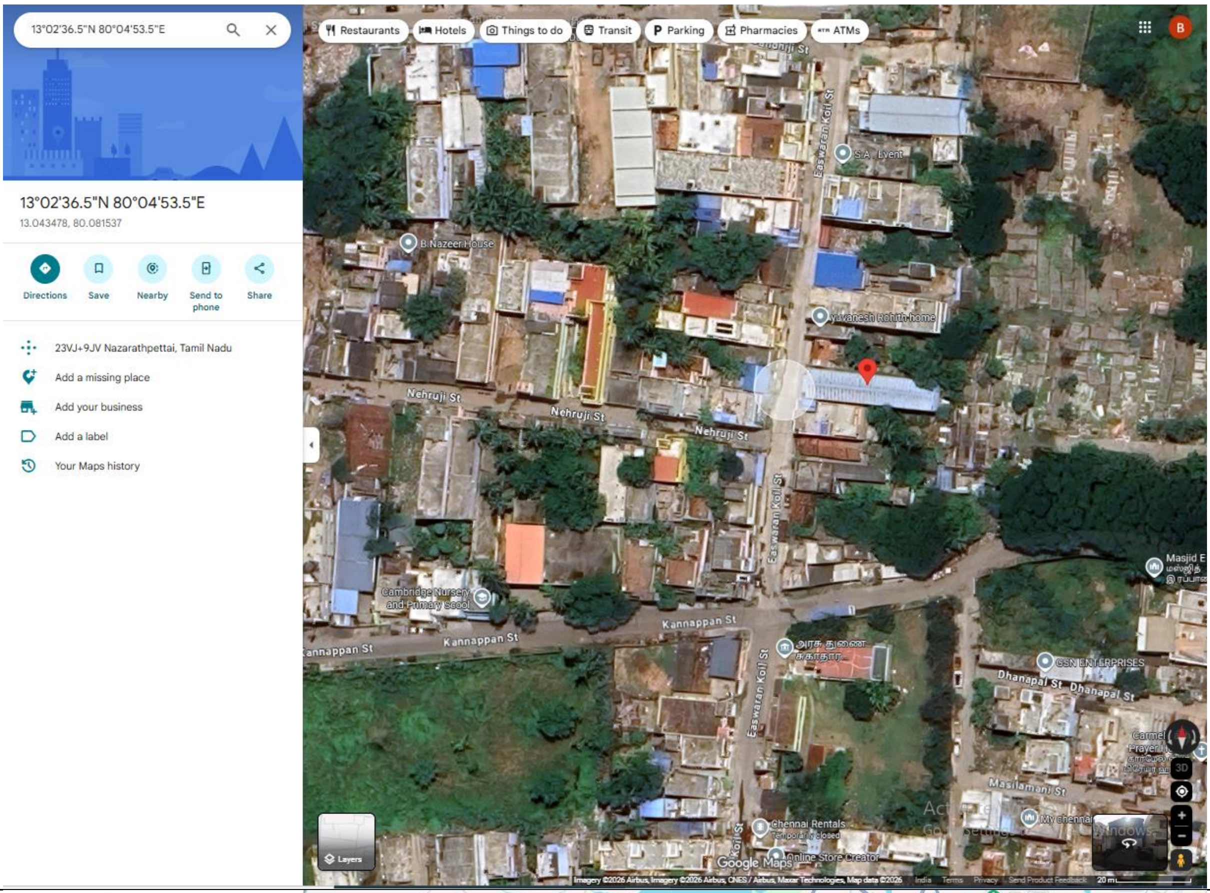
Zone:	CHENNAI	Sub Registrar Office:	POONAMALLEE
Guideline Village:	NASARATHPETTAI	Revenue Village:	NAZARATHPETTAI
Revenue District:	TIRUVALLUR	Revenue Taluk:	POONAMALLEE
Street/Survey Number:	22		

26 items found, displaying 21 to 26.

[First/Prev] 1, 2, 3 [Next/Last]

Sr.No.	Survey/Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O.Download
21	22/4K	2200/ Square Feet	23685/ Square Metre	Commercial Class I Type - I	01-Jul-2024	-
22	22/5	2200/ Square Feet	23685/ Square Metre	Commercial Class I Type - I	01-Jul-2024	-
23	22/6	2200/ Square Feet	23685/ Square Metre	Commercial Class I Type - I	01-Jul-2024	-
24	22/7	2200/ Square Feet	23685/ Square Metre	Commercial Class I Type - I	01-Jul-2024	-
25	22/8	2200/ Square Feet	23685/ Square Metre	Commercial Class I Type - I	01-Jul-2024	-
26	22/9	2200/ Square Feet	23685/ Square Metre	Commercial Class I Type - I	01-Jul-2024	-

Google Maps:



13°02'36.5"N 80°04'53.5"E
13°02'36.5"N 80°04'53.5"E
13.043478, 80.081537
Directions
Save
Nearby
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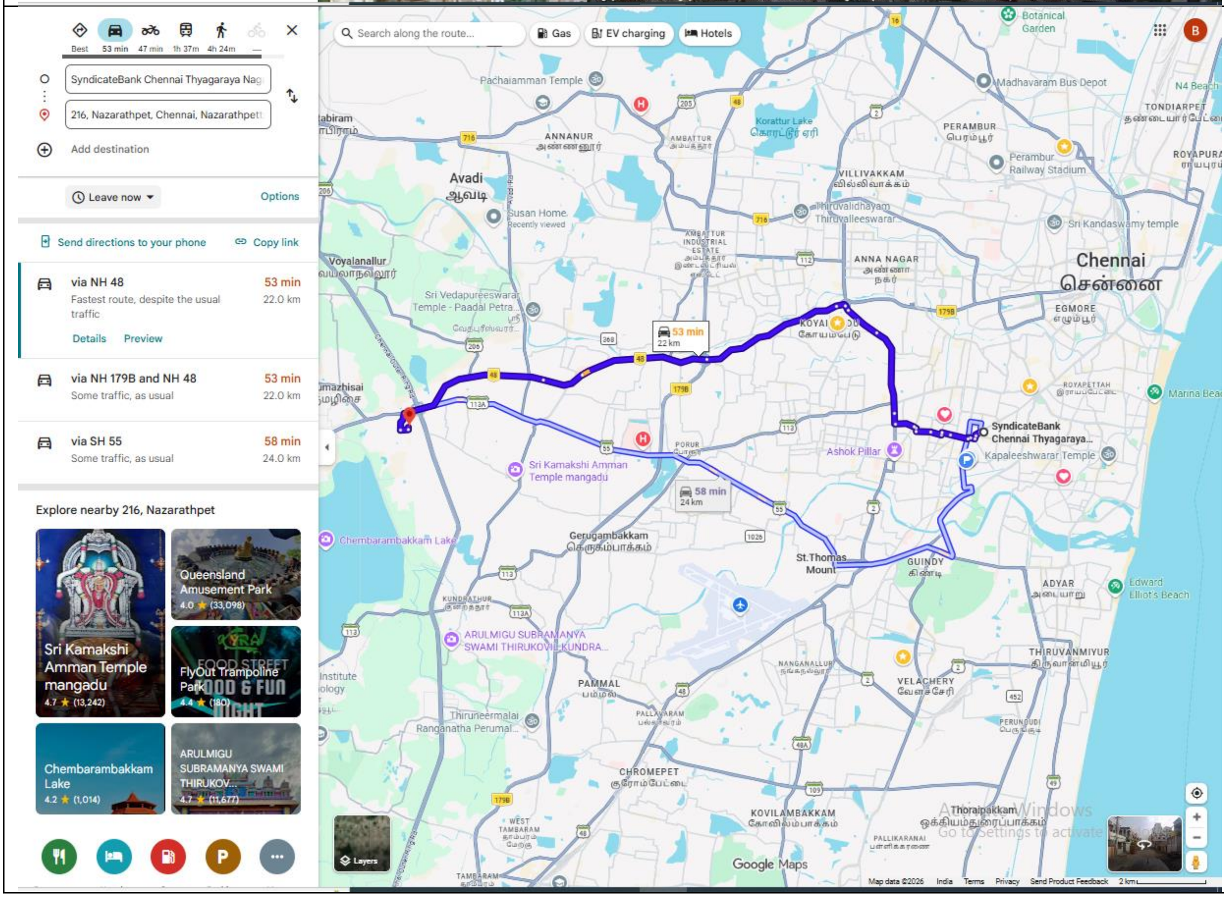
23VJ+9JV Nazarathpettai, Tamil Nadu
Add a missing place
Add your business
Add a label
Your Maps history
Restaurants
Hotels
Things to do
Transit
Parking
Pharmacies
ATMs
Nehruji St
Kannappan St
Easwaran Koil St
Dhanapal St
Layers
Google Maps



Best
53 min
47 min
1h 37m
4h 24m
SyndicateBank Chennai Thyagaraya Nag
216, Nazarathpet, Chennai, Nazarathpett
Add destination
Leave now
Options
Send directions to your phone
Copy link
via NH 48
53 min
Fastest route, despite the usual traffic
22.0 km
Details
Preview
via NH 179B and NH 48
53 min
Some traffic, as usual
22.0 km
via SH 55
58 min
Some traffic, as usual
24.0 km
Explore nearby 216, Nazarathpet
Sri Kamakshi Amman Temple mangadu
Queensland Amusement Park
FlyOut Trampoline Park
Chembarambakkam Lake
ARULMIGU SUBRAMANYA SWAMI THIRUKOV...
Search along the route...
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EV charging
Hotels
Avadi
Chennai
SyndicateBank Chennai Thyagaraya...
Layers
Google Maps

Photos:


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