BEST ASSOCIATES

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 –
044-79632901
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

VALUATION REPORT

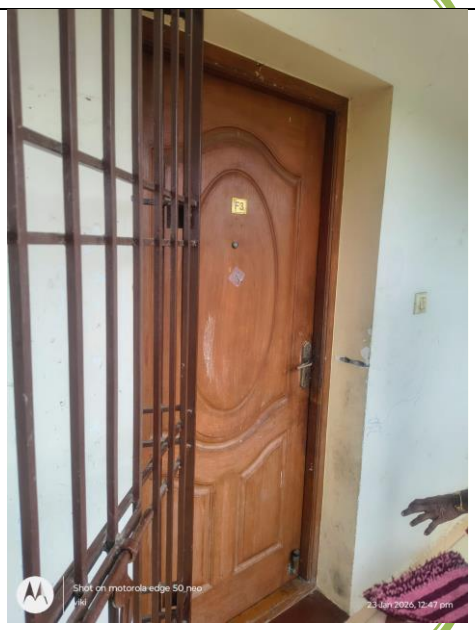
Name of the Bank & Branch : **Canara Bank, ARM Branch, Chennai-600 018.**

Name of the Owners : **Mr. Mariyappan, S/o. Mr. Vanniyaraj,**

Location of the Property : **S.No. 317/1 (pt), T.S.No. 1/73, Flat No. F3, 1st Floor, Bhuvaneshwari Nagar 1st Main Road, Muthukrishnan Street, Velachery Village, Guindy Taluk, Velachery (SRO), Chennai District – 600 042.**

Total Extent of Land : **527.00 Sq. ft (UDS)**





Present Market Value	:	**Rs. 63,00,000.00**
Guide Line Value	:	**Rs. 38,98,950.00**
Forced Sale Value	:	**Rs. 50,00,000.00**
Realizable Sale Value	:	**Rs. 57,00,000.00**

BEST ASSOCIATES

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

Office Address:
Door No.2/21, Ground Floor, Haroon Building,
Viswanathapuram 1st street, Rengarajapuram,
Kodambakkam, Chennai-600024.
Mobile No: 044-79632901
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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

Ref No: IV-654/CB/2025-2026 **Date:** 07.02.2026

To,
The Assistant General Manager,
Canara Bank, ARM Branch,
Chennai-600 018.

VALUATION REPORT
On Immovable Properties
(In respect of flats)

Pursuant to the request from "The Assistant General Manager, Canara Bank, ARM Branch, Chennai - 600 018, the property located at S.No. 317/1 (pt), T.S.No. 1/73, Flat No. F3, 1st Floor, Bhuvaneshwari Nagar 1st Main Road, Muthukrishnan Street, Velachery Village, Guindy Taluk, Velachery (SRO), Chennai District – 600 042, which is said to be owned by **Mr. Mariyappan, S/o. Mr. Vanniyaraj,** the said property has been inspected on **23.01.2026** for the purpose of assessing the present market value.

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

1. Previous valuation report given by Er. B. Jayachandran, Dated: 24.09.2021.

Based upon the actual observations 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, etc.,

I am of opinion that:

1. The Open market value of the property is **Rs. 63,00,000.00**
2. Guide line value of the property is **Rs. 38,98,950.00**
3. The Forced sale value of the property Is **Rs. 50,00,000.00**
4. The Realizable value of the property is **Rs. 57,00,000.00**

I declared that,

1. I have inspected the property on 23.01.2026.
2. Number of title deed(s) involved in this property – Details not furnished.
3. I have no direct or indirect interest in the property valued.
4. Further the information and other details given above in the annexure are true to the best of my knowledge and belief.
5. Value varies with the purpose and date. This report is not to be referred if the purpose is different other than mentioned in the above purpose.
6. Legal aspects are not considered in this Report.

Place: Chennai, **Signature of Valuer**
Date: 07.02.2026 **With seal**

VALUATION OF FLAT BY COMPOSITE RATE METHOD
REPORT ON VALUATION
(In respect of flats)

PART A – BASIC DATA

1. GENERAL

1.	Purpose for Which the Valuation is made	To Assess the fair market value of the property
2.	a) Date of inspection b) Date on which the valuation is made	23.01.2026 07.02.2026
3.	List of documents produced for perusal	1. Previous valuation report given by Er. B. Jayachandran, Dated: 24.09.2021.
4.	Name of the owner(s) and his/their Address (es) with Phone No.(Details of share of each owner in case of joint ownership)	**Mr. Mariyappan, S/o. Mr. Vanniyaraj,**
5.	Brief description of the property: The said property is located at S.No. 317/1 (pt), T.S.No. 1/73, Flat No. F3, 1st Floor, Bhuvaneshwari Nagar 1st Main Road, Muthukrishnan Street, Velachery Village, Guindy Taluk, Velachery (SRO), Chennai District – 600 042, The surrounding places are Residential area Developing Area Civic amenities all are available within 2 Km distance. As per enquiry made by the undersigned the fair market value of the flat around the above site is ranging from Rs.5,000.00 to Rs.6,500.00 per Sq. ft for vacant land. I have considered Rs.5,700.00 per Sq. ft for the valuation purpose.	
6	Location of the property a.Plot No. /Survey No. b. Door No. c. T. S. No/village d. Ward e. District	 S.No. 317/1 (pt), T.S.No. 1/73, Flat No. F3, 1st Floor, Velachery Village, Guindy Taluk,, Chennai District – 600 042.
7.	Postal address of the property	Flat No. F3, 1st Floor, Bhuvaneshwari Nagar 1st Main Road, Muthukrishnan Street, Velachery Village, Guindy Taluk, Velachery (SRO), Chennai District – 600 042.
8.	City /Town Residential area /Commercial area/ Industrial area	City Residential Area
9.	Classification of the area i)High/Middle /Poor ii) Urban/Semi Urban/Rural	 Middle Urban
10.	Coming under Corporation limit/ Village Panchayat/ Municipality	CMDA & GCC
11.	Whether covered under any state/Central Govt. Tenements (e.g. Urban Land Ceiling Act) or notified under agency area /scheduled area/ cantonment area.	No
12.	In case it is an agricultural land any conversion to house site plots is contemplated	No

13.	**Boundaries of the property:**	**As per Deed EC**	**As per Actual**
	North	Muthukrishnan Street	Common passage leading to Muthukrishnan Street
	South	Vacant Land	Passage
	East	Vacant Land	Land and building
	West	Park	Vacant Land
14	**Dimensions (For Whole Property)**	**As per Deed EC**	**As per Actual**
	North	Not mentioned	Refer Building Plan
	South		
	East		
	West		
15	Extent of the site	527.00 Sq. ft (UDS)	
16	Latitude, Longitude & Co-ordinates of flat	12°58'13.3"N 80°13'30.7"E 12.970361, 80.225194	
17	Whether occupied by the owner/ tenant If occupied by tenant since how long? Rent received per month	Locked during inspection	

II.APARTMENT BUILDING

1	Nature of the Apartment	Residential Purpose
2	Location S. F. No. Block No. Ward No. Village/Municipality/Corporation. Door No. Street or road (Pin code)	 S.No. 317/1 (pt), T.S.No. 1/73, - - Velachery Village, Flat No. F3, 1st Floor, Bhuvaneshwari Nagar 1st Main Road, Muthukrishnan Street, Velachery Village, Guindy Taluk, Velachery (SRO), Chennai District – 600 042.
3	Description of the Locality Residential/ Commercial/Mixed	Residential Area
4	Year of construction	2016
5	Number of Floors	Approval – Stilt + 2nd Floor Actual – Stilt + 2nd Floor
6	Type of Structure	RCC Framed Structure
7	Number of Dwelling units in the Building	Approval – 12 Units Actual – 11 Units
8	Quality of Construction	Normal
9	Appearance of the Building	Fair
10	Maintenance of the Building	Normal
11	Facilities available Lift	Nil
12	Protected Water Supply	Available
13	Underground Sewerage	Available
14	Car Parking	Available
15	Open/Covered	Covered (As per old valuation)
16	All round Compound wall	Available
17	Pavement around the building	Available
18	Any other facility	Available

III.FLAT

1.	The floor in Which the flat is situated	Flat No. F3, 1st Floor,
2	Door No. of the Flat	
3	Specifications of the Flat Roof Flooring Doors	 RCC Roof Not known Main Door Teak Wood Doors & Other Not known

	Windows Fittings Finishing	Country Wood with Glazed Shutters Not known Normal
4	House Tax Assessment No Tax Paid in the name of Tax Amount	Details not furnished
5	Electricity Service Connection No. Meter Card in the name of	Details not furnished
6	How is the Maintenance of the Flat	Fair
7	Sale deed Executed in the name of	**Mr. Mariyappan,**
8	What is the undivided area of land	527.00 Sq. ft
9	What is the plinth area of the flat	Super Built up Area = 1,100.00 Sq. ft
10	What is the floor space index (Approx)	1,100.00 Sq. ft / 527.00 Sq. ft = 2.09
11	What is the carpet area of the flat	Not known
12	Is it posh/I class/medium/ordinary	Medium
13	Is it being used for residential or commercial purpose	Residential
14	Is it owner occupied or tenanted	Locked during inspection

1. DRAWING APPROVAL: Details not furnished

IV.MARKETABILITY

1.	How is the marketability	Fair
2	What are the factors favoring for an extra potential value	Nil
3	Any negative factors are observed which affect the market value in general	Nil

Any negative factors observed which affect the market value in general: Nil

V.RATE

1.	After analyzing the comparable sale instances, what is the composite rate for a similar flat with same specifications in the adjoining locality	Rs.5,000.00/Sq. ft to Rs.6,500/Sq. ft for built up area,
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 factors with the flat under comparison (Given details)	**Rs.5,700.00/Sq. ft**
3	**Break up for the rate** ➢ Building + services (EB, Water etc.,) ➢ Depreciation (10/60 x 0.9 =0.15) ➢ Land + Development work &Others ➢ Composite rate	Rs.2,000.00 /Sq. ft = 0.15 x Rs.2,000.00 / Sq. ft =Rs.300.00 /Sq. ft = Rs.2,000.00 / Sq. ft - Rs.300.00 /Sq. ft = Rs. 1,700.00/Sq. ft = Rs. 3,971.29/ Sq. ft = Rs. 1,700.00/Sq. ft + Rs. 3,971.29/ Sq. ft = Rs. 5,671.29 / Sq. ft Say **Rs.5,700.00 /Sq. ft**
4	Guideline rate obtained from the register office (un evidence thereof to be enclosed) Land Value Building Value	**Rs.3,850.00 per Sq. ft** 527.00 Sq. ft x Rs.3,850.00 /Sq. ft = Rs. 20,28,950.00 1,100.00 Sq. ft x Rs.1,700.00 /Sq. ft = Rs.18,70,000.00 **Rs. 38,98,950.00**

VI. Composite rate adopted after depreciation:

1.	Replacement cost of flat including services	Rs.2,000.00 /Sq. ft
2	Depreciation value of the building	Rs. 300.00 /Sq. ft
3	Age of the building	10 Years
4	Life of the building estimated	60 Years , Remaining Life = 50 Years
5	Depreciation Percentage assuming the salvage value as 10 %	10/60 x 0.9 =0.15
6	Depreciated Value of the building,	Rs.1,700.00 /Sq. ft
7	Total composite rate arrived for valuation	Which works out flat of built up area Rs.5,700.00/Sq. ft which is reasonable while comparing nearby flat rate.

VII. Details of valuation building construction is to be done

S. No	Description	Qty	Rate per unit Rs.	Estimated value Rs.
1.	Present value of the flat	1,100.00	5,700.00	Rs. 62,70,000.00
2.	Ward robes	-		
3.	Car Park in Stilt Floor	LS		
4	Kitchen arrangements	Nil	-	-
5	Super fine finish	Nil	-	-
6	Interior decoration	Nil	-	-
7	Electricity deposits/ Electrical fitting, etc.,	Nil	-	-
8	Extra collapsible gates/grill works etc.,	Nil	-	-
9	Potential value if any	Nil	-	-
12	Sump, Bore, Compound Wall Electricity Deposits / Electrical Fittings Etc.,	LS		
13	others (Covered Car Parking)	Nil	-	-
	Total			Rs. 62,70,000.00 Say **Rs.63,00,000.00**

Valuation:

As a result of my appraisal and analysis it is my considered opinion that the present market value of the above flat in the prevailing condition with aforesaid specification is **Rs.63,00,000.00**

Present Market value of the property **Rs.63,00,000.00**

Forced sale value of the property Rs.50,00,000.00

Realizable sale value of the property Rs.57,00,000.00

Guideline value of the property **Rs.38,98,950.00**

Approved valuer

PART D – CERTIFICATE

1. It is certified that in my opinion

- The Present market value of the flat by adopting suitable composite rate is **Rs.63,00,000.00** (Rupees Sixty-Three Lakhs Only)

- The forced sale value of the property is estimated as 20 % less than present market Rs.50,00,000.00 (Rupees Fifty Lakhs Only)

- The Realizable sale value of the property is estimated as 10 % less than present market Rs.57,00,000.00 (Rupees Fifty-Seven Lakhs Only)

2. Number of title deed(s) involved in this property is (one). The relevant document for the subject flat in the opinion of this valuer – Details not furnished.

3. If this property is offered collateral security, the concerned financial intuition is requested to verify the extent of undivided share of land mentioned in 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 I (i).

5. The Property was inspected on 23.01.2026.

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

7. This valuation work was/has been undertaken by the valuer based upon the oral request from Assistant General Manager, Canara Bank, ARM Branch, Chennai-18

Place : Chennai,
Date : 07.02.2026. Panel Valuer

Enclosures:
- Declaration from Valuer
- Model Code Conduct for Valuers
- Guideline Value
- Encumbrance certificate
- Village map
- Google Map
- Photo graph

(Note: The valuer may add any number of additional sheets for providing any vital data and relevant information)

Appendix-IV

DECLARATION FROM VALUERS

I hereby declare that

- The information furnished in my valuation report dated 07.02.2026 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 23.01.2026.
- 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.

S.No.	Particulars	Valuer Comments
1	Background information of the asset being valued.	Residential Flat
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 : 15.11.2025 Valuation Date : 23.01.2026. Date of Report : 07.02.2026.
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 Enquiries
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	Canarabank 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 : 07.02.2026.

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 arrangements 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 definedin 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:07.02.2026.
Place : Chennai. SIGNATURE

Guideline Value:

Guideline Search

Search Criteria :

Zone:	CHENNAI	Sub Registrar Office:	VELACHERI
Guideline Village:	VELACHERY	Revenue Village:	
Revenue District:		Revenue Taluka:	
Street/Survey Number:	B		

List All Street

128 items found, displaying 71 to 80.
[First/Prev] 4, 5, 6, 7, **8**, 9, 10, 11 [Next/Last]

Sr.No.	Street Name	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O.Download
71	BELSHAKTHI NAGAR MAIN ROAD	3850/ Square Feet	41445/ Square Metre	Residential Class II Type - III	01-Jul-2024	-
72	BETHAL AVENUE : -	4400/ Square Feet	47365/ Square Metre	Residential Class II Type - II	01-Jul-2024	-
73	BETHEL AVENUE 1ST STREET	4400/ Square Feet	47365/ Square Metre	Residential Class II Type - II	01-Jul-2024	-
74	BETHEL AVENUE 2ND STREET	4400/ Square Feet	47365/ Square Metre	Residential Class II Type - II	01-Jul-2024	-
75	BETHEL AVENUE 3RD STREET	4400/ Square Feet	47365/ Square Metre	Residential Class II Type - II	01-Jul-2024	-
76	BETHEL AVENUE 4TH STREET	4400/ Square Feet	47365/ Square Metre	Residential Class II Type - II	01-Jul-2024	-
77	BHARANI STREET UDHAYAM NAGAR ANNEX	3850/ Square Feet	41445/ Square Metre	Residential Class II Type - III	01-Jul-2024	-
78	BHARATHI STREET DEVI KARUMARI AMMAN NAGAR	3850/ Square Feet	41445/ Square Metre	Residential Class II Type - III	01-Jul-2024	-
79	BHAVANI STREET, GOLDEN AVENUE EXTN	3850/ Square Feet	41445/ Square Metre	Residential Class II Type - III	01-Jul-2024	-
80	BHUVANESHAWARI NAGAR 1ST MAIN ROAD	3850/ Square Feet	41445/ Square Metre	Residential Class II Type - III	01-Jul-2024	-

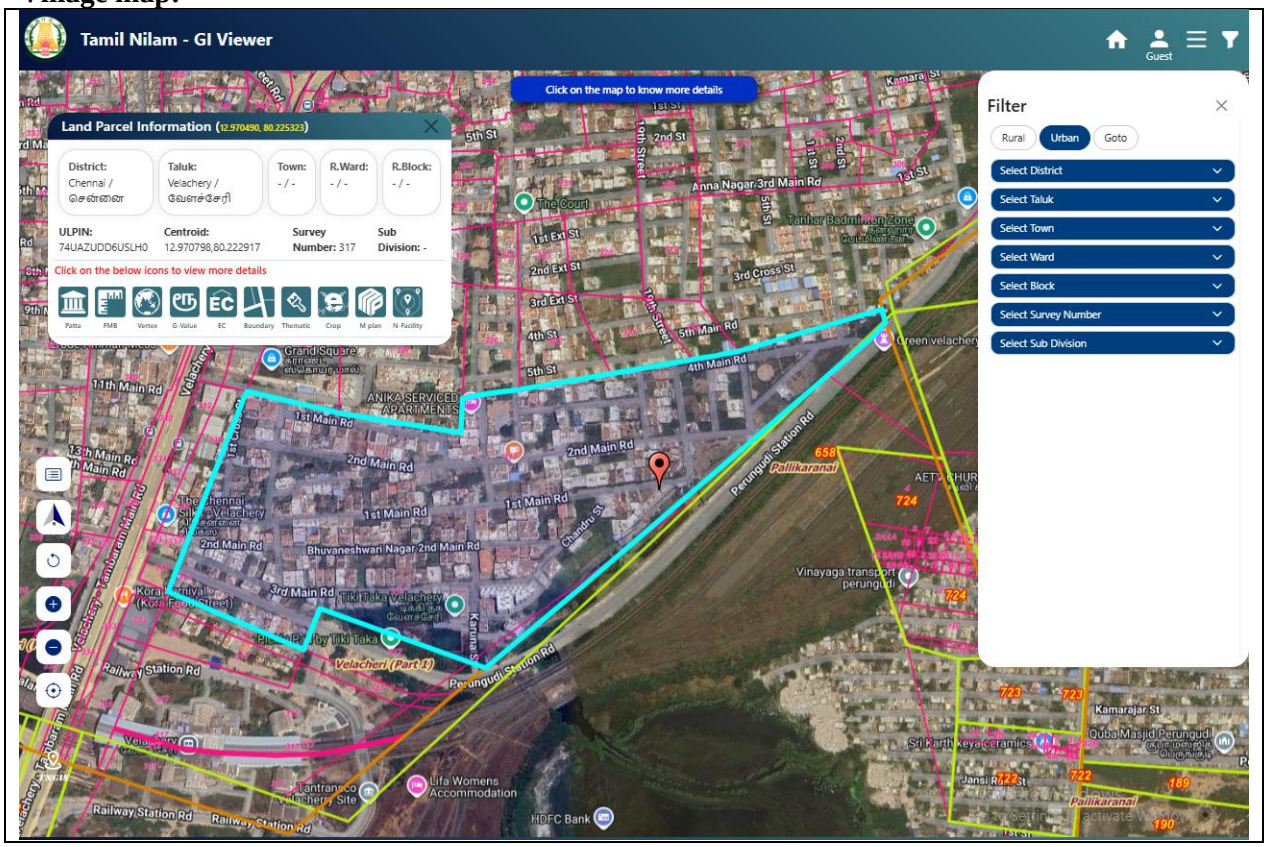
Encumbrance certificate:

6356/2021	04-Oct-2021 04-Oct-2021 04-Oct-2021	Construction agreement deed	1. மெசர்ஸ் விஜெபிஎஸ் டெவலப்பர்(முத.) சகாதேவன்(முக.)	1. மாரியப்பன்	-
Consideration Value/கைமாற்றுத் தொகை: Rs. 62,64,100/-		Market Value/சந்தை மதிப்பு: -		PR Number/முந்தைய ஆவண எண்: -	
Schedule 1 Details: Property Type/சொத்தின் வகைப்பாடு: Plot			Property Extent/சொத்தின் விஸ்தீர்ணம்: 527.0 SQUARE FEET		
Village & Street/கிராமம் மற்றும் தெரு: Velachery, Bhuvaneshawari Nagar 1st Main Road			Survey No./புல எண் : 1/73, 317/1PART		
			Floor No./தள எண்: 1 Flat No./அடுக்குமாடிக் குடியிருப்பு எண்: F3		
Boundary Details: கிழக்கு - காலி மனை, மேற்கு - பூங்கா, வடக்கு - முத்துகிருஷ்ணன் தெரு, தெற்கு - காலி மனை			Schedule Remarks/சொத்து விவரம் தொடர்பான குறிப்புரை: 527 சதுரடி பிரிபடாத பாகம். Flat Portion bearing Flat No.F3 in the First Floor, measuring about 1100 Sq.ft. (inclusive of common areas), together with one car parking in the ground floor,		
6357/2021	04-Oct-2021 04-Oct-2021 04-Oct-2021	Sale deed	1. செல்வி(முத.) சகாதேவன்(முக.)	1. மாரியப்பன்	-
Consideration Value/கைமாற்றுத் தொகை: Rs. 12,35,900/-		Market Value/சந்தை மதிப்பு: Rs. 12,35,900/-		PR Number/முந்தைய ஆவண எண்: 1003/2012, 4849/2012	
Schedule 1 Details: Property Type/சொத்தின் வகைப்பாடு: Plot			Property Extent/சொத்தின் விஸ்தீர்ணம்: 527.0 SQUARE FEET		
Village & Street/கிராமம் மற்றும் தெரு: Velachery, Bhuvaneshawari Nagar 1st Main Road			Survey No./புல எண் : 1/73, 317/1PART		
Boundary Details: கிழக்கு - காலி மனை, மேற்கு - பூங்கா, வடக்கு - முத்துகிருஷ்ணன் தெரு, தெற்கு - காலி மனை			Schedule Remarks/சொத்து விவரம் தொடர்பான குறிப்புரை: 527 Sq.ft. of undivided share of land		
6358/2021	04-Oct-2021 04-Oct-2021 04-Oct-2021	Deposit Of Title Deeds	1. மாரியப்பன்	1. கனரா பேங்க்	-

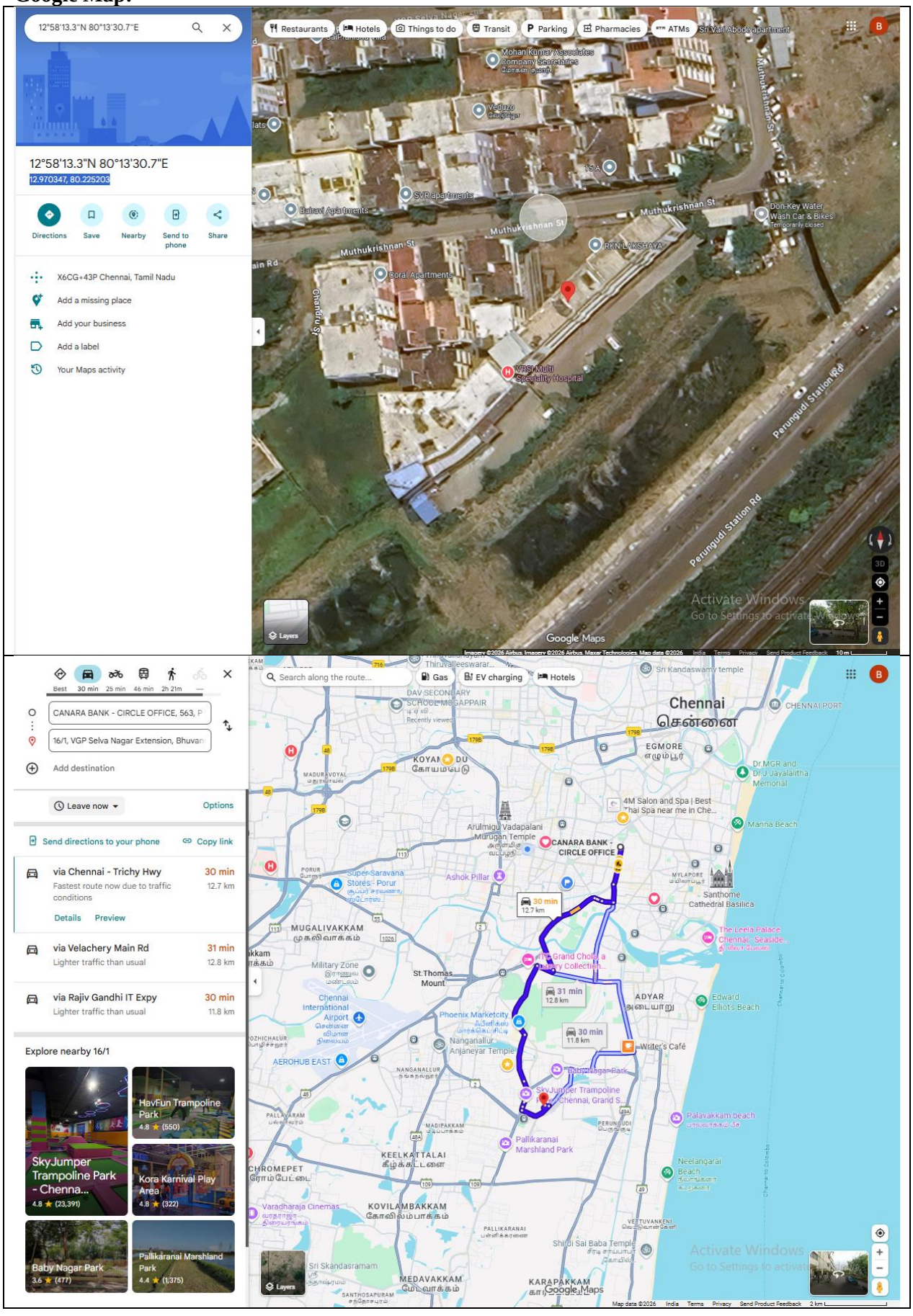
31

Consideration Value/கைமாற்றுத் தொகை: -	Market Value/சந்தை மதிப்பு: Rs. 52,00,000/-	PR Number/முந்தைய ஆவண எண்: -
Schedule 1 Details: Property Type/சொத்தின் வகைப்பாடு: Flats	Property Extent/சொத்தின் விஸ்தீர்ணம்: 527.0 SQUARE FEET	
Village & Street/கிராமம் மற்றும் தெரு: Velachery, Bhuvaneshawari Nagar 1st Main Road	Survey No./புல எண் : 1/73, 317/1PART	
	Floor No./தள எண்: 1-Floor Flat No./அடுக்குமாடிக் குடியிருப்பு எண்: F3	
Boundary Details: கிழக்கு - காலிமனை, மேற்கு - பூங்கா, வடக்கு - முத்துகிருஷ்ணன் தெரு, தெற்கு - காலிமனை	Schedule Remarks/சொத்து விவரம் தொடர்பான குறிப்புரை: 527 Sq.ft. of undivided share of land, Flat Portion bearing Flat No.F3, in the First Floor, measuring about 1100 Sq.ft. (inclusive of common areas), together with one car parking in the ground floor,	

Village map:


Tamil Nilam - GI Viewer
Guest
Click on the map to know more details
Land Parcel Information (12.970490, 80.225323)
District: Chennai / சென்னை
Taluk: Velachery / வேளச்சேரி
Town: - / -
R.Ward: - / -
R.Block: - / -
ULPIN: 74UAZUDD6USLH0
Centroid: 12.970798,80.222917
Survey Number: 317
Sub Division: -
Click on the below icons to view more details
Patta
FMB
Vertex
G-Value
EC
Boundary
Thematic
Crop
M plan
N-Facility
Filter
Rural
Urban
Goto
Select District
Select Taluk
Select Town
Select Ward
Select Block
Select Survey Number
Select Sub Division
Anna Nagar 3rd Main Rd
The Court
Grand Square
ANIKA SERVICED APARTMENTS
1st Main Rd
2nd Main Rd
Bhuvaneshwari Nagar 2nd Main Rd
Perungudi Station Rd
Pallikaranai
Velachery
Railway Station Rd
Velacheri (Part 1)
Vinayaga transport perungudi
Kamarajar St
Quba Masjid Perungudi
Lifa Womens Accommodation
HDFC Bank

Google Map:


12°58'13.3"N 80°13'30.7"E
12.970347, 80.225203
Directions
Save
Nearby
Send to phone
Share
X6CG+43P Chennai, Tamil Nadu
Add a missing place
Add your business
Add a label
Your Maps activity
Restaurants
Hotels
Things to do
Transit
Parking
Pharmacies
ATMs
Muthukrishnan St
Perungudi Station Rd
Google Maps
Best
30 min
25 min
46 min
2h 21m
CANARA BANK - CIRCLE OFFICE, 563, P
16/1, VGP Selva Nagar Extension, Bhuvan
Add destination
Leave now
Options
Send directions to your phone
Copy link
via Chennai - Trichy Hwy
30 min
Fastest route now due to traffic conditions
12.7 km
Details
Preview
via Velachery Main Rd
31 min
Lighter traffic than usual
12.8 km
via Rajiv Gandhi IT Expy
30 min
Lighter traffic than usual
11.8 km
Explore nearby 16/1
HavFun Trampoline Park
4.8 (550)
SkyJumper Trampoline Park - Chenna...
4.8 (23,391)
Kora Karnival Play Area
4.8 (322)
Baby Nagar Park
3.6 (477)
Pallikaranai Marshland Park
4.4 (1,375)
Search along the route...
Gas
EV charging
Hotels
Chennai
சென்னை
CANARA BANK - CIRCLE OFFICE
Ashok Pillar
Santhome Cathedral Basilica
Marina Beach
Phoenix Marketcity
Nanganallur Anjaneyar Temple
Pallikaranai Marshland Park
Palavakkam beach
Neelangarai Beach
Varadharaja Cinemas
Google Maps

Photos:

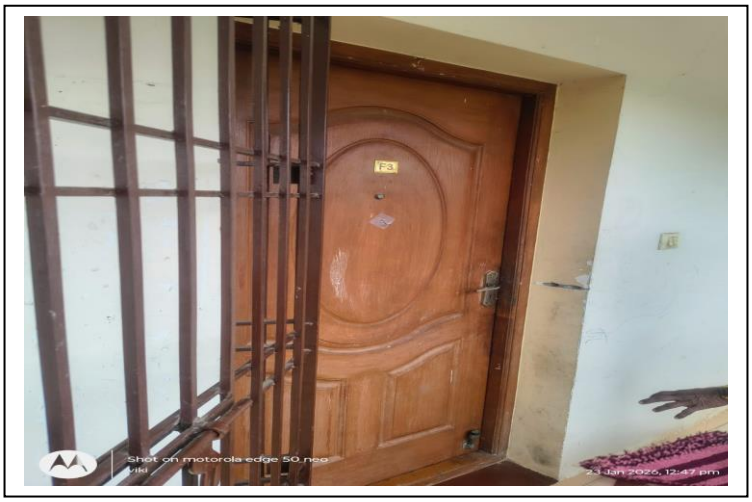

VRSI
Multi Speciality
Hospital
DIAGNOSTIC
TEST LAB
Shot on motorola edge 50 neo
viki
27 Nov 2025, 3:51 pm


LAKSHYA FLATS
P.No.189, Muthukrishnan St., Bhuvaneswari Nagar Extn., Velachery, Chennai - 600042.
G1 -
F1 -
F2 -
F3 -
F4 -
F5 - Mr. RAJESH LINGADURAI
S1 -
S2 - Mrs. S. VIJAYA
S3 -
S4 - V.ARUNAGIRI
S5 -
Shot on motorola edge 50 neo
viki
27 Nov 2025, 3:50 pm


Chennai, Tamil Nadu, India
No. 189, Muthu Krishnan Street, Bhuvneshwari Nagar, 1st Main Rd, Extn,
Velachery, Chennai, Tamil Nadu 600042, India
Lat 12.970162° Long 80.225248°
Thursday, 27/11/2025 03:49 PM GMT +05:30
Google


Shot on motorola edge 50 neo
viki
27 Nov 2025, 3:48 pm


Shot on motorola edge 50 neo
viki
27 Nov 2025, 3:48 pm


F3
Shot on motorola edge 50 neo
viki