M/S. Manickasundaram & Associates

Coimbatore - 641 038

VALUATION



REPORT

Bank and Branch	:	**CANARA BANK - ARM BRANCH**
BORROWER AND OWNER	:	**MRS.V.P.UMA MAHESWARI**
PROPERTY ADDRESS	:	**M/s.Medhun Poultry Farm. Re.S.F.No.851/5A, Nattarpalayam, Near Kangeyam to Erode Road, Pappini Village, Kangeyam Taluk, Tiruppur District-638701.**

The Photo Showing the property belonging to Mrs.V.P.Uma Maheswari









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RICS®

S. Manicka Sundaram, B.E.,FIV.,MIE
M. Ananda Padmanabhan, B.E., M.E.(Struct)., MRICS, AMIE, AIV.
Chartered Engineers, Structural Consultants
Registered Income Tax Valuer, IBBI Registered Valuer

+91 99432 41696 / 93631 42859
+91 422 2447475
manickasundaramassociates@gmail.com

Date: 20-07-2026

FAIR MARKET ASSESSMENT OF IMMOVABLE PROPERTY AS ON DATE AT M/S.MEDHUN POULTRY FARM. RE.S.F.NO.851/5A, NATTARPALAYAM, NEAR KANGEYAM TO ERODE ROAD, PAPPINI VILLAGE, KANGEYAM TALUK, TIRUPPUR DISTRICT-638701. SAID TO BE OWNED BY MRS.V.P.UMA MAHESWARI

Name of the borrower : Mrs.V.P.Uma Maheswari

Pursuant request from The Manager, Canara Bank, ARM Branch, Coimbatore the property at M/s.Medhun Poultry Farm. Re.S.F.No.851/5A, Nattarpalayam, Near Kangeyam to Erode Road, Pappini Village, Kangeyam Taluk, Tiruppur District-638701. said to be owned by Mrs.V.P.Uma Maheswari is inspected as on 20-07-2026.

The property is inspected to ascertain the present fair market value of the property if the property is provided as collateral security to the Financial Institution. The property is a Poultry Farm.

Based upon the actual observations and also the particulars provided to me detailed valuation report is prepared and furnished.

After giving careful considerations to the various important factors like the specifications, the present condition, age, future life, replacement cost, depreciation, potential for marketability, etc., as per known principles of valuation, our opinion that the present value of the property is as follows.

VALUE OF PROPERTY AS AT SITE

Description	Value of the Property
Present Fair Market Value of the property	**₹ 1,55,00,000.00**
Realisable Value of the property	**₹ 1,39,50,000.00**
Distress Value of the property	**₹ 1,24,00,000.00**
Guideline value of the Property	**₹ 36,03,000.00**

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VALUATION REPORT

To
The Manager
Canara Bank
ARM Branch
Coimbatore

PART - A (BASIC DATA)

I. General Details

1	Purpose of valuation	:	To assess the fair market value of the property
2a.	Date of Inspection	:	20-07-2026
2b.	Date of Valuation	:	20-07-2026
3	Name and address of the owner	:	Mrs.V.P.Uma Maheswari Valliyapa Goundanvalasu, Naththapalayam Post, Thuranbadi Village, Dharapuram Taluk, Tiruppur District-638106.
3a	Name and address of the borrower	:	Mrs.V.P.Uma Maheswari Valliyapa Goundanvalasu, Naththapalayam Post, Thuranbadi Village, Dharapuram Taluk, Tiruppur District-638106.

4 Documents produced for perusal
Following Photocopies are provided

i) Partition Release Deed having document no : 9198/2022 dated : 15-12-2022 infavor of Mrs.V.P.Uma Maheswari by

ii) Legal Opinion Date :20-12-2022 given by Advocate Mr.M.Ayyappan

iii) MOD having document no : 3146/2023 dated : 05-05-2023 infavor of Canara Bank, Kolathupalayam Branch by Mrs.V.P.Uma Maheswari registered in the SRO of Kangeyam

5	Brief description of the property	:	Poultry Farm
6	Scope of valuation	:	Land & Building
7	User of the report	:	The Manager,Canara Bank, ARM Branch ,Coimbatore

APPROVAL DETAILS OF THE PROPERTY

	For Land	:	Detail is not available

II. DESCRIPTION OF THE PROPERTY

1	Postal Address of the property	:	M/s.Medhun Poultry Farm. Re.S.F.No.851/5A, Nattarpalayam, Near Kangeyam to Erode Road, Pappini Village, Kangeyam Taluk, Tiruppur District-638701.
2	City /Town	:	Pappini Village
2a.	Nature of Locality of the property	:	Mixed

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3	Classification of the property	:	Poultry Farm
3a	Classsification of the Area	:	Middle
3b	Classification of the locality	:	Rural
4	Coming under Corporation Limit/ Municipality Limit / Panchayat Limit	:	Pappini Village Panchayat
5	Whether covered under any State / Central Govt. enactments	:	No
6	In case it is an agriculture land, any conversion to house site is contemplated	:	No
7	Location of the property	:	
	Survey No	:	Old S.F.No.88/2, Re.S.F.No.851/5A
	Patta No	:	Patta No.4602
	Village	:	Pappini Village
	Taluk	:	Kangeyam Taluk
	District	:	Tiruppur District
	Location	:	Near Kangeyam to Erode Road-Pappini Panchayat Union Primary School Nattarpalayam
	Local Administration Limit	:	Pappini Village Panchayat

8 Boundaries of the property

Title **For Partition Release Deed No.9198/2022 in Old S.F.No.88/2, Re S.F.No.851/5A-Extent of land = 2.705 Acres**

Direction	As per Deed	As at site
North of	Land in Re.S.F.No.851/6	East West Cart track in Re.S.F.No.851/6
South of	Land in Re.S.F.No.851/4 and East West Common Cart Track in re.S.F.No.855/6, 855/7 & 855/5	Land and Mangalore Tiled roof building(Boomi Dhanam Land) in Re.S.F.No.851/4 and East West Common Cart Track in Re.S.F.No.855/6, 855/7 & 855/5
East of	Land in Re.S.F.No.851/3	Panchami land belonging to Mr.Gnnamuithu in Re.S.F.No.851/3
West of	Land in Re.S.F.No.851/5B	Agricultural land in Re.S.F.No.851/5B

9	Latitude and Longitude Co ordinates of the property	:	**11.044224179958592, 77.61890084804838**
10	Details of the property tax referred	:	
	Assessment Number	:	Detail is not available
	Tax Amount	:	—
	In the name of	:	—
11	Electricity connection details	:	
	Service conncetion Number	:	Detail is not available
	In the name of	:	—
12	Property is presently occupied by	:	Tenant
13	Monthly Rent	:	Lease Amount Rs.2,50,000.00

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14	if Occupied by both	:	No
i	Assuming the entire building is let out rent what is the probable monthly rent?	:	—
ii	What is the adavance amount?	:	—

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PART - B (LAND)

1 Dimension of the land

Title **For Partition Release Deed No.9198/2022 in Old S.F.No.88/2, Re S.F.No.851/5A**

Dimension		**As per Deed**	**As at site**
East - West on the North			
East - West on the South			
North - South on the East			
North - South on the West			
Extent of land	:	**2.705 Acres Or**	**2.705 Acres Or**
Extent of land	:	**117829.8 Sft**	**117829.8 Sft**

2	Extent of Site	:	
a	Extent of site as per Document	:	**117829.8 sft or 2.705 Acre**
b	Extent of site as at Site	:	**117829.8 sft or 2.705 Acre**
c	Extent of site as per Patta	:	**117829.8 sft or 2.705 Acre**
d	Deduction for road widening	:	—
e	Extent of site Considered for Valuation	:	**117829.8 sft or 2.705 Acre**
f	Size of the Plot	:	—
	North & South	:	—
	East & West	:	—

3 **CHARACTERISTICS OF THE SITE**

a	Character of the locality	:	Middle
b	Classification of the locality	:	Rural
c	Development of the surrounding areas	:	Developing
d	Possiblity of flooding	:	No
e	Feasibility to the civic amenities like school, hospital, market etc.	:	Moderate Distance
f	Topography of the land	:	Level
g	Shape of the plot		Rectangle
h	Any usage restriction	:	Pappini Village Panchayat Building rules
i	Is the plot in Town planning approved layout	:	No
j	Will there be any problem to get drawing approval at a later date	:	NA
k	Position of the plot	:	Intermittent

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l	Ratio between the average depth and width	:	—
m	Road facilities	:	Available
n	Type of road available at present	:	Earthen Road
o	Width of road	:	Less than 23 feet wide
p	Is it a Land -Locked land	:	No
q	Water potential	:	Normal
r	Under ground sewage system	:	No
s	Is power supply available at the site	:	Yes
t	Is water supply available at the site	:	No
u	Advantage of the site	:	Nil
v	Any Special remarks	:	Nil
w	Any factors which affect the marketbility of the land?	:	Nil
x	Type of the land	:	Poultry Farm
y	IS the site is located in DTCP approved Lay-out/ regularized for DTCP approved Lay-out	:	No
4	Value on adopting the guideline rate	:	
	Guideline Value obtained for the registrar office / Acre	:	Rs.6,00,000.00/Acre
	Value of land on adopting GLR	:	₹ 16,23,000.00
	Say	:	₹ 16,23,000.00
5	Prevailing market rate of land	:	From Rs. 50,00,000.00 / Acre To Rs. 55,00,000.00 /Acre
	Adopted market rate of land	:	Rs.50,00,000.00 /Acre
	Value of the land as per the prevailing market rate	:	₹ 1,35,25,000.00
	Say	:	₹ 1,35,20,000.00

Note : 1) Market Value of the site / unit here adopted is arrived by local enquiries orally on the spot, neighbourhood. After giving due weightage for merits and demerits of the property viz, size, aspect ratio, locality, road width, accessibility, availability of public transport, ambiance, neighbourhood,demand supply etc the market value is arrived .This valuation report contains government guideline value as well as prevailing market value as detailed above. Thus it is in the discretion of the bank to decide upon the values.
2) Real Estate Number-9965992464(Mr.Chinnan)

PART - C BUILDINGS

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1	Type of Building	:	Residential building
2	Type of Construction	:	Load bearing structure
3	Quality of the Construction	:	Class II
4	Appearance of the building	:	Common

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5 Maintenance of the building :

Exterior : Normal

Interior : Normal

6 Measurement of Plinth area of the building : As per IS 3861 - 1975

7 No of Floors of the building : Ground Floor

8 Plinth area details

Floor	As per Plan	As at Site	Area Considered for Valuation as at site
Poultry Farm Shed-1(Mangalore Tiled Roofing)	Note:- As per letter No.9985 / UD4(3) / 2018, dated 26-02-2019, issued by the Housing and Urban Development, Secretaiat, Chennai - 600 009. construction related to poultry farm and feed production do not require building approval. (Order copy attached)	5197.5 sft	5197.5 sft
Poultry Farm Shed-2(Mangalore Tiled Roofing)		5197.5 sft	5197.5 sft
Poultry Farm Shed-3(Mangalore Tiled Roofing)		5197.5 sft	5197.5 sft
Poultry Farm Shed-4(Mangalore Tiled Roofing)		5197.5 sft	5197.5 sft
Labour Quarters-1-Mangalore Tiled Roofing		637 sft	637 sft
AC sheet lean to roof shed		469 sft	469 sft
AC sheet roof Toilet		50 sft	50 sft
Labour Quarters-2-Mangalore Tiled Roofing		155 sft	155 sft

9 Drawing approval

a) Date of issue and validity of layout of approved map/plan

For Land : Detail is not available

For Building : Note:- As per letter No.9985 / UD4(3) / 2018, dated 26-02-2019, issued by the Housing and Urban Development, Secretaiat, Chennai - 600 009. construction related to poultry farm and feed production do not require building approval. (Order copy attached)

b) F.S.I : 0.18

c) Plot Coverage : 18.75%

13 Specification of the building

Description	Poultry Farm sheds	Labour shed-1 & 2
Type of Structure	Load bearing structure	Load bearing structure
Foundation	RR Masonry in CM	RR Masonry in CM
Basement	RR Masonry in CM	RR Masonry in CM
Super Structure	Concrete Post and MS Mesh	Concrete Block in cm
Joineries		
Doors	MS Door	CW frames and Doors
Windows	—	MS Windows

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Roofing	Mangalore Tiled roofing	Mangalore Tiled roofing
Flooring	Cement Conrete Flooring	Cement Conrete Flooring
Finishing	__	Plastering the wall in cm and painting

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		Poultry Farm & Labour shed-2	Labour Shed-1
Year of construction	:	2001	2023
Age of the building	:	25 years	3 years
Expected Total Life of the building	:	30 years	60 years
Residual Life of the building	:	5 years	57 years

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14 **Valuation of the building - as at site**

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

Floor	Plinth Area in sft	Roof height	Age in years	Estimated replacement cost Rs. /Sft	Replacement Cost Rs.	Depreciation Rs.	Net Value after depreciation Rs.
Poultry Farm Shed-1(Mangalore Tiled Roofing)	5197.50	10'00"	25	300.00	15,59,250.00	11,69,437.50	3,89,812.50
Poultry Farm Shed-2(Mangalore Tiled Roofing)	5197.50	10'00"	25	200.00	10,39,500.00	7,79,625.00	2,59,875.00
Poultry Farm Shed-3(Mangalore Tiled Roofing)	5197.50	10'00"	25	200.00	10,39,500.00	7,79,625.00	2,59,875.00
Poultry Farm Shed-4(Mangalore Tiled Roofing)	5197.50	10'00"	25	200.00	10,39,500.00	7,79,625.00	2,59,875.00
Labour Quarters-1-Mangalore Tiled Roofing	637.00	10'00"	3	550.00	3,50,350.00	35,035.00	3,15,315.00
AC sheet lean to roof shed	469.00	10'00"	3	200.00	93,800.00	9,380.00	84,420.00
AC sheet roof Toilet	50.00	10'00"	3	350.00	17,500.00	1,750.00	15,750.00
Labour Quarters-2-Mangalore Tiled	155.00	10'00"	25	300.00	46,500.00	34,875.00	11,625.00
					Total		**Rs. 15,96,547.50**
					Say		**Rs. 15,96,000.00**

PART - D

AMENITIES & EXTRA ITEMS

Total :

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PART - E -SERVICES

External Water Supply arrangements	:	Rs. 25,000.00
External Electical arrangements		Rs. 25,000.00
Water Tank(1,50,000.0 Ltrs)		Rs. 5,00,000.00
Septic Tank		Rs. 25,000.00
Fencing		Rs. 50,000.00
Total	:	Rs. 6,25,000.00

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PART - F
ABSTRACT VALUE OF THE PROPERTY AS AT SITE

	GLR	PMR
PART - B Land	**Rs. 16,23,000.00**	**Rs. 1,35,20,000.00**
PART - C Buildings	**Rs. 15,96,000.00**	**Rs. 15,96,000.00**
PART - D Amenities & Extras items		
PART - E Services	**Rs. 6,25,000.00**	**Rs. 6,25,000.00**
Add:		
Less :Deduct Maintance	**Rs. 2,41,000.00**	**Rs. 2,41,000.00**
Total	**Rs. 36,03,000.00**	**₹ 1,55,00,000.00**

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

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Present Fair market Value of the property : : **₹ 1,55,00,000.00**

: **Rupees One Crore Fifty Five Lakh Only**

...

Realisable Value of the property : **Rs. 1,39,50,000.00**

: **Rupees One Crore Thirty Nine Lakh Fifty Thousand Only**

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Distress value of the property : **Rs. 1,24,00,000.00**

: **Rupees One Crore Twenty Four Lakh Only**

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Guideline value of the property : **₹ 36,03,000.00**

: **Rupees Thirty Six Lakh Three Thousand Only**

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PART - F CERTIFICATE

1 It is hereby certified that in our opinion

i The present market value of the property discussed in the report is ₹.1,55,00,000.00 (Rupees One Crore Fifty Five Lakh Only)

ii The Realisable value of the property discussed in the report is ₹.1,39,50,000.00 (Rupees One Crore Thirty Nine Lakh Fifty Thousand Only)

iii The forced sale value of the property is estimated as 20 % less than the present market value.

2 The Number of Tiltle deed is involved in this property is 2. The relevant document for the subject property in the opinion of this valuer is the deed having document no:9198/2022, &, 3146/2023 registered in the SRO of Kangeyam

3 If this property is offered as collateral security, the concerned financial institution is requested to verify the extent of land shown 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 reffered if the purpose is different other than mention in this report.

5 The property is inspected on 20-07-2026

6 The legal aspects are not considered in this report.

7 This valuation work has been undertaken based upon the request from The Manager, Canara Bank ARM Branch,Coimbatore

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Chennai and Coimbatore

Place: Coimbatore
Date: 20-07-2026

The report contains - 08 pages, Photo and Location Map put ok

The undersigned has inspected the property detailed in the Valuation Report dated 20-07-2026 on _____. We are satisfied that the fair and reasonable market value of the property is Rs.1,55,00,000.00 , Rupees One Crore Fifty Five Lakh Only

Signature

(Name of the Branch Manager with Office Seal)

ANNEXURE-VIII TO HO CIR 370/2020 DATED 19-05-2020

FORMAT-A

DECLARATION

We hereby declare that

The information furnished in our valuation report dated:20-07-2026 is true and correct to the best of our knowledge and belief and we have made an impartial and true valuation of the property.

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

We have personally inpsected the property on 20-07-2026. The work is not sub contracted to any other valuer and carried out by ourself.

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

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

We have read the Hand book on policy, standards and procesdure for Real Estate Valuation, 2011 of the IBA and this report is in confirmity to the Standards enshrined for vlauation in the Part -B of the above handbook to the best of my ability.

We have read the International vluation 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.

We abide by the Model Code of Conduct for empanelment of valuer in the Bank.

We are registered under Section 34Ab of the Wealth Tax Act of 1957. We are the partner of the firm, who is competent to sign this valuation report.

Further, We Hereby provide the following information.

S.no	Particulars	Valuer Comment
1	Background information of the asset being valued	Poultry Farm belonging to Mrs.V.P.Uma Maheswari at M/s.Medhun Poultry Farm. Re.S.F.No.851/5A, Nattarpalayam, Near Kangeyam to Erode Road, Pappini Village, Kangeyam Taluk, Tiruppur District-638701.
2	Purpose of valuation and appointing authority	To assess the fair market value of the property as requested by The Manager, Canara Bank, ARM Branch,Coimbatore
3	Identity of Valuer and other experts involved	Manicka Sundaram and Associates
4	Disclosure of conflict if interest	Nil
5	Date of appointment	20-07-2026
6	Insepctions and / or investigations undertaken	20-07-2026 & 20-07-2026
7	Nature of sources of the information used or relied upon	In house data, auction and bids, local real estate agents, housing and real estate developers

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8	Procedures adopted in carrying out of the valuation and valuaion standards	The report is prepared adhering to IVS
9	Restricions on use of the report	The report is meant only for the intended user for the specific purpose as indicated in the report.
10	Major factors that were taken into account during the valuation	Markets demand and supply, characteristics of the property
11	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by the valuer,which shall not be for the purpose of limiting his responsibility for the valuation report.	The report reflects matters as they currently exist. Changes may materially afffect the information and value contained in the report. No investigation of the title of the assets is made and owners claim to the assets will be assumed to be valid. No consideration will be given to liens or encumbrances, which may be against the assets. Therefore no responsibility is assumed for the matters of legal nature and its effect on the contents of report. The valuation report is not based on comprehensive market researh for all possible situation. The report covers the specific market area in the current situation. In this report MS &A adopted valuation method based on its own expertise and knowledge and endeavours to develop forcast on demand, supply and pricing at the relevant point of time. The Value assessments is based on the available facts and evidences on the date of assessment. It is therefore recommended that the value assessment be periodically reviewed. Changes in socio- economic and political conditions could result in a substantially different opinion than those presented at the stated effective date. MS & A will not be responsible for macro or micro changes

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ANNEXURE-IX TO HO CIR 370/2020 DATED 19-05-2020
FORMAT-B
MODEL CODE OF CONDUCT FOR VALUERS

{Adopted in line with companies(Registered valuers and valuation Rules, 2017)}

All valuers empanelled with bank 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, straight forward, and forthright in all professional relationships.

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

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

5 A valuer shall keep public 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 judgement.

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 and skill to provide competent professional service based on up-to-date developmetns in practice, prevailling 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 pubilc 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 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.

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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 valution independent of external influences.

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

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) Regulations, 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 clients 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 transation, the valuer shall declare the association with the 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 specific authority or unless there is a legal or professional right ot 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 reasonalbe person to take a view on the appropriateness fo his/its decisions and actions.

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22 A valuer shall appear, co-operate and be available for insepctions 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.

23 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.

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 ot affects his independence as a valuer.

26 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 companies Act, 2013 (18 of 2013).

27 A valuer shall not offer gifts or hospitality or a financial or any other advantage to 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.

28 Remuneration and costs.

29 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.

30 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.

31 Occupation, employability and restrictions.

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

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

Date : 20-07-2026
Place : Coimbatore

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Signature

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District : Tiruppur

Taluk : Kangayam

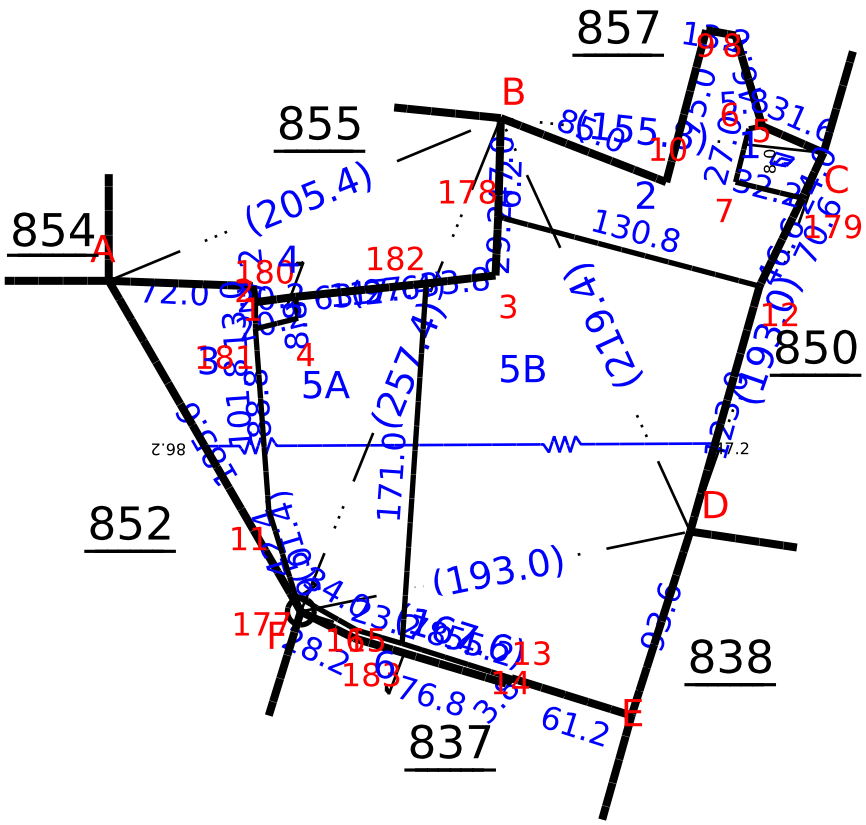
Village : Pappini(R)

Survey No : 851

Area : Hect 05 Ares 30 Sqm 50

Scale : 1 : 3649 mm

FMB Sketch



Approved By Tahsildar

mttpr

Date of Approved : 04-08-2017

Date of Issue: 18-07-2026 19:25:25

Survey and Settlement Department, Government of TamilNadu

mv270 v270.001

District : Tiruppur

Taluk : Kangayam

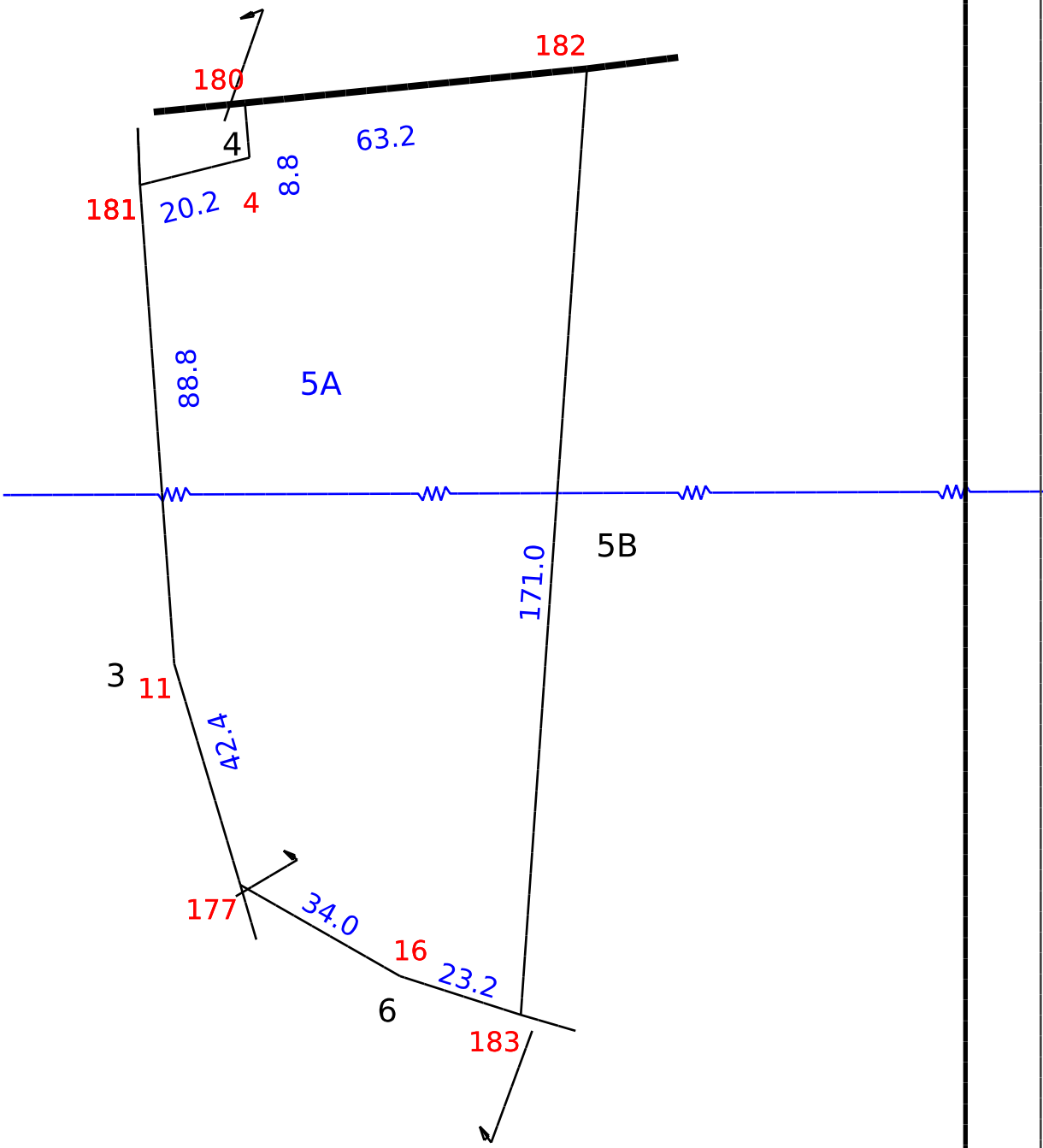
Village : Pappini(R)

Survey No : 851/5A

Area : Hect 01 Ares 9 Sqm 50

Scale : 1 : 1187 mm

FMB Sketch



Approved By Tahsildar

mttpr

Date of Approved : 04-08-2017

Date of Issue: 18-07-2026 19:25:49

தமிழ்நாடு அரசு

வருவாய் மற்றும் பேரிடர் மேலாண்மைத் துறை

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

மாவட்டம்: **திருப்பூர்**

வட்டம்: **காங்கயம்**

வருவாய் கிராமம்: **பாப்பினி**

பட்டா எண்: **4602**

உரிமையாளர்கள் பெயர்

1 பெரியசாமி மனைவி உமா மகேஸ்வரி

வ.எண்	புல எண்ணும் உட்பிரிவும்	நன்செய்				புன்செய்				மற்றவை				குறிப்பு
		பரப்பு		தீர்வை		பரப்பு		தீர்வை		பரப்பு		தீர்வை		
		ஹெ.	ஏர்	ரூ	பை	ஹெ	ஏர்	ரூ	பை	ஹெ.	ஏர்	ரூ	பை	
1	851 - 5A					1	09.50	02	19					2022/0103/32/451123 15-12-2022
	மொத்தம் -	0		0		1	09.50	2	19	0		0		

மின்கையெப்பம் / Digital Signature : **15-12-2022** அன்று **06:40:00 PM** நேரத்தில் இடப்பட்டது

பெயர்/Name :

பதவி/ Designation: **Zonal Deputy Tahsildar**

இடம்/Place : **காங்கயம் (05)** வட்டம்,
திருப்பூர்(32) மாவட்டம்

குறிப்பு	
1	மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை.இவற்றை தாங்கள் https://eservices.tn.gov.in என்ற இணைய தளத்தில் 2022/0103/32/451123 என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2	இத்தகவல்கள் 18-07-2026 அன்று 07:18:50 PM நேரத்தில் அச்சடிக்கப்பட்டது.
3	கைப்பேசி கேமராவின் 2D barcode படிப்பான் மூலம் இத்தகவல்களை இணையத்தளத்தில் சரிபார்க்கவும்.

○Category Wise ◉Survey Number Wise

Zone: *

Coimbatore

Sub Registrar Office: *

Kangeyam

Registration Village: *

PAPPINI

Survey Number: *

851

Search Reset

Search Criteria :

Zone:	COIMBATORE	**Sub Registrar Office:**	KANGEYAM
Guideline Village:	PAPPINI	**Revenue Village:**	PAPPINI
Revenue District:	TIRUPPUR	**Revenue Taluk:**	KANGAYAM

Below Search results are as on 20-Jul-2026 07:51 PM

7 items found, displaying all items.
1

Sr.No.	Survey/Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O.Download
1	851/1	600000/ Acre	1483000/ Hectare	Dry Abdutting State highways Type or other roads - II	01-Jul-2024	-
2	851/2	600000/ Acre	1483000/ Hectare	Dry Abdutting State highways Type or other roads - II	01-Jul-2024	-
3	851/3	600000/ Acre	1483000/ Hectare	Dry Abdutting State highways Type or other roads - II	01-Jul-2024	-
4	851/4	0	0	Govt. Boomi Dhan	01-Jul-2024	-
5	851/5A	600000/ Acre	1483000/ Hectare	Dry Abdutting State highways Type or other roads - II	01-Jul-2024	-
6	851/5B	600000/ Acre	1483000/ Hectare	Dry Abdutting State highways Type or other roads - II	01-Jul-2024	-
7	851/6	600000/ Acre	1483000/ Hectare	Dry Abdutting State highways Type or other roads - II	01-Jul-2024	-

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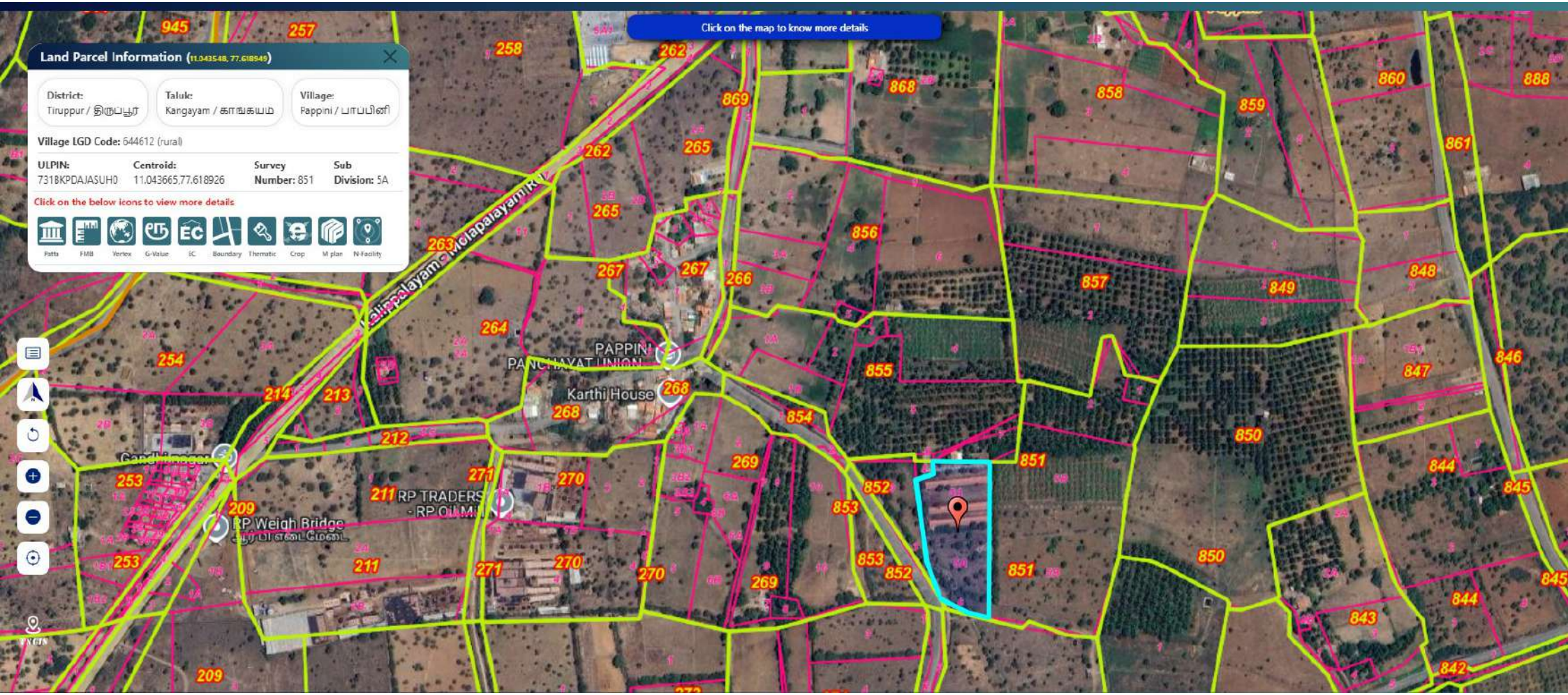
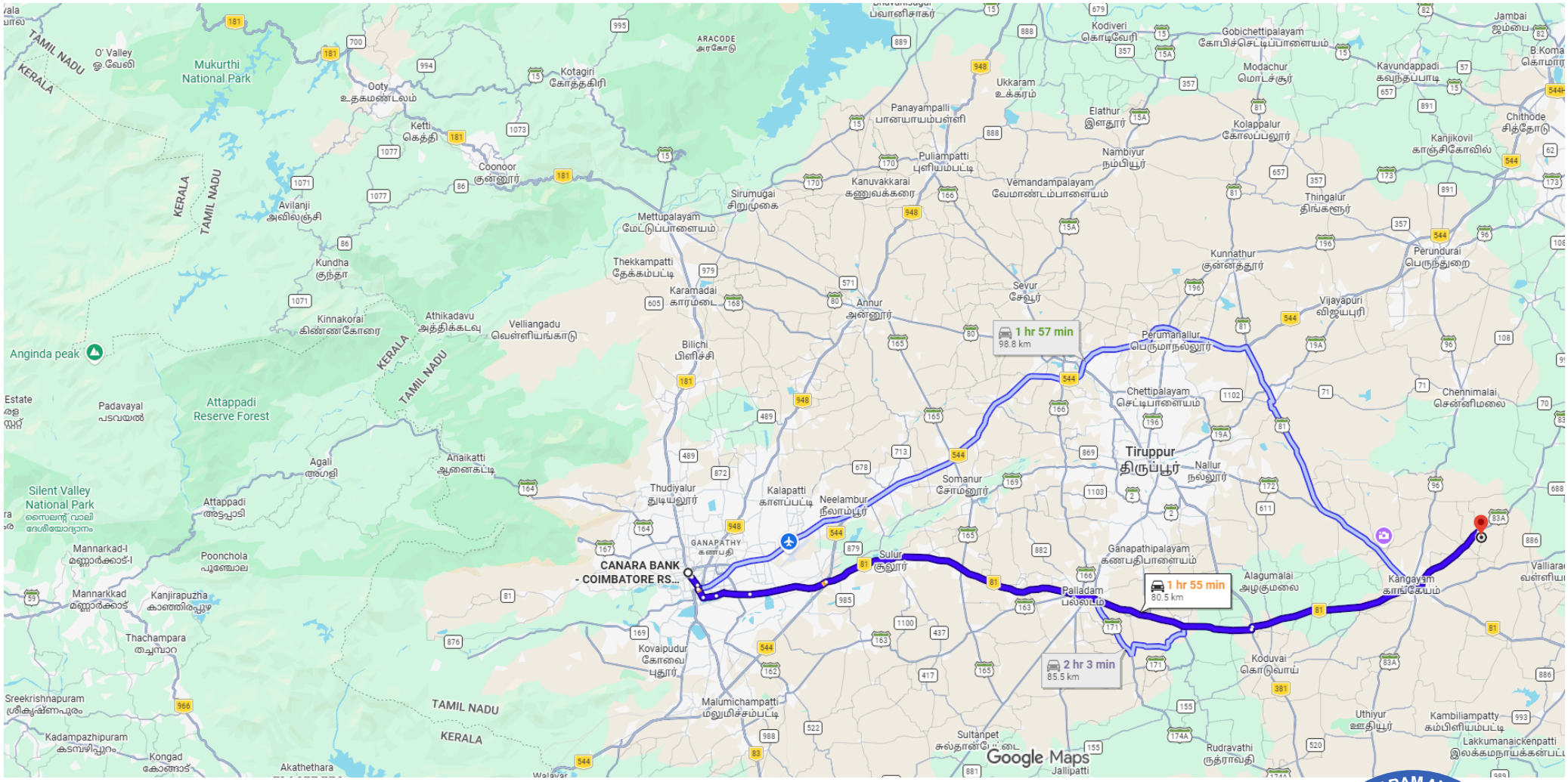

Click on the map to know more details
Land Parcel Information (11.043548, 77.618949)
District: Tiruppur / திருப்பூர்
Taluk: Kangayam / காங்கயம்
Village: Pappini / பாப்பினி
Village LGD Code: 644612 (rural)
ULPIN: 731BKPDAJASUH0
Centroid: 11.043665,77.618926
Survey Number: 851
Sub Division: 5A
Click on the below icons to view more details
Patta
FMB
Vertex
G-Value
EC
Boundary
Thematic
Crop
M plan
N-Facility
Kelippalayam - Molapalayam Rd
PAPPINI
PANCHAYAT UNION
Karthi House
RP TRADERS - RP OIL MILL
RP Weigh Bridge
Gandhi Nagar

Google Maps

CANARA BANK - COIMBATORE R S PURAM-II, 15/205, Mettupalayam Rd, Vadakovai, Sukrawar Pettai, R.S. Puram, Coimbatore, Tamil Nadu 641002 to 11.044224179958592, 77.61890084804838

Drive 80.6 km, 1 hr 55 min

11.044224179958592, 77.61890084804838



via NH 81	Fastest route now due to traffic conditions ⚠ This route has tolls.	1 hr 55 min 80.6 km
via NH 181 and NH 81	Some traffic, as usual	2 hr 3 min 85.5 km

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Google Maps

CANARA BANK - COIMBATORE R S PURAM-II, 15/205, Mettupalayam Rd, Vadakovai, Sukrawar Pettai, R.S. Puram, Coimbatore, Tamil Nadu 641002 to 11.044224179958592, 77.61890084804838

Drive 80.6 km, 1 hr 56 min

11.044224179958592, 77.61890084804838



Imagery ©2026 ... data ©2026 5 km

via NH 81 — 1 hr 56 min
Fastest route now due to traffic conditions — 80.6 km
⚠ This route has tolls.

via NH 181 and NH 81 — 2 hr 5 min
Some traffic, as usual — 85.6 km

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