VALUATION REPORT

Name of the Bank & Branch	**:**	Canara Bank, ARMB T. Nagar, Chennai.
Name of the Borrower	**:**	**Mr. Premin. G.B.M**
Address of the Property	**:**	Flat No.T-2, Third Floor, Benedictus Apartment , South Kulakkarai Street, Kadaperi, Tambaram, Chennai -600 045.
Value of the Property	**:**	**Rs.33,58,000/-**

By

ER. G.MAHARAJAN, B.E.(CIVIL), M.TECH (STRUC), M.SC(REV) MIE, FIV, IIT ARB.,

Govt. Regd. Valuer (Income Tax, Wealth Tax, Gift Tax),

Chartered Engineer & Approved Valuer

[Panel Valuer For SBI, Canara Bank, Union Bank of India, UCO bank, Punjab National Bank, SIDBI, LICHFL, Can Fin Homes, GICHFL, Indian Oil Corporation, HUDCO and National Insurance]

Office Address: Flat No.A, Ground Floor, Geethanjali Complex, Block No.M19,

Indira Colony 2nd Street, Ashok Nagar, Chennai – 600 083.

Contact Nos. 98949 15849 / 89391 98624, Email: maharaajj@gmail.com

Er.G.MAHARAJAN B.E.(Civil), M.Tech (`Struc), MSc (Valuation), FIV,MIE,IITArb.,

Govt. Regd. Valuer (Wealth Tax & Income Tax) C.No.2142/CCIT-2/RV(5)/2016-17 dt 17.03.17

IBBI Registered Valuer (Company Act)No.IBBI/RV/08/2018/10292 and Chartered Engineer

Panel Valuer for SBI, Canara Bank, Union Bank of India, UCO bank, Punjab National Bank, SIDBI, LICHFL, Can Fin Homes, GICHFL, Indian Oil Corporation, HUDCO and National Insurance

Licensed Surveyor, Class I, Chennai Corporation

F.No. A, Geethanjali Complex, Block M19, Indira Colony 2nd Street, Ashok Nagar, Chennai – 600 083.

Mobile No:+919894915849,+918939198624,Email:maharaajj@gmail.com,maharajanvaluer@gmail.com

VALUATION OF FLAT BY COMPOSITE RATE METHOD

REPORT ON VALUATION

PART A – BASIC DATA

Ref No.219/2026-2027. Date: 03.06.2026

I.	GENERAL		
1.	Purpose of valuation	:	To assess the fair market value of the property. (for SARFAESI Valuation)
2.	a. Date of Inspection b. Date of Valuation	: :	03.06.2026. 03.06.2026
3.	Name of the owner (s) and his/their address (es) with Phone No. (details of share of each owner in case of joint ownership) (as reported) and address	:	**Name of the Owner:** **Mr. Premin .G.B.M,S/o Mr. George** Sole Ownership /Mobile No.--
4.	Document produced for Perusal: 1. Copy of Previous valuation report dated 20.12.2023. issued by Approved valuer Mr. B.S. Ushadhevi 2. Copy of Sale Deed Dated 22.04.2024. Vide Doc.No.4380/2024.		
5.	Brief description of the property	:	The subject property is a under construction residential flat consisting of Stilt +3 Floors with 08 Units. The applicant's flat No.T2 is situated on the Third floor. This property is located in a developed residential area in Kadaperi , Tambaram, Chennai. All civic amenities available nearby.
	Land Mark	:	GST Road / Tambaram Bus Depot

6.	Location of the Property		
a	Plot No./ Survey No./ T.S.No	:	Survey No.148/1, T.S.No.25/2,25/3,25/4
b.	Door No.	:	--
	Street	:	South Kulakarai Street
c.	Village	:	Block No.34 of Kadaperi Village
d.	Ward / Taluk	:	Tambaram Taluk
e.	Mandal / District	:	Chengalapattu District
f.	Date of issue and validity of layout of approved map/plan	:	Approved building plan dated not mentioned
g.	Approved map/plan issuing Authority	:	Tambaram City Municipal Corporation
h.	Whether genuineness or authenticity of approved map/plan is verified	:	Building Plan approved by Tambaram City Municipal Corporation
i.	Any other comments by our empanelled valuers on authentic of approved plan	:	No
7.	Postal Address of the Property	:	Flat No.T-2, Third Floor, Benedictus Apartment , South Kulakkarai Street ,Kadaperi, Tambaram, Chennai -600 045.
8.	City / Town	:	City
	Residential		Yes
	Commercial		--
	Industrial		--
9.	Classification of the Area	:	Middle Class/ Urban
10.	Coming under Corporation limit/Village Panchayat/Municipality	:	Tambaram City Municipal Corporation
11.	Whether covered under any State/Central Govt. enactments(e.g Urban Land Ceiling act) or notified under agency Area/scheduled area cantonment area	:	No

12.	Boundaries of the Property		
	Direction	As per Document	As per Site
	North	South Kulakkarai Street	24 Feet Bitumen Road
	South	Land and House belonged to Mr.Victor Durairaj	Land & Building
	East	Breeze K.R. Builders Apartments	Breeze K.R. Builders Apartment
	West	Land & House belonged to Mr.Victor Durairaj	Land & Building
	Corporation / Panchayat / Municipality	Tambaram City Municipal Corporation	

13.	Dimensions of the site			
	Direction	A[As per Document]	As per Plan	[B]As per Site
	North	42.5 feet	--	42.5 feet
	South	42.5 feet	--	42.5 feet
	East	72 feet	--	72 feet
	West	69 feet	--	69 feet
	Extent	3102 Sft	Not Submitted	3102 Sft

14.	Extent of the site	:	281 Sft UDS Out of Land extent 3102 Sft
14.1	Latitude, Longitude & Co-ordinates of flat	:	12.9347 N, 80.122118 E
15..	Extent of the site considered for valuation (least of 13A & 13B)	:	281 Sft UDS Out of Land extent 3102 Sft
16.	Whether occupied by the owner/ tenant? If occupied by tenant, since how long? Rent received per month.	:	Under Construction If rented ,rental value is Rs.8,000/- per month (After Completion)

II APARTMENT BUILDING

1.	Nature of Apartment	:	Residential
2.	Flat No. and floor	:	Flat No.T2
3.	Name of the apartment	:	Benedictus Apartment
4.	Postal Address	:	Flat No.T-2, Third Floor, Benedictus Apartment , South Kulakkarai Street ,Kadaperi, Tambaram, Chennai -600 045.
5.	Location		
	T.S.No.	:	T.S.No.25/2,25/3,25/4
	Block No.	:	34

	Ward No.	:	B
	Village/Municipality / Corporation	:	Kadaperi Village
	Taluk / District	:	Tambaram Taluk / Chengalpattu District
	Door No. Street or Road	:	Flat No.T-2, Third Floor, Benedictus Apartment , South Kulakkarai Street ,Kadaperi, Tambaram, Chennai -600 045..
6.	Description of the locality	:	**Residential** / ~~Commercial~~ / ~~Mixed~~
7.	Year of construction	:	2026 – Under construction
8.	Number of floors	:	Stilt +3 Floors
9.	Type of structure	:	**Framed** / Load Bearing
10.	Number of dwelling units in the building	:	08 dwelling units
11.	Quality of Construction	:	Good
12.	Appearance of the building	:	Under construction
13.	Maintenance of the Building	:	Under construction
14.	Facilities Available		
	Lift	:	Proposed
	Protected water supply	:	Available (Bore well & OHT)
	Underground Sewerage	:	Proposed
	Car parking (Open /Covered)	:	Under construction
	Around compound wall	:	Proposed
	Pavement around the building	:	Proposed
	Any other facility	:	--

III FLAT

1.	The floor in which the flat is situated	:	Third Floor
2.	Door Number of the flat	:	Flat No.T2
3.	Specification of the flat		
	Roof	:	RCC Roof
	Flooring	:	
	Doors	:	Stalled construction
	Windows	:	
	Fittings	:	Stalled construction

	Finishing	:	Stalled construction
4.	House Tax	:	Not Submitted
	Assessment No	:	--
	Tax Amount	:	--
	In the name of	:	--
5.	Electricity Service connection number	:	Not Submitted
	meter card is in the name of	:	--
6.	How is the maintenance of the flat?	:	Good
7.	Sale Deed executed in the name of	:	Mr. Premin .G.B.M
8.	What is the undivided area of land as per Sale Deed?	:	281 Sft UDS Out of Land extent 3102 Sft
9.	What is the plinth area of the flat	:	Saleable area of the flat As per Document - 730 Sft As per Plan – 684 Sft
10.	What is the floor space index	:	As per Plan ---
11.	What is the carpet area of the flat	:	511 Sft
12.	Is it Posh /I Class/medium /ordinary	:	Medium
13.	Is it being used for residential or Commercial	:	Residential
14.	Is it owner occupied or tenanted	:	Under construction
15.	If tenant, what is the monthly rent	:	If rented rental value is Rs.10,000/- Per Month *After completion

IV. Drawing Approval Details:-

Building Plan approval

Approved Building Plan vide S.R.No.009/CP/23-24/0040696 and BP No.009/BL/2023/04/033/01035 By Tambaram Municipal Corporation.

Construction Details:

Particulars	As per approved Plan	As per site
Stilt Floor – Non FSI	Details not mentioned	2503 Sft
First Floor		2503 Sft
Second Floor		2503 Sft
Third Floor		2503 Sft
Total FSI Area		7509 Sft

Plot Coverage		80.69%	
FSI		2.42	
No.of Units		Stilt - Parking, FF – 02 Units , SF -03 Units & TF -03 Units	

PART B – VALUATION OF FLAT UNDER CONSTRUCTION

CERTIFICATE ON GENUINENESS OF RATE

a)	Undivided Share of land	:	--
b)	Super Built up area	:	--
c)	Total value on completion	:	--
	Composite Rate	:	--
	It is hereby certified that the composite rate is genuine for the specification and location.		
2.	STAGE VALUE		
	a) Actual works completed	:	As on date, Roof Laid, Brick work & Plastering works completed. And construction work Stopped.
	b) Percentage of works completed	:	60%
3.	VALUATION DETAILS Present stage value of the flat:		
	1.Undivided share of land	:	--
	2.Stage value of building	:	--
	3.Total Stage value of the flat as on date	:	--

PART C – VALUATION OF EXISTING FLAT

A GENERAL

1.	How is the marketability?	:	Good
2.	What are the factors favouring for an extra potential value?	:	No
3.	Any negative factors observed which affect the market value in general	:	No

RATE

1.	After analyzing the comparable sale instances, what is the composite rate for a similar flat with same specifications in the	:	UDS – Rs.8000/- Per Sft BA- Rs.1500/- per Sft

	adjoining locality		
2.	Assuming it is a new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specifications and other factor with the flat under comparison (Give details)	:	Rs.7,000/- to Rs.8,000/- per Sft (New Rate)
3.	**BREAK UP FOR THE RATE**		
	Building + Services	:	730 Sft x Rs.1500/- = Rs.10,95,000/-
	(i)Land + Others	:	281 Sft x Rs.8000/- = Rs.22,48,000/-
4.	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	Rs.2200/-Per Sft (SRO @ Tambaram Joint - I) 281 Sft UDS x Rs.2200/- = Rs.6,18,200/-

B. COMPOSITE RATE ADOPTED AFTER DEPRECIATION

a.	**Depreciation Building Rate**		
	Replacement cost of flat with services[V3i]	:	Rs.2800/- per Sft
	Age of the building / Residual Life	:	Under Construction (2026) /60years (Future Life)
	Life of the building estimated	:	60 Years
	Depreciation percentage assuming the salvage value as	:	Nil
	Depreciated rate of the building	:	730 Sft x Rs.1500/- = Rs.10,95,000/-
b.	Total composite rate arrived for valuation		
	Depreciated building rate VII(A)	:	730 Sft x Rs.1500/- = Rs.10,95,000/-
	Rate for land and others VI(3)ii	:	281 Sft x Rs.8000/- = Rs.22,48,000/-
	Total composite rate	:	Rs.4600/- Per Sft (Composite rate)

C.VALUATION DETAILS:

SI.No.	Description	Quantity	Rate Per Unit (Rs.)	Estimated/ Present Value (Rs.)
1.	Present value of the flat	730 Sft	Rs.4600/- Per Sft	Rs.33,58,000/-
2.	Wardrobes & cupboard works			--
3.	Modular kitchen			
4.	Show cases /almirahs			
5.	Interior decorations			--
6.	Superfine finish			--

7.	Electricity, water, drainage etc,		L.S	--
8.	Electricity fittings, etc.,			
9.	Extra collapsible gates/grill works etc. & Property Tax		L.S	
10.	Potential value, if any?			--
11.	Share of common amenities, if any?			
	Car parking			--
Total				Rs.33,58,000/-

1.	Factors favoring for an additional value	:	Developed Residential Area
2.	Factors favoring for less value	:	--
	Less for Renovation	:	--
	market Value	:	Rs.33,58,000/-
	Any other details	:	--

Note:

- The construction work of the subject property is currently stalled. The valuation has been assessed based on the stage of construction completed as on the date of inspection.
- Presently 65% of work only Completed
- The subject property is already mortgaged with the same bank and branch as security.

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

- The fair market value of the above property in the prevailing condition with aforesaid specifications is Rs.33,58,000/- (Rupees Thirty Three Lakhs Fifty Eight Thousand Only)
- The Guideline value of the above land UDS 281 Sft x Rs.2200/- is Rs.6,18,200/- (Rupees Six Lakhs Eighteen Thousand Two Hundred Only)
- The distress value is Rs.26,86,000/- (Rupees Twenty Six Lakhs Eighty Six Thousand Only)
- The Realizable value is Rs.30,22,000/- (Rupees Thirty Lakhs Twenty Two Thousand Only)

Place: Chennai

Date: 03.06.2026.

Signature

(Name and official Seal of the Approved Valuer)

The undersigned has inspected the property detailed in the Valuation Report dated ___________ on ________. We are satisfied that the fair and realizable market value of the property is Rs. ___________ (Rupees ______________ only)

Signature

Date:

(Name of the Branch Manager with Official Seal)

PART D – CERTIFICATE

1. It is hereby certified that in my opinion

The present fair market value of the property by adopting suitable composite rate is

Rs.33,58,000/- (Rupees Thirty Three Lakhs Fifty Eight Thousand Only)

The Forced sale value of the property estimated as 20% less than the present market value is

Rs.26,86,000/- (Rupees Twenty Six Lakhs Eighty Six Thousand Only)

The Realizable value of the property is Rs.30,22,000/- (Rupees Thirty Lakhs Twenty Two Thousand Only)

2. Number of title deed (s) involved in this flat is 01 The relevant documents for the subject flat in the opinion of this valuer is Sale Deed **4320/2024** Dated 22.04.2024, Kadaperi Village, Tambaram Joint I SRO.

3. If this flat is offered as security, the concerned financial institution is requested to verity the extent of land mentioned this valuation report with respect to the latest legal opinion.

4. Value varies with the purpose and date of valuation. This report is not to be referred if the purpose is Different other than mentioned in 1(i).

5. I / My authorized representative by the name of Mr. Arivalagan who is a valuer have inspected the subject property on 03.06.2026 in the presence of --------

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

7. This valuation work is undertaken by this Valuer based upon the request from CANARA BANK, ARMB T. Nagar Branch, Chennai .

8. Any other details --

Place : Chennai (Panel Valuer)

Date :03.06.2026.

No. of Pages in this report is 25 Pages

ANNEXURE-22

FORMAT-A

DECLARATION FROM VALUERS

I hereby declare that-

The information furnished in my valuation report dated 03.06.2026. is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.

I have no direct or indirect interest in the property valued;

I have personally inspected the property on 03.06.2026.The work is not sub-contracted to any other valuer and carried out by myself.

I have not been convicted of any offence and sentenced to a term of Imprisonment;I have not been found guilty of misconduct in my professional capacity.

I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part-B of the above handbook to the best of my ability.

I have read the International Valuation Standards (IVS) and the report submitted tothe Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable.

I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure III- A signed copy of same to be taken and kept along with this declaration)

I am registered under Section 34 AB of the Wealth Tax Act, 1957.

I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.

Further, I hereby provide the following information.

SI.No.	Particulars	Valuer comment
1	background information of theasset being valued;	Refer Legal Opinion
2	purpose of valuation and appointing authority	To assess the fair market value & Realizable value of the Property
3	identity of the valuer and any other experts involved in the valuation;	Empanelled Canara bank Valuer & No expert Involved
4	disclosure of valuer interest or conflict, if any;	No
5	date of appointment, valuation date and date of report;	Oral request : 03.06.2026 Date of Valuation : 03.06.2026. Date of report : 03.06.2026
6	inspections and/or investigations undertaken;	Inspected on 03.06.2026, to take site measurement, to collect necessary details about the property, and to conduct local market enquiry
7	nature and sources of the information used or relied upon;	List of documents (as furnished in the report) and data collected during site inspection & local enquiry
8	procedures adopted in carrying out the valuation and valuation standards followed;	As per International Valuation Standard (IVS) and Market approach considered
9	restrictions on use of the report, if any;	The report is issued for Canara Bank, ARMB T. Nagar Branch, Chennai.
10	major factors that were taken into account during the valuation;	Land Value, Building Value, Amenities & Services Value, Specification & Location

11	major factors that were taken into account during the valuation;	The value of the land is arrived based on location advantages, shape of land size of land, extent of land, availability, of civic amenities nearby, infrastructure available, marketability, width of the abutting road, accessibility, demand for land in the area, development made in the surrounding areas etc. The replacement cost new of the building is worked out from present market scenario. This also depends on the type of the building, type of finish, quality of construction etc. Depreciation of construction, type of construction and the present condition of the building. Replacement cost minus depreciation will give the Fair market value of the Building.
12	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.	The report is relied on the information & details provided by the client or their representatives and our independent inspection Legal Aspects not considered for Valuation

Date: 03.06.2026.

Place: Chennai

Signature

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

ANNEXURE –23

MODEL CODE OF CONDUCT FOR VALUERS

{Adopted in line with Companies (Registered Valuers and Valuation Rules, 2017)}

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

Integrity and Fairness:

1. A valuer shall, in the conduct of his/its business, follow high standards of integrityand fairness in all his/its dealings with his/its clients and other valuers.

2. A valuer shall maintain integrity by being honest, straightforward, and forthrightin all professional relationships.

3. A valuer shall endeavour to ensure that he/it provides true and adequateinformation and shall not misrepresent any facts or situations.

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

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

Professional Competence and Due Care:

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

2. A valuer shall carry out professional services in accordance with the relevanttechnical and professional standards that may be specified from time to time
3. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations/guidelines and techniques.

4. In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generatedby the valuer.

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

6. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

Independence and Disclosure of Interest:

1. A valuer shall act with objectivity in his/its professional dealings by ensuring thathis/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.

2. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.

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

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

5. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his/its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.

6. A valuer shall not indulge in “mandate snatching” or offering “conveniencevaluations” in order to cater to a company or client’s needs.

7. As an independent valuer, the valuer shall not charge success fee (Success fees may be defined as a compensation / incentive paid to any third party for successfulclosure of transaction. In this case, approval of credit proposals).

8. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shalldeclare the association with the company during the last five years.

Confidentiality:

1. A valuer shall not use or divulge to other clients or any other party any confidentialinformation about the subject company, which has come to his/its knowledge without proper and specific authority or unless there is a legal or professional rightor duty to disclose.

Information Management:

1. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficientlyenable a reasonable person to take a view on the appropriateness of his/its decisions and actions.

2. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorised by the authority,the registered valuers organisation with which he/it is registered or any other statutory regulatory body.

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

4. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

Gifts and hospitality:

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

2. Explanation.─ For the purposes of this code the term ‘relative’ shall have the samemeaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).

3. A valuer shall not offer gifts or hospitality or a financial or any other advantage toa 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 forhimself/ itself.
4. Remuneration and Costs.
5. A valuer shall provide services for remuneration which is charged in a transparentmanner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.

6. A valuer shall not accept any fees or charges other than those which are disclosedin a written contract with the person to whom he would be rendering service.

7. Occupation, employability and restrictions.

8. A valuer shall refrain from accepting too many assignments, if he/it is unlikely tobe able to devote adequate time to each of his/ its assignments.

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

Date : 03.06.2026.

Place : Chennai Signature

(Name of the Approved Valuer andSeal of the Firm / Company)

PHOTOGRAPHS OF THE PROPERTY

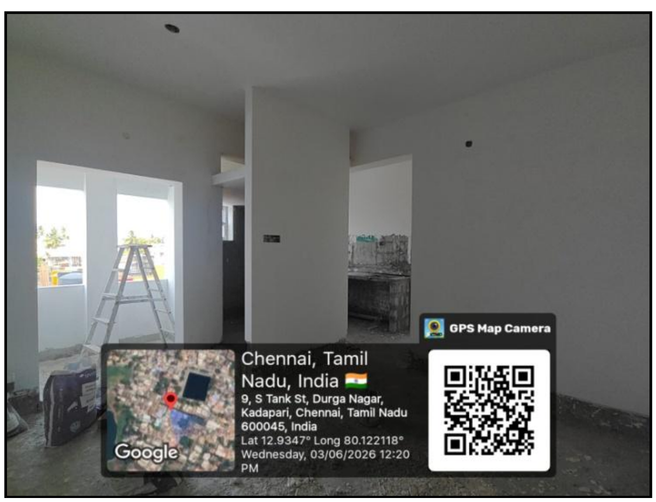
Mr. Premin. G.B.M

Flat No.T-2, Third Floor, Benedictus Apartment ,South Kulakkarai Street, Kadaperi, Tambaram, Chennai -600 045.

PHOTOGRAPHS OF THE PROPERTY

Mr. Premin. G.B.M

Flat No.T-2, Third Floor, Benedictus Apartment ,South Kulakkarai Street, Kadaperi, Tambaram, Chennai -600 045.



GUIDELINE RATE OF THE LAND

From: 1-7-2024 **To:** Current Date

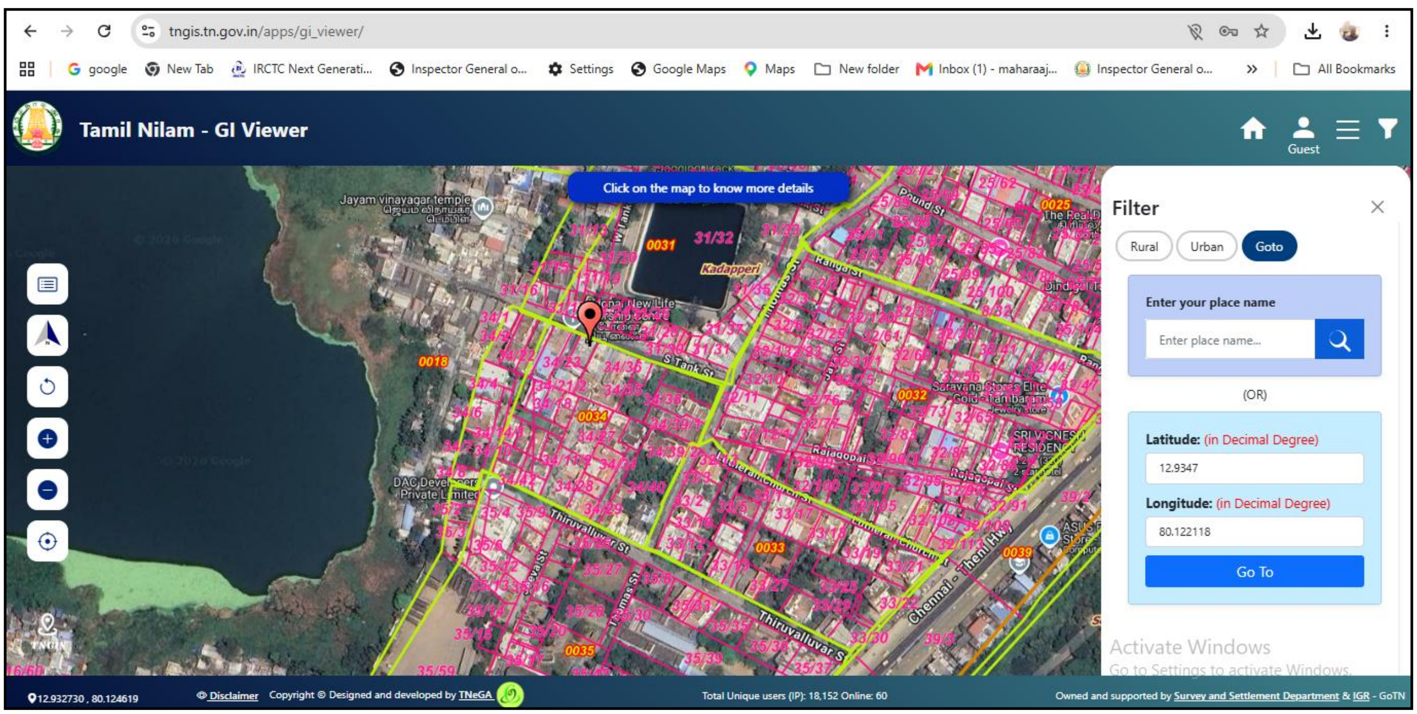
Search Criteria :

Zone:	Chengalpattu	**Sub Registrar Office:**	Tambaram Joint 1
Guideline Village:	Kadaperi	**Revenue Village:**	-
Revenue District:	-	**Revenue Taluk:**	-

Below Search results are as on 03-Jun-2026 04:35 PM

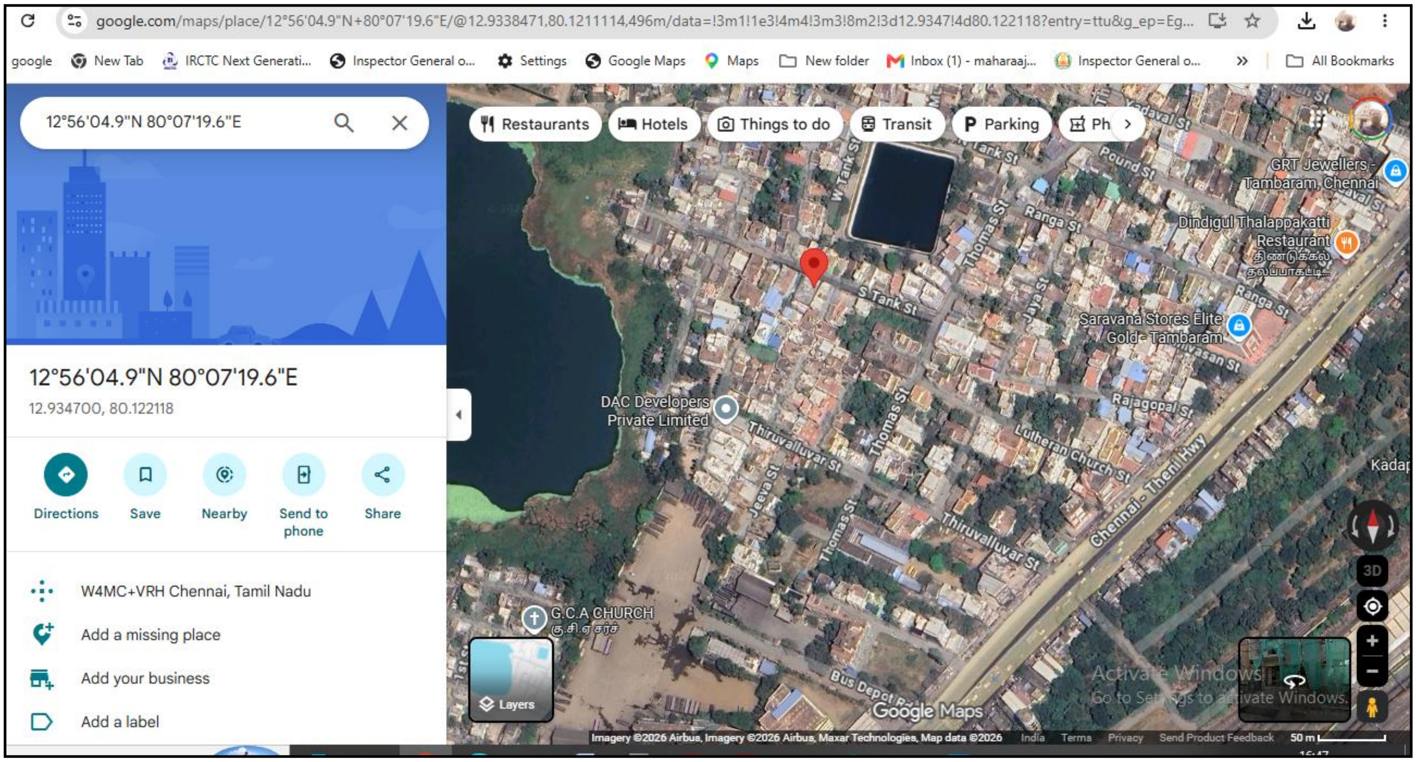
Sr.No.	Street Name	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O.Download
1	SAMIAR THOTTAM	1650/ Square Feet	17765/ Square Metre	Residential Class I Type - II	01-Jul-2024	-
2	SERVICE ROAD(MADURAVAYUL BYPASS)	1320/ Square Feet	14210/ Square Metre	Residential Class I Type - III	01-Jul-2024	-
3	SINGARAVELAR STREET	1100/ Square Feet	11845/ Square Metre	Residential Class II Type - I	01-Jul-2024	-
4	SOUTH KULAKARAI STREET	2200/ Square Feet	23685/ Square Metre	Residential Class I Type - I	01-Jul-2024	-
5	SRINIVASAN STREET	1650/ Square Feet	17765/ Square Metre	Residential Class I Type - II	01-Jul-2024	-
6	STATION ROAD	2200/ Square Feet	23685/ Square Metre	Residential Class I Type - I	01-Jul-2024	-
7	SUBRAMANIA BARATHI STREET	1320/ Square Feet	14210/ Square Metre	Residential Class I Type - III	01-Jul-2024	-
8	SUNDARAM COLONY 1ST STREET	1320/ Square Feet	14210/ Square Metre	Residential Class I Type - III	01-Jul-2024	-
9	SUNDARAM COLONY 2ND STREET	1320/ Square Feet	14210/ Square Metre	Residential Class I Type - III	01-Jul-2024	-
10	SUNDARAM COLONY 3RD STREET	1320/ Square Feet	14210/ Square Metre	Residential Class I Type - III	01-Jul-2024	

Tamil Nilam Map

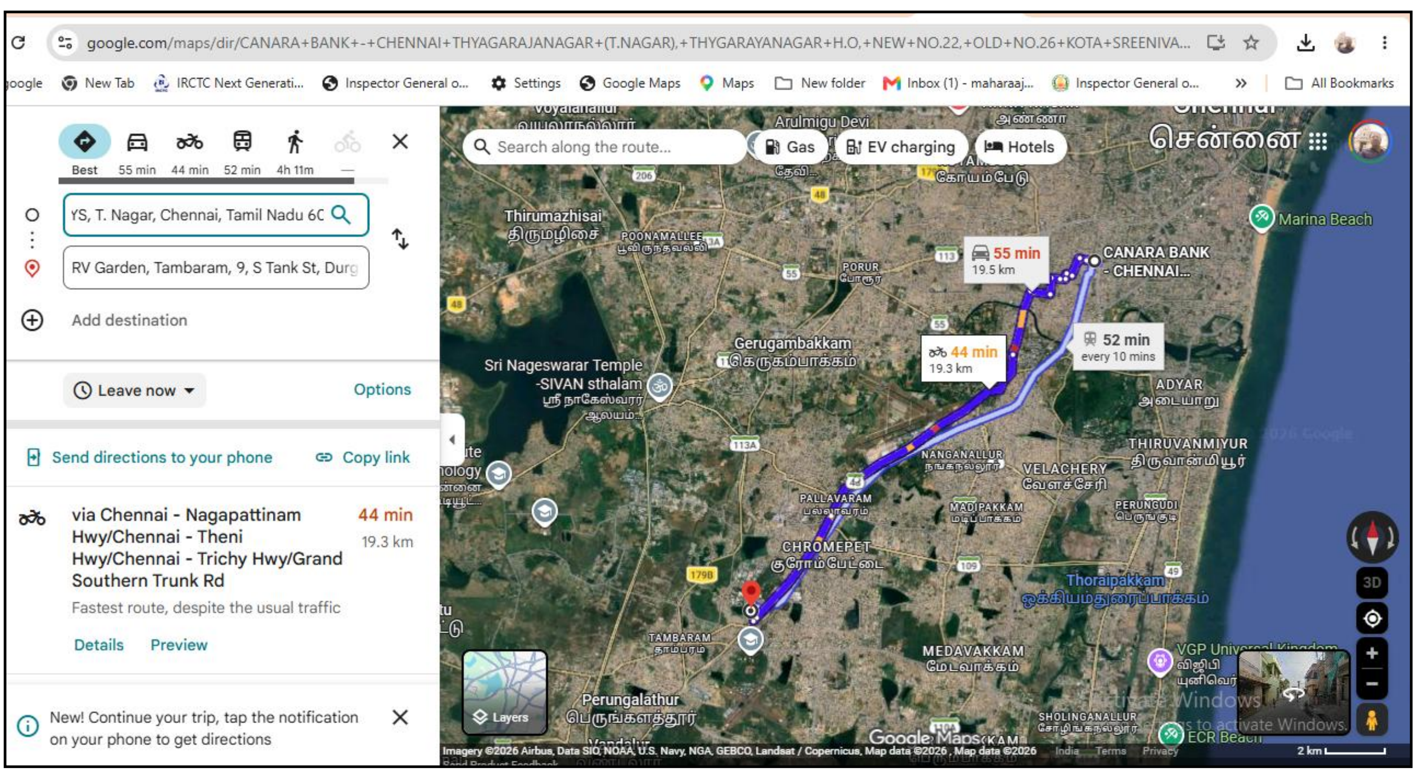


GOOGLE MAP OF THE PROPERTY

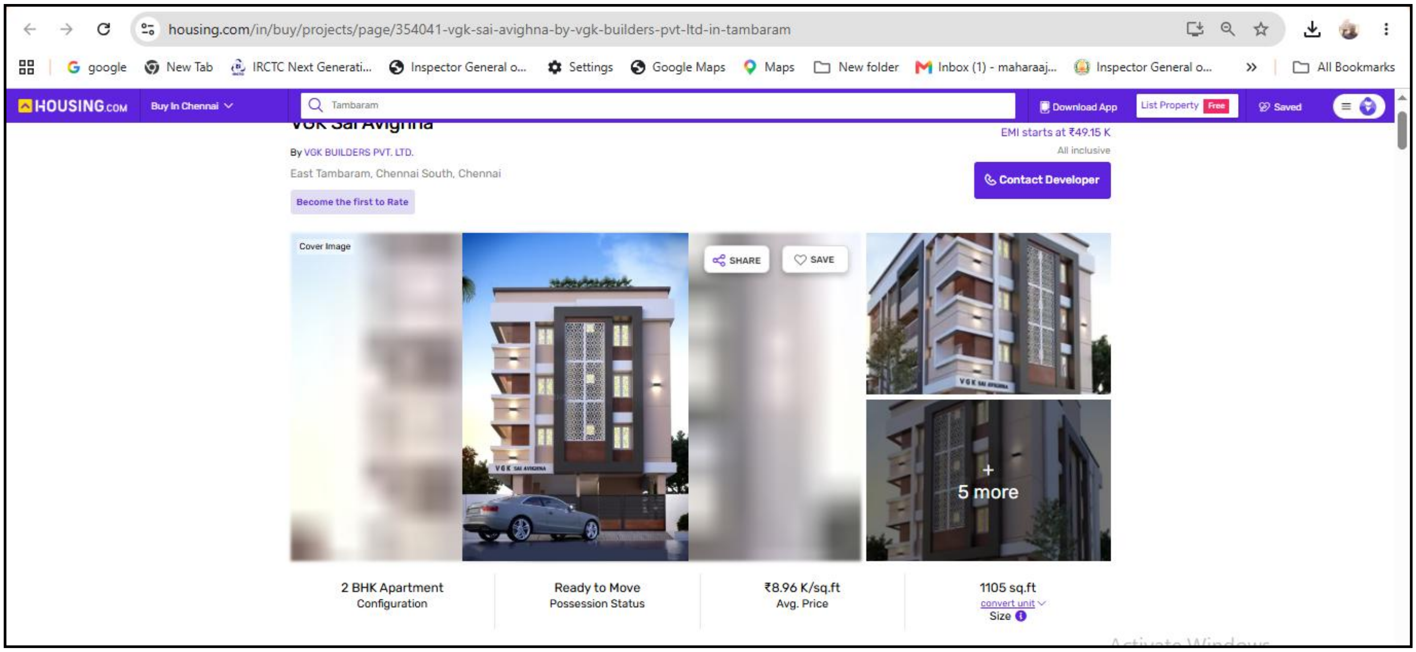
LATITUDE – 12.9347 N LONGITUDE- 80.122118 E

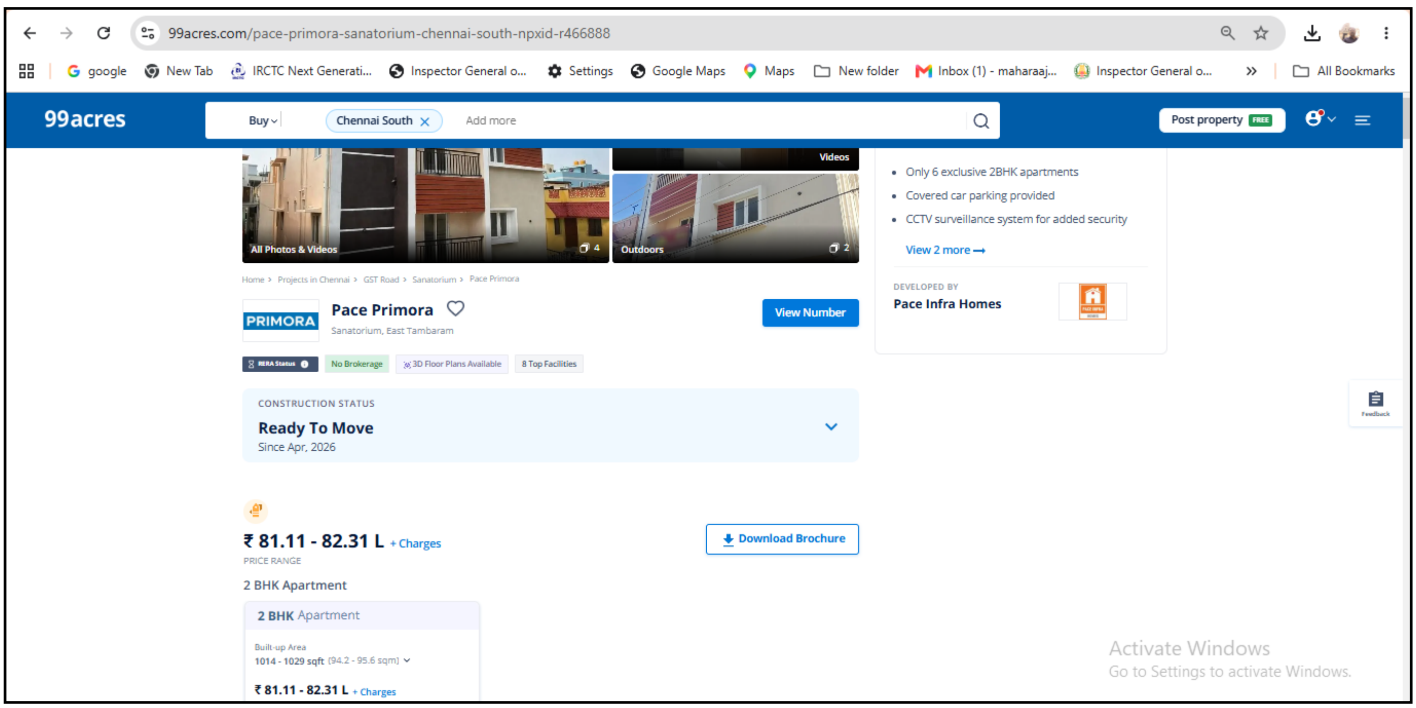


FROM CANARA BANK, ARMB T. NAGAR BRANCH TO SUBJECT PROPERTY



MARKET RATE REFERENCES FROM WEBSITE





CMDA LAND USE MAP

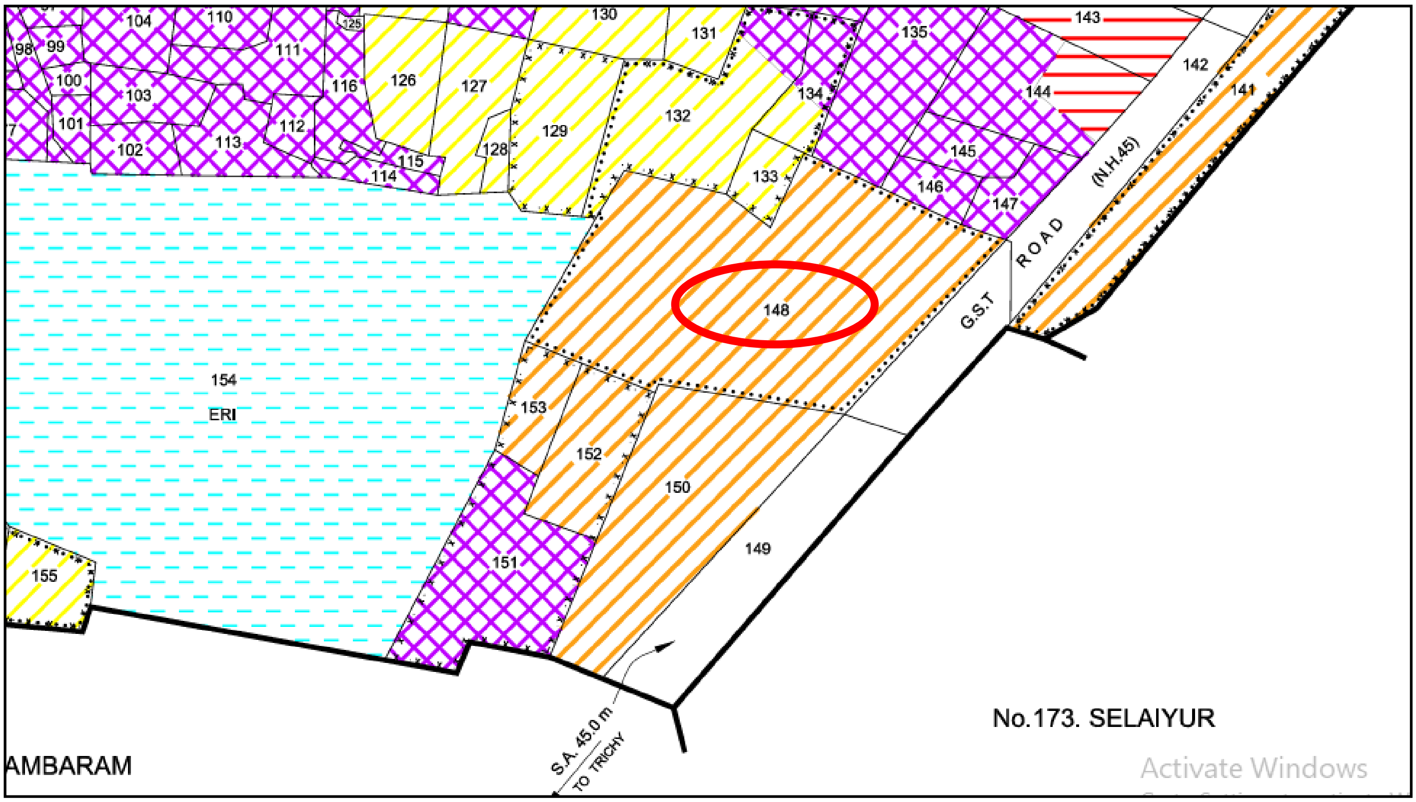
KADAPPERI

VILLAGE No. 165

TAMBARAM TALUK

KANCHIPURAM DISTRICT

TAMBARAM MUNICIPALITY



MIXED RESIDENTIAL