Dr. A. SHOBA

B.E.,M.E., (Structures), Ph.D., M.Sc., (Real Estate Valuation)
FIE., FIV.CE Licensed Surveyor.
Structural & Environmental Consultant, Govt. Approved Valuer,
Chartered Engineer -F-117079-8, Institution of Valuers - F: 22550
Registered as Valuer under Sec. 34 AB of Wealth Tax Act-1957-Sl. No. 807
IBBI Registration No. IBBI / RV / 04 / 2019 / 11288
Panel Valuer : Canara Bank, P & S Bank, IDBI, PNB, ICICI, TMB, Kotak Mahindra Bank, PhoenixARC
CMDA STRUCTURAL ENGINEER GRADE-1 (SE) - SE / GR - 1 / 19 / 06 / 164

MIDAS

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99401 72175
valuer.shoba@gmail.com

No. 90, First Floor, Ellai Amman Koil St., Kottur, Chennai 600 085.

VALUATION OF FLAT BY COMPOSITE RATE METHOD

(Existing flat)

Ref: Valu/Canara/BP/KM/June-207/R.No.17113/2026 **Date: 27.06.2026**

To,

The Senior Manager,

Canara Bank,

ARM Branch, Chennai

PART-A

I.	**GENERAL**	
1.	Purpose of Valuation	To assess the present market value of the property.
2.	a. Date of Inspection b. Date of Valuation	24.06.2026 27.06.2026
3.	Name of the owner (s) and his/their address with Phone No. (details of share of each owner in case of joint ownership) (as reported) and address	**Name of the Reported Owner & Applicant:** **Mr.V.Navaneethan** **Property Address:** Flat No.S4, 2nd Floor, Plot No.170 & 171, **"RKN Aakrithi Apartments"**, Venkateshwara Nagar Extension, Kiskinth Main Road, Varadharajapuram, Chennai – 600 132.
4.	Document produced for perusal	
	List of document 1. Photo copy of the previous valuation report Ref:No.HTV/CAN/REG/ST/KK/NK/2025-26/420/27 Date: 03.07.2025 issued by M/s.HI-Tech Valuers LLP.	
5.	**Brief description of the property** The Subject Property is a Residential cum Commercial flat named was**"RKN Aakrithi Apartment** It consists of part Stilt + Part Ground Floor + Part First Floor + Second Floor + Third Floor + P Fourth Floor with 2 Commercial units in Ground Floor, 3 dwelling units in First Floor, 6 dwelling un	

	in Second Floor, 6 dwelling units in Third Floor, 6 dwelling units in Fourth Floor, totally 2 Commercial units and 21 Dwelling units as per previous valuation report & site. The ref. flat No.S4 is located in Second Floor. It is a 2 BHK apartment with 1 attached toilet, 1 common toilet. The referred flat is North Facing and apartment is South Facing. Under SARFASI notice affixed. Certain data's are taken from previous valuation report. The Land Extant UDS of Land: **410 sft UDS** out of 9450 sft Super built-up area = **1130 sft** (Including common area)	
6.	Location of the property	The Subject property is a 20' feet wide Venkateshwara Nagar Extension, Kiskintha Main Road. It is about 400 mts from Varadarajapuram – Kishkinda Bus Stop. All the civic amenities are available within moderate distance. A key plan showing the location of the site is attached for an easy identification of the site.
	a. Plot No./Survey No.	Plot Nos.170 & 171, S.No.380/1B1A, 380/1B1B/ 380/1B1C & 380/ 1B1D, New S.No.380/1B1A1
	b. Door No.	Flat No.S4, Second Floor
	c. T.S.No./Village/Block No.	Varadharajapuram Village
	d.Ward/Taluk	Kundrathur Taluk
	e. Zone/District	Kancheepuram District
	f. Date of issue and validity of layout of approved map/**plan**	Approved plan not submitted
	g. Approved map/plan issuing authority	Varadharajapuram First Grade Panchayat & CMDA - as mentioned in previous valuation report
	h. Whether genuineness or authenticity of approved map/plan isverified i. Any other comments by our empanelled valuers on authentic of approvedplan	Copy with the bank Nil
7.	Postal Address of the property	Flat No.S4, 2nd Floor, Plot No.170 & 171, **"RKN Aakrithi Apartments"**, Venkateshwara Nagar Extension, Kiskintha Main Road, Varadharajapuram, Chennai – 600 132.
8.	City/Town	City
	Residential Area	Residential

	Commercial Area	No
	Industrial Area	No
9.	Classification of the area	Urban
10.	Coming under Corporation limit/Village Panchayat/Municipality	Municipality
11.	Whether covered under any State/Central Govt enactments (e.g Urban Land Ceiling Act) or notified under agency area/scheduled areacantonment area	Refer legal opinion
12.	Boundaries of the property	:

	As per document (Previous Valuation Report)	As per site	Referred Flat
North	Land in S.No.381	Vacant Land	Corridor & Flat No.S3
South	Road	Kishkintha Road	Setback
East	Plot No.169	Land and Commercial Building	Setback
West	Plot No.172	Vacant Land	Flat No.S5

Dimensions of the property	**As per Document (As mentioned in Previous valuation report)**	**As per Site (As mentioned in Previous valuation report)**
North	105'0"	105'0"
South	105'0"	105'0"
East	90'0"	90'0"
West	90'0"	90'0"

13.	Extent of the site	**410 sft UDS** out of 9450 sft
14.	Latitude, Longitude & Co-ordinates of flat	**12.940063 & 80.086003**
15.	Extent of the site considered for valuation	**410 sft UDS** out of 9450 sft
16.	Whether occupied by the owner/tenant? If occupied by tenant, since how long? Rent received per month.	Lessee Occupied NA If rented, rental value Rs.8000/- per month.

II. APARTMENTBUILDING:

1.	Nature of Apartment	Residential
2.	Flat No. and Floor	Flat No.S4, Second Floor

3.	Name of the Apartment	**"RKN Aakrithi Apartments"**
4.	Postal Address	Flat No.S4, 2nd Floor, Plot No.170 & 171, **"RKN Aakrithi Apartments"**, Venkateshwara Nagar Extension, Kiskintha Main Road, Varadharajapuram, Chennai – 600 132.
5.	Location	
	Village/Municipality/Corporation	Municipality
	Door No, Street or Road (Pin Code)	600 045
6.	Description of the locality	Residential
7.	Year of Construction	2015 - 2018
8.	Number of Floors	part Stilt + Part Ground Floor + Part First Floor + Second Floor + Third Floor + Part Fourth Floor
9.	Type of structure	RCC Framed Structure
10.	Number of dwelling units in the building	2 Commercial units in Ground Floor, 3 dwelling units in First Floor, 6 dwelling units in Second Floor, 6 dwelling units in Third Floor, 6 dwelling units in Fourth Floor, totally 2 Commercial units and 21 Dwelling units as per previous report & site
11.	Quality of construction	Normal
12.	Appearance of the building	Normal
13.	Maintenance of the building	Normal
14.	Facilities available	
	Lift	Yes, available
	Protected water supply	Bore water
	Underground Sewerage	Available
	Car Parking	Nil
	Open/Covered	Nil
	All-round Compound wall	Yes, available
	Pavement around the building	Yes
	Any other facility	Nil

III. FLAT

1.	The floor in which the flat is situated	Second Floor
2.	Door number of the flat	Flat No.S4
3.	Specification of the flat	
	Roof	RCC roof
	Flooring	Vitrified Tiles flooring
	Doors	Wooden framed flush doors
	Windows	Wooden framed glazed shutters
	Fittings	Concealed wiring
	Finishing	Cement plastering, Painting
4.	Property Tax	
	Assessment no.	Details not produced
	Tax amount	
	Tax paid in the name of	
5.	EB service connection number	
	Card is in the name of	
6.	How is the maintenance of the flat?	Normal
7.	Sale Deed executed in the name of	Details not produced
8.	What is the undivided area of land as per sale deed?	**410 sft UDS** out of 9450 sft
9.	What is the plinth area of the flat	1130 sft
10.	What is the floor space index (Approx)?	2.09 as mentioned in previous report
11.	What is the carpet area of the flat?	904 sft as mentioned in previous report
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	Lessee Occupied
15.	If tenanted, what is the monthly rent?	If rented, rental Value Rs.8,000/- per month

Dr. A. Shanmugam, Govt. Approved Valuer & Chartered Engineer, Surveyor Colony, Chennai-95, CHARTERED ENGINEER

DRAWING APPROVAL (Discuss here the building approval, reference, violations observed if any, and its consequences thereof)

Area Details			
For Ref. flat No.S4, 2nd Floor	**As per plan**	**As per site (as mentioned in previous valuation report)**	**As per document**
Built up area Common area Super Built-up area	Not Mentioned	904 sft 226 sft (25%) 1130.00 sft	1130 sft (Including common area)

PART C – VALUATION OF EXISTING FLAT

A. GENERAL:

1.	How is the marketability	Normal
2.	What are the factors favoring for an extra potential value?	Nil.
3.	Any negative factors observed which affect the market value in general	Nil
4.	After analyzing the comparable sale instances, what is the composite rate for a similar flat with same specifications in the adjoining locality?	Prevailing market rate Rs.4500/- to Rs.5000/- per sft, for flat with UDS Adopted Rate Rs.4500/- per sft.
5.	Assuming it is a new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specifications and other factors with the flat under comparison (Give details)	Prevailing market rate Rs.4500/- to Rs.5000/- per sft, for flat with UDS Adopted Rate Rs.4500/- per sft.
6.	BREAK UP FOR THE RATE	
	i) Land part:	Prevailing market rate Rs.4000/- to Rs.4500/- per sft Adopted rate is Rs.4000/- per sft. 410 sft × Rs.4000/-= Rs.16,40,000/- (Reference value)
	ii) Building + Services	Prevailing market rate Rs.2500/- to Rs.3000/-per sft for construction cost.1130 sft × Rs.2500/- per sft = Rs.28,25,000/- **Depreciation:** Since it is a 8 years old building, depreciation (8 × 1.5%) 12% is considered for valuation. Rs. 28,25,000/- × (1-0.12) = Rs.24,86,000/-

	Land Building **Total**	Rs. 16,40,000/- Rs. 24,86,000/- Rs. 41,26,000/- (Reference Value)
7.	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	Rs.1650/- per sft (web site copy enclosed) 410 sft × Rs.1650/- per sft = Rs. 6,76,500/- Guideline value of the building= Rs. 16,93,359/- Rs. 6,76,500/- + Rs. 16,93,359/- = Rs. 23,69,859/- (Reference Value)

B. COMPOSITE RATE ADOPTED AFTERDEPRECIATION:

a.	Depreciated Building Rate	
	Replacement cost of flat with Services (v(3)i)	Prevailing market rate Rs.4000/- to Rs.4250/- per sft, for flat with UDS. Adopted Rate Rs.4250/- per sft.
	Age of the building	8 years old Building
	Future Life	52 years (if maintained well)
	Life of the building estimated	60 years
	Depreciation percentage assuming the salvage value as	8%
	Depreciated Ratio of the building	Rs.4250/- per sft × (1-0.08) = Rs.3910/- per sft
b.	Total Composite rate arrived for Valuation	Rs.3910/- per sft
	Depreciated Building rate VI(a)	as below
	Rate for Land & other V(3) ii	
	Total Composite Rate	

C. VALUATIONDETAILS:

Sl. No.	**DESCRIPTION**	**Quantity**	**Rate Per Unit (Rs.)**	**Estimated/ Present Value (Rs.)**
	Present value of the flat	1130 sft	Rs.3910/-sft	Rs.44,18,300/-
	Car parking	---	-	--
	Wardrobes/ cub board works	-	-	Nil
	Kitchen arrangements	-	-	
	Show cases / Almirahs	-	-	-Included-
	Superfine finish	-	-	-Included-
	Interior decorations	-	-	-Included-
	Electricity, water,	-	-	--

	drainage deposits etc	-	-	-Included-
	Electrical fittings, etc.	-	-	-Included-
	Extra Collapsible gates/ grill works etc.	-	-	Nil
	Potential Value, if any?	-	-	Nil
	Share of common amenities, if any?	-	-	-Included-
TOTAL				Rs.44,18,300/- **Say, Rs.44,00,000/-**
Factors favouring for an additional value				Nil
1.				
Factors favouring for less value				Nil
1.				
Present Market Value				**Rs.44,00,000/-**
Any other details				Nil

As a result of my appraisal and analysis, it is my considered opinion that the present fair market value of the above property in the prevailing condition with aforesaid specifications is

- **Fair market value of the property is Rs. 44,00,000/-**
  (Rupees Forty Four Lakhs only)

- **Realizable sale value of the property is (90%) Rs.39,60,000/-**
  (Rupees Thirty Nine Lakhs Sixty Thousands only)

- **Forced sale value of the property is (80%)Rs.35,00,000/-**
  (Rupees Thirty Five Lakhs only)

Place: Chennai
Date: 27.06.2026

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 reasonable market value of the property is _____.

Signature
(Name of the Branch Manager with Office)

Part D – Certificate

Inspected the property on 24.06.2026 in the presence of lessee.

1. I have no direct or indirect interest in the property valued.
2. The rates adopted are only the prevailing rates at the time of inspection. It may vary according to the time and purpose.
3. This report does not consider lease /mortgage/ borrowings, if any of the Property.
4. This valuation report deals with Valuation aspects only and does not consider Legal aspects, SARFAESI complain and the genuineness of the documents which have to be dealt by a legal expert.
5. This report is prepared based on the documents produced by the bank/client and the site details at the time of inspection.
6. Amenities & services will have more depreciation and may become nil value in future.
7. For ownership and the extent of area, the latest legal opinion is to be referred and compared.
8. This opinion is exclusively intended for Canara Bank, ARMB ranch and it has freedom to accept or reject the opinion. It should not be used for any other purpose.
9. The information and other details given above and the annexure are true to the best of my knowledge and belief.
10. This report contains 18 pages excluding photographs.

Chennai – 600 085

Date: 27.06.2026

Dr.A.Shoba

Approved Valuer for Banks

Note : This report contains 18 pages.

Enclosures: A Key plan showing the location of the property.

DECLARATION FROM VALUER

We hereby by declare that,

a. We are citizen of India

b. The information furnished in our valuation report dated: 27.06.2026 is true and correct to the best of our knowledge and belief and we have made an impartial and true valuation of the property.

c. We have no direct or indirect interest in the property valued.

d. We have personally inspected the property on 24.06.2026 in the presence of lessee. The work is not sub-contracted to any other valuer and carried out by us.

e. We have not been removed /dismissed from service /employment earlier.

f. We have been not been convicted of any offence and sentenced to a term of imprisonment.

g. We have not been found guilty of misconduct in my professional capacity.

h. We have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure.

i. We have not cub-contract the work to any other valuer and carry out the work myself.

j. We 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.

k. We 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.

l. We abide by the model code of conduct for empanelment of valuer in the bank. (Format – F signed copy of same to be taken and kept along with this declaration)

m. We are registered under section 34 AB of the wealth tax act, 1957.

n. The undersigned is the proprietor/partner/authorized official of the firm/ company, who is competent to sign this valuation report.

o. Further, we hereby provide the following.

Chennai – 600 085

Date: 27.06.2026.

Dr.A.Shoba

Approved Valuer for Banks.

MODEL CODE OF CONDUCT FOR VALUERS

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

Integrity and Fairness:

- 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 valuer.
- A valuer shall maintain by being honest, straightforward, and forthright in all professional relationships.
- A valuer shall endeavor to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
- A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
- A valuer shall keep public interest foremost while delivering his services.

Professional Competence and Due Care:

- A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
- A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time.
- 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.
- 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.
- A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
- 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 valuer or professionals or for which the client can have separate arrangement with other valuer.

Independence and Disclosure of Interest:

- 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 partly, whether directly connected to the valuation assignment or not.

- 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.
- A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
- A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
- 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.
- A valuer shall not indulge in "mandate snatching" or "convenience valuations" in order to cater to a company or client's needs.
- 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).
- In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

Confidentiality:

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

Information Management:

- A valuer ensure that he/it maintain written contemporaneous records for any decision taken, the reason for taking the decision, and 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.
- A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorized by the authority, the registered valuers organization with organization with which he/it is registered or any other statutory regulatory body.



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

- A valuer while respecting the confidentiality of information acquired during the course of performing professional services maintain proper working papers for a period of three years or such longer period as required in its contract a specific valuation, for production before a regulatory 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:

- 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 have the same meaning as defined in clause (77) of section 2 of the company's Act,2013 (18 of 2013).

- 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 obtained or retain work for himself/itself, or to obtain or retain advantage in the conduct of profession for himself/itself.

Remuneration and Costs:

- A valuer shall provide services for remuneration which is charged in a manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.
- 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 Restrictions:

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

Signature

(Name of the Approved valuer and seal of the Firm/Company)



No.	Particulars	Valuer comment
1.	Background information of the asset being valued	Flat No.S4, 2nd Floor, Plot No.170 & 171, **"RKN Aakrithi Apartments"**, Venkateshwara Nagar Extension, Kiskintha Main Road, Varadharajapuram, Chennai – 600 132.
2.	Purpose of the Valuation and appointing authority	To assess the fair market value, Canara Bank, ARM Branch, Chennai
3.	Identity of the valuer and any other experts involved in the valuation	Dr.A.Shoba
4.	Disclosure of valuer interest or conflict, if any	Nil
5.	Date of appointment, valuation dated and date of report	Valuation date – 24.06.2026 Report date – 27.06.2026
6.	Inspections and / or investigations undertaken	Lessee
7.	Nature and sources of the information used or relied upon	Local Enquiry
8.	Procedures adopted in carrying out the valuation and valuation standards followed	Composite Rate Method
9.	Restrictions on use of the report, if any	Nil
10.	Major factors that were taken into account during the valuation	Location, approach, supply & demand, specifications, size of the flat infrastructure and Amenities
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



GUIDELINE VALUE

Zone:	Chennai	Sub Registrar Office:	Padappai
Guideline Village:	VARADARAJAPURAM	Revenue Village:	VARATHARAJAPURAM
Revenue District:	KANCHEEPURAM	Revenue Taluk:	KUNDRATHUR

Below Search results are as on 27-Jun-2026 12:19 PM

A B C D E F G H I J K L M N O P Q R S T U V W X Y Z 1 2 3 4 5 6 7 8 9 0 List of Street

21 items found, displaying 1 to 10.
[First/Prev] 1, 2, 3 [Next/Last]

Sr.No.	Street Name	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O.Download
1	VADIVEL NAGAR	1650/ Square Feet	17765/ Square Metre	Residential Special Type - II	01-Jul-2024	
2	VAIDEGI NAGAR	1100/ Square Feet	11845/ Square Metre	Residential Class II Type - I	01-Jul-2024	
3	VAMANAN AVENUE	2960/ Square Feet	31865/ Square Metre	Commercial Class I Type - II	01-Jul-2024	
4	VASANTHAMNAGAR	1650/ Square Feet	17765/ Square Metre	Residential Special Type - II	01-Jul-2024	
5	VASANTHAM NAGAR S.NO.539/1	880/ Square Feet	9475/ Square Metre	Residential Class IV Type - I	01-Jul-2024	
6	VASANTHAM NAGAR S.NOS.539/1, 540/1A	880/ Square Feet	9475/ Square Metre	Residential Class IV Type - I	01-Jul-2024	
7	VELANKANNI NAGAR	1320/ Square Feet	14210/ Square Metre	Residential Class I Type - I	01-Jul-2024	
8	VELAYUDHAM NAGAR	1320/ Square Feet	14210/ Square Metre	Residential Class I Type - I	01-Jul-2024	
9	VENKATESHWARA NAGAR EXTN	1650/ Square Feet	17765/ Square Metre	Residential Special Type - II	01-Jul-2024	
10	VETRIVEL NAGAR PHASE-I	2960/ Square Feet	31865/ Square Metre	Commercial Class I Type - II	01-Jul-2024	

PWD Value Calculation

The valuation of property arrived through this website is only indicative based on the information furnished by you. This value can not be cited as an authority for final determination of building value. Additional information are required to arrive at the exact value of property.

The rates adopted here are only for normal residential buildings whereas special types of building and factories are to be assessed after building inspection by the authorities concerned.

Land Details

Plinth Area	:	Chennai corporation limits and belt area of 32 Km around Chennai corporation limits
Age of Building (Years)	:	8 Years
Calculation Period	:	16-Aug-25 To 15-Aug-26
Flat Type	:	Single

Floor Details

Sr.No.	Floor Name	Area (Sq.Ft.)	Material Type	Wood Type	Roof Type
1	Second Floor	1130	Cement Mortar	Country	RCC Framed

Building Details

Floor Name	PWD Rate (Sq.Mt.) (₹)	Floor Value (₹)	Depreciation Value (₹)	Net Floor Value(Total Floor Value - Total Floor Depreciation) (₹)
Second Floor	11,145	11,69,969	90,380	10,79,589

Net Garage Value	:	₹ 0
Compound Wall Value	:	₹ 0
Net Building Value	:	₹ 10,79,589
(Net Floor Value + Net Garage Value + Portico value)		
Additional	:	₹ 2,15,918 (20% - Chennai corporation limits and belt area of 32 Km around Chennai corporation limits)
Total Building Value	:	₹ 12,95,507
(Net Building Value + Additional)		

Amenities

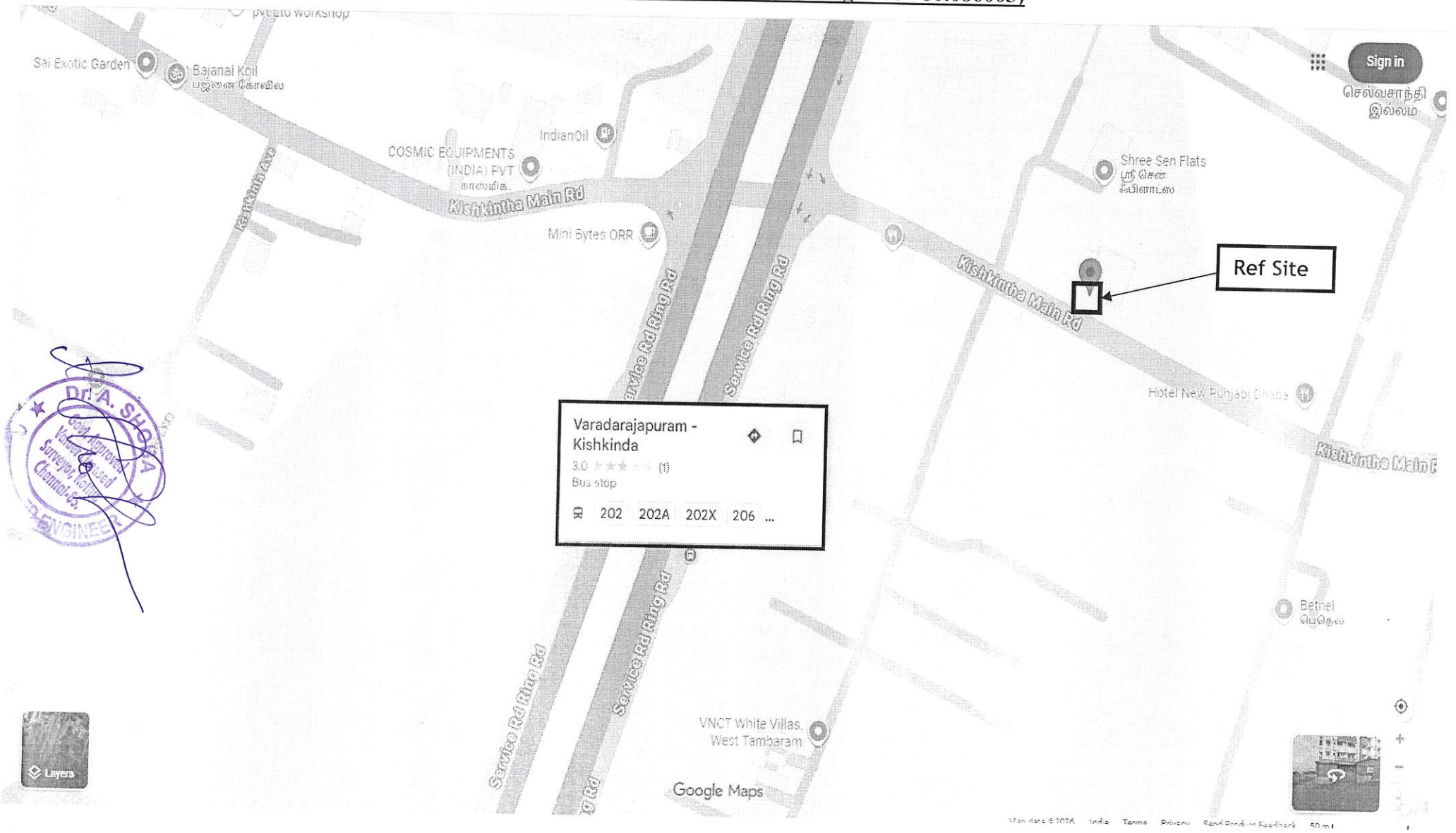
Electrical Installations	:	₹ 97,163
Internal Water Supply	:	₹ 97,163
Sanitary Installation	:	₹ 97,163
Other Extra Amenities	:	₹ 0
Total Amenities Value	:	₹ 2,91,489
(Electrical Installations + Internal Water Supply + Sanitary Installation + Other Extra Amenities)		
Flooring Value	:	₹ 1,06,363

Estimated Property Value

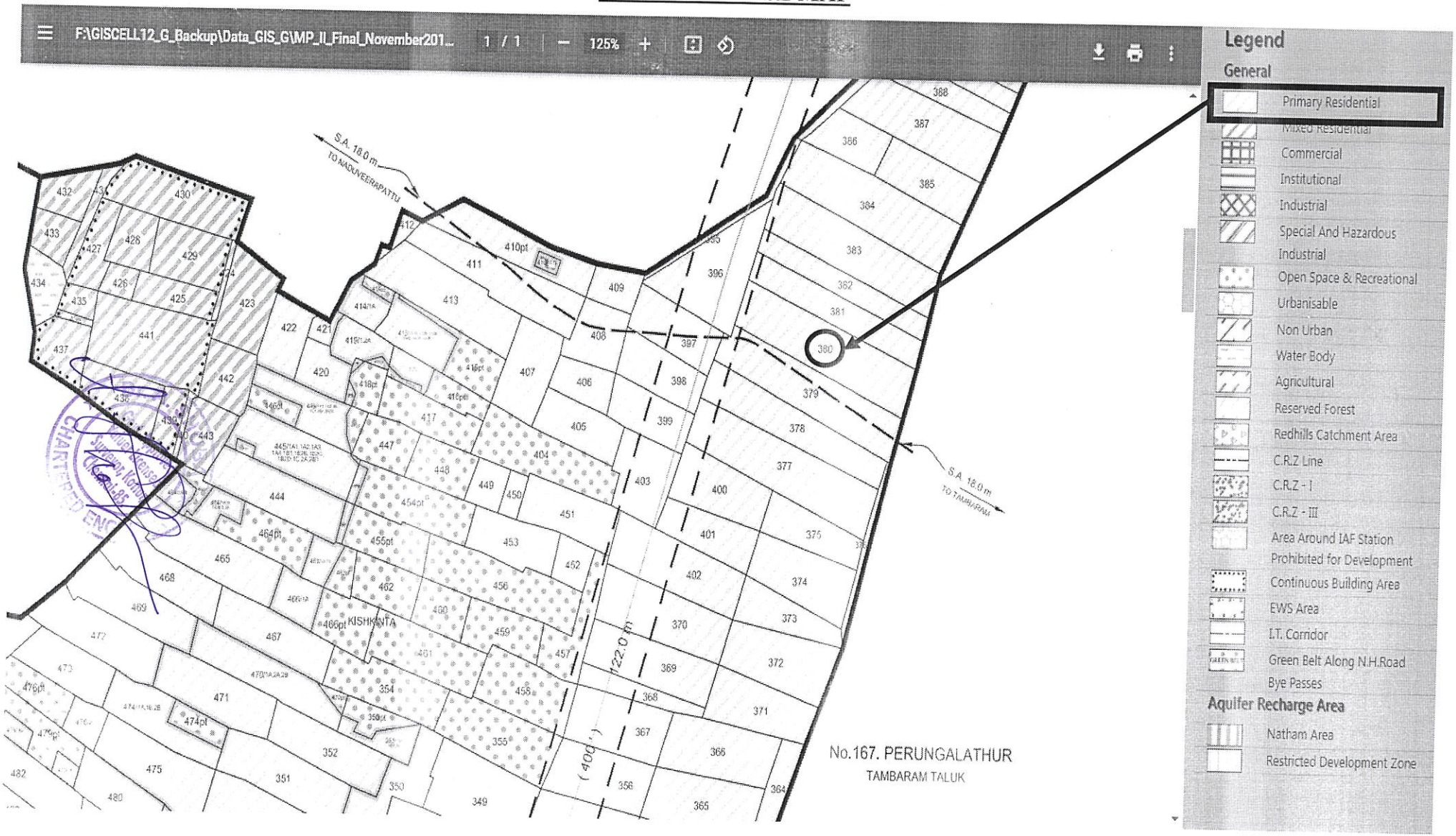
Building Value as per PWD Rate (Inclusive of all Amenities)	:	₹ 16,93,359
(Total Building Value + Total Amenities Value + Flooring Value)		



Key Plan (Latitude – 12.940063 & Longitude - 80.086003)



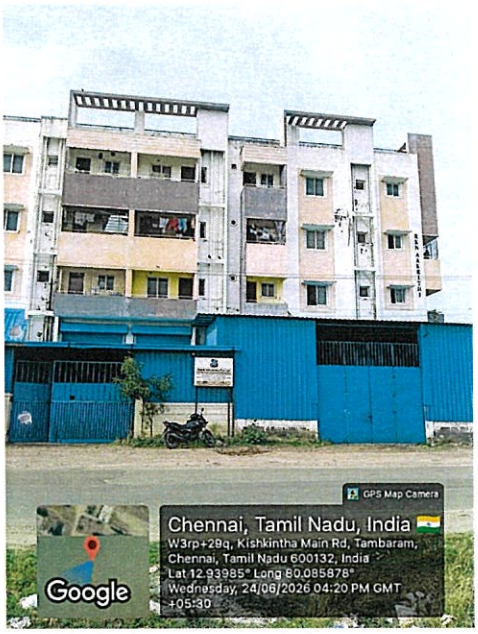
CMDA LAND USE MAP

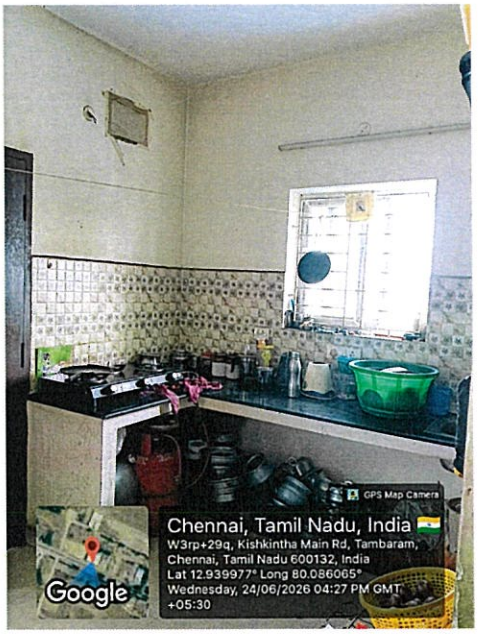


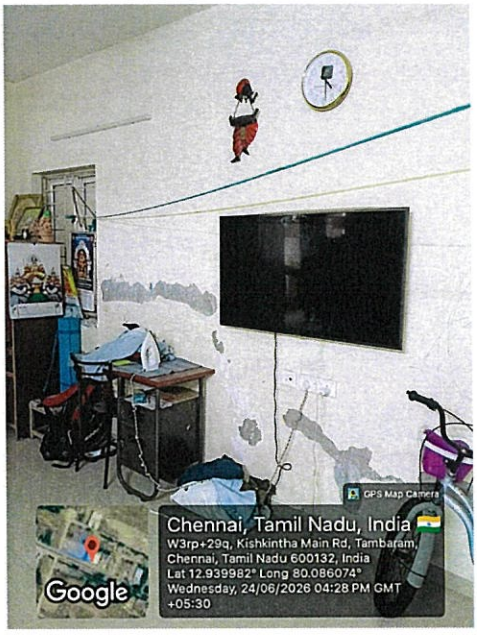


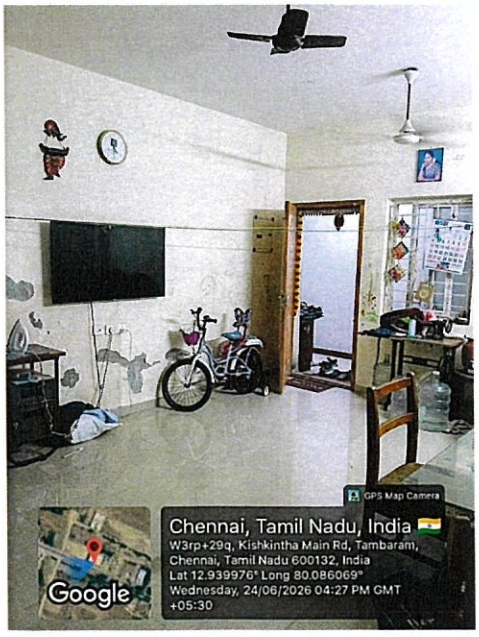


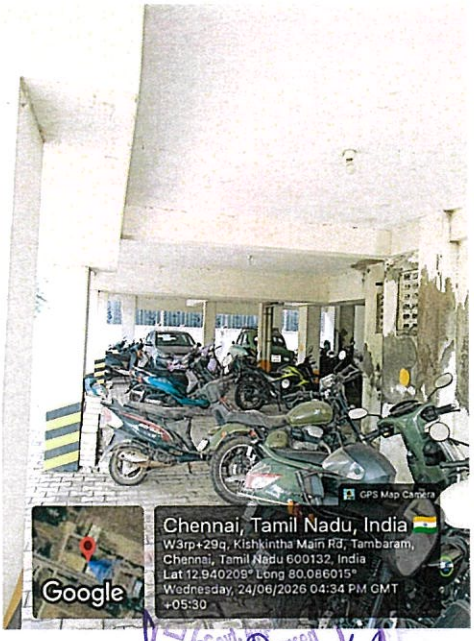














Govt. Approved Valuer, Surveyor, Architect, Chennai-20.
CHARTERED ENGINEER