Report No. ACP/V/3948/2026-27

VALUATION REPORT

(Residential Land & Building)

CLIENT : Mr. S. Harsidhan

August 2026

Er. A. CYRIL PETER

B.E (Civil), **B.E** (Mech), **M.Sc** (R.E.Val), **M.I.E**, **F.I.V**,
Chartered Engineer & Registered Valuer

Door No.11, 1st Floor, Dhanalakshmi Street, Chinnasamy Nagar,
Reddiarpalayam, Puducherry - 605 010.

M-103/3, 30th Cross Street, Kalakshetra Colony,
Besant Nagar, Chennai - 600 090.

Mobile : 94445 76630 / 73977 65334 / 98423 83452
E Mail : cyrilpeter2010@gmail.com

* * *

VALUATION REPORT

Report.No. ACP/V/3948/2026-27 **Date: 13.08.2026**

Client : **Mr. S. Harsidhan**,
S/o. Mr. D. Srinivasan,
Plot No.41, Thuraimugam Nagar,
(Port Nagar), Cuddalore Old Town,
Cuddalore District - 607 003.



View of Residential Property in Plot No.41, 1st Cross Road, Thuraimugam Nagar (Port Nagar), Cuddalore Old Town, Cuddalore - 607 003 .

The expression '**Market Value**' has been explained **by the Supreme Court** in the Case of *Prithviraj Taneja vs State of MP* and the court made the following momentous observation: "**Market Value means the price** that a **willing purchaser would pay to a willing seller for the property having due regard to its existing condition, with all its existing advantages, and its potential possibilities when laid down in the most advantageous manner** excluding any advantage due to the carrying out of the scheme for which the property is compulsorily acquired. In considering market value, the disinclination of the vendor to part with the property and the urgent necessity of the purchaser to buy should be disregarded" – **JA Parks** – **Principles and Practice of Valuation**

A. CYRIL PETER, B.E (Civil), **B.E** (Mech), **M.Sc** (R.E.Val), **M.I.E, F.I.V,**
Chartered Engineer, Govt. Registered Valuer (L&B and P&M) - CBDT
Registered Valuer (L&B) - IBBI

Mobile: 94445-76630
73977-65334
98423-83452
E-mail: cyrilpeter2010@gmail.com

Door No.11, 1st Floor, Dhanalakshmi Street, Chinnasamy Nagar, Reddiarpalayam, Puducherry - 10

VALUATION CERTIFICATE

1. **Inspection Details:** Pursuant to the request from the Branch Manager, Canara Bank, Asset Recovery Management Branch-II, Door Nos.9 & 10, Sir Thiyagaraja Road, Thiyagaraya Nagar, Chennai - 600 017, the property, Residential Land and Building at, Plot No.41, 1st Cross Road, Thuraimugam Nagar (Port Nagar), Cuddalore Old Town, Cuddalore - 607 003, New TS No.1902/6, Old No.1902/1, Ward No.2, Block No.29, Cuddalore Municipality, Cuddalore Joint-II SRD, Cuddalore RD, stated to be owned by Mr. S . Harsidhan was inspected on 16.07.2026, for the purpose of assessing the Present Market Value.

2. **Property Ownership:** The property, Residential Land and Building, relates to the Document with Registration No.4168/2014 dated 27.11.2014 executed in favour of **Mr. S. Harsidhan,** S/o. Mr. D. Srinivasan and registered at Office of the Sub-Registrar of Cuddalore Joint II, Cuddalore District.

3. **Scope of Valuation:** The Scope of valuation is to determine the Current Fair Market value of the property, for the purpose of recovery proceedings, either through auction sale or one time settlement of loan by Canara Bank, ARMB Branch, Chennai, under **SARFAESI** provisions.

4. **Valuation Methodology:** The valuation has been carried out using the **Land and Building method**, specifically adopting the **Market Approach** to determine the Current Fair Market Value of the subject property.

5. **Documents Furnished for Perusal:**

   a) *Copy of Sale Deed with Registration No.4168/2014 dated 27.11.2014 in the name of Mr. S. Harsidhan, S/o. Mr. D. Srinivasan.* ***Extent of land - 169 SqM / 1815 Sq.Ft****, Thuraimugam Nagar, First Cross Road, Plot No.41, Plot size - 33' (North & South sides) x 55' (East & South sides).*

   b) *Copy of Memorandum of Deposit Title Deed with Registration No.3343/2016 dated 24.08.2016 in favour of Canara Bank, Karaikadu Branch, Cuddalore District.*

   c) *Copy of Legal Opinion dated 27.06.2016 of Mr. S. Sachithanantham (94434 18560) - Panel Advocate for Canara Bank.* ***Extent of land considered*** *as per the Legal Opinion* ***is 1815 Sq.Ft****.*

6. Based on the actual observation and also the particulars provided to me a detailed valuation is prepared and appended in the format prescribed by **Canara Bank**.

7. The value of the property may vary depending upon the purpose and date of valuation. This certificate is not applicable if used for purposes other than those specified in this report. Legal aspects have not been examined or considered as part of this valuation.

8. **Valuer's Limitation:** Verifying the authenticity of the documents and certifying the genuineness of ownership is beyond the scope of this valuation. The Bank is advised to verify the extent considered in the valuation with the latest encumbrance certificate and legal opinion to ensure the property's free marketability and enforceability.

9. **Property Valuation Summary and Opinion:** After giving careful consideration to the various important aspects like, the present state of the property, future life, surroundings, marketability, as per the known principles of valuation, I am of the opinion that the ***Present Market Value*** of the above immovable property is **Rs. 54,20,000** (Rupees fifty four lakh and twenty thousand only), ***Realizable Value*** is **Rs. 48,80,000** (Rupees forty eight lakh and eighty thousand only) and the ***Forced Sale Value*** is **Rs. 46,00,000** (Rupees forty six lakh only).

Summary of Values

(a) Present Market Value	Rs. 54,20,000
(b) Realizable Value	Rs. 48,80,000
(c) Forced Sale Value	Rs. 46,00,000

Note: *Copy of the approved building plan for the existing construction was not made available for perusal. As the purpose of this valuation is to facilitate recovery under SARFAESI, the value of the existing building and associated services has been assessed and shown in the report for the Bank's reference and records. However, the value attributable to the building and associated services may be considered by the Bank subject to verification of the approval / regularization status and acceptance of the existing construction by the competent authority, wherever applicable.*

10. **Declaration:** I hereby declare that I have no direct or indirect interest in the property being valued. The property was inspected in the presence of Mrs. Harsidhan, who assisted in identifying the subject property. The identity of the property was verified by cross-referencing the site location, survey particulars, and boundary descriptions with the details furnished in the supporting documents. No adverse observations (w.r.t identification of property) were noted during the inspection.

11. This report comprises **22 pages** and includes photographs taken during the inspection.

Issued Without Prejudice,

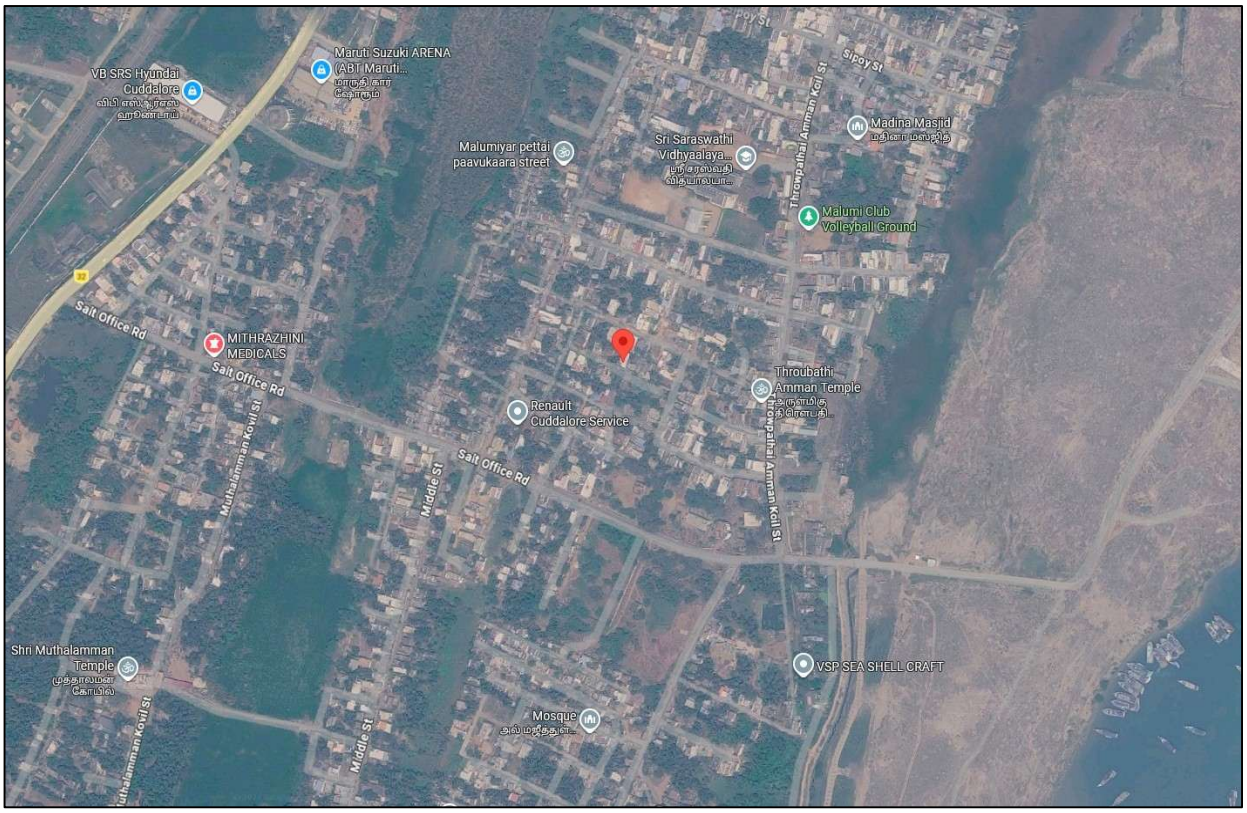




A. Cyril Peter, B.E (Civil), **B.E** (Mech), **M.Sc** (R.E.Val), **M.I.E, F.I.V,**
Chartered Engineer & Approved Valuer
Government Registered Valuer – Cat-I & Cat-VII
Registered Valuer (L&B) - IBBI
PANEL VALUER - CANARA BANK

Date : 13th August, 2026
Place : Puducherry.

Google Map Location (Aerial view) of Residential Property in Port Nagar, Cuddalore OT



Close View of the Property and Surrounding Development



C. CYRIL PETER
PUDUCHERRY
Land & Building
IBBI REGISTERED VALUER

Guideline Value of Property in Port Nagar, Ward No.2, Cuddalore Old Town

Zone:	Cuddalore	**Sub Registrar Office:**	Cuddalore Joint II
Guideline Village:	WARD_2	**Revenue Village:**	CUDDALORE O.T
Revenue District:	CUDDALORE	**Revenue Taluk:**	CUDDALORE

Below Search results are as on 7-Aug-2026 06:05 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 all Street

7 items found, displaying all items.

1

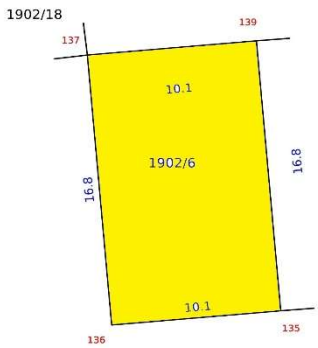
Sr.No.	Street Name	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O.Download
1	PALLA THERU	440/ Square Feet	4740/ Square Metre	Residential Class IV Type - II	01-Jul-2024	-
2	PALLA VANIYAR STREET @ KOVALAN STREET	550/ Square Feet	5925/ Square Metre	Residential Class III Type - III	01-Jul-2024	-
3	PALLI VASAL STREET	550/ Square Feet	5925/ Square Metre	Residential Class III Type - III	01-Jul-2024	-
4	PATTU SALIYAR STREET	660/ Square Feet	7105/ Square Metre	Residential Class III Type - II	01-Jul-2024	-
5	PILLAIYAR KOIL STREET	660/ Square Feet	7105/ Square Metre	Residential Class III Type - II	01-Jul-2024	-
6	PONNUMUTHU PILLAI STREET	440/ Square Feet	4740/ Square Metre	Residential Class IV Type - II	01-Jul-2024	-
7	PORT NAGAR	460/ Square Feet	4955/ Square Metre	Residential Class IV Type - I	01-Jul-2024	-

FMB Sketch for TS No.1902/6, Ward No.2, Block No.29 of Cuddalore OT

District : Cuddalore
Taluk : Cuddalore
Town : Cuddalore(U)
Ward : Ward II CUDDALORE O.T

Block : 29
Area : Hect 00 Ares 1 Sqm 69
T.S. No : 1902/6
Scale : 1 : 227 mm

TSLR Sketch



Approved By Tahsildar
tehcud
Date of Approved : 30-06-2022

Date of Issue: 13-08-2026 14:11:56

A.CYRIL PETER
1881 IRV/02/2020/3497
PUDUCHERRY
Land & Building
1881 REGISTERED VALUER

View of the Residential Property



Front portico and Main Entrance Door



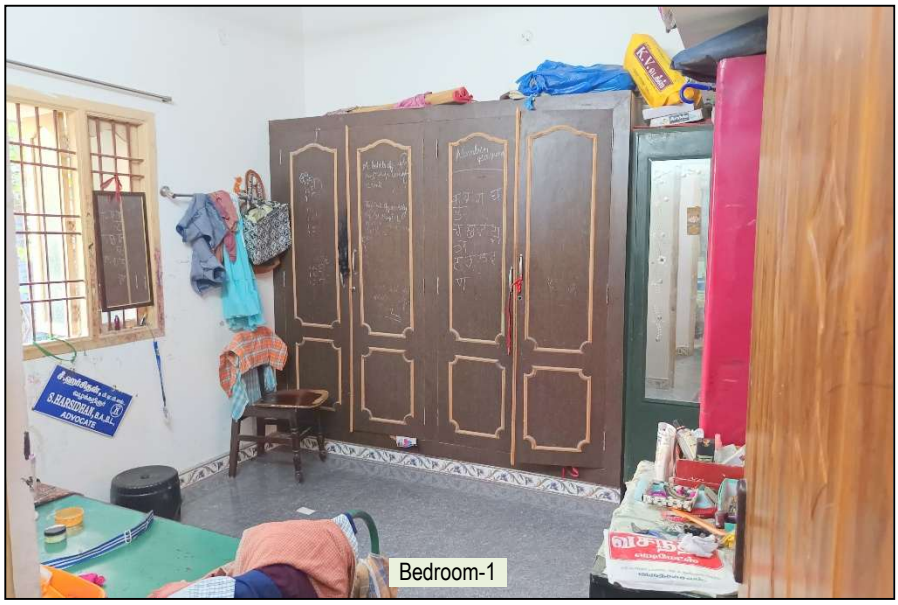
Living Hall



Another view of the Hall

A. CYRIL PETER
IBBI/RV/02/2020/13497
PUDUCHERRY
Land & Building
IBBI REGISTERED VALUER

View of the Residential Property



Bedroom-1



Bedroom-2



Kitchen

A. CYRIL PETER
IBBI/IRV/02/2020/13497
PUDUCHERRY
Land & Building
IBBI REGISTERED VALUER

View of the Residential Property



Staircase space in the front



Terrace Structures (cooling tiles observed in damaged condition)



View of the Large Garbage-Filled Drainage Pit Opposite the Property

A. CYRIL PETER
IBBI/RV/02/2020/13497
PUDUCHERRY
Land & Building
IBBI REGISTERED VALUER

VALUATION OF PROPERTY (LAND & BUILDING)

REPORT ON VALUATION

Ref.No.ACP/V/3948/2026-27 **Date: 13.08.2026**

PART A - BASIC DATA

I. GENERAL

1.	Purpose of valuation	:	Current Fair Market value of the property, for the purpose of recovery proceedings, either through auction sale or one time settlement of loan by Canara Bank, ARMB Branch, Chennai, under SARFAESI provisions.
2.	a) Date of Inspection	:	16.07.2026
	b) Date on which the valuation is made	:	13.08.2026
3.	Name of the reported owner with present address and phone number Name of the owner(s) & his/their addresses with Phone No.(Details of share of each owner in case of joint ownership)	:	**Mr. S . Harsidhan**, S/o. Mr. D. Srinivasan, Plot No.41, 1st Cross Road, Thuraimugam Nagar, Cuddalore O T, Cuddalore District - 607 005.
4.	Documents produced for perusal	:	i) Copy of Sale Deed with Regn No.4168/2014 dt.27.11.2014 ii) Copy of Memorandum of Deposit Title Deed with Registration No.3343/2016 dated 24.08.2016 iii) Copy of Legal Opinion dated 27.06.2016 issued by the Panel Advocate - Mr. S. Sachithanantham.
5.	Brief description of the property taken for valuation (Including leasehold / freehold etc)	:	The property under evaluation comprises a single-storeyed residential building constructed on a plot measuring 1,815 Sq.Ft., situated in the Thuraimugam Nagar layout of Cuddalore Old Town. The actual plinth area of the building is approximately 1,040 Sq.Ft., excluding the front portico. The building was constructed in 2018 and is presently occupied by the client.
6.	Scope of valuation	:	Land and building only
7.	If this report is to be used for any bank purpose, state the name of the bank and branch, if known	:	**Canara Bank, Asset Recovery Management Branch-II**, Door Nos.9 & 10, Sir Thiyagaraja Road, Thiyagaraya Nagar, Chennai - 600 017.

II. DESCRIPTION OF THE PROPERTY

1.	Postal address of the property with Pincode	:	Plot No.41, 1st Cross Road, Thuraimugam Nagar, Cuddalore Old Town, Cuddalore - 607 003
2.	City / Town	:	Town
	Residential Area	:	Yes
	Commercial Area	:	No
	Industrial Area	:	No

3.	Classification of the Area			
	High / Middle / Poor	:	Middle Class	
	Urban / Semi-Urban / Rural	:	Urban	
4.	Coming under Corporation Limit / Village Panchayat / Municipality	:	Cuddalore Municipality	
5.	Whether covered under any State / Central Govt. enactments (e.g.Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area	:	No.	
6.	In case it is an agricultural land, any conversion to house site plots is contemplated	:	NA - the classification of subject land is 'Residential'	
7.	Location of the property			
	a) Plot No. / Nagar / Survey No.	:	Plot No.41, Thuraimugam Nagar	
	b) Door No.	:	--	
	c) S.F. No. / T.S. No. / R.S No	:	RS No.1902/6	
	d) Village / Block	:	Cuddalore OT / Block No.29	
	e) Taluk / Ward	:	Cuddalore Taluk / Ward No.2	
	f) Mandal /District /Municipality /Corporation	:	Cuddalore Municipality / Cuddalore Joint II SRD, Cuddalore RD	
8.	Boundaries of the property		**As per Deed (A)**	**As per visit / Actuals (B)**
	North	:	Plot No.30	Residential L&B
	South	:	23' wide 1st Cross Road	Cement Road - 23' wide
	East	:	Plot No.42	Residential L&B
	West	:	Plot No.40	Residential L&B
9.	Latitude, Longitude and Coordinates of the site	:	**Latitude – 11° 42' 20.0" N** **Longitude – 79° 46' 03.8" E**	
10.	Property tax receipt referred	:	(Tax payment details not made available)	
	Assessment number	:	--	
	Tax amount	:	--	
	Receipt in the name of	:	--	
11.	Electricity service connection consumer no.	:	(Details not made available)	
	In the name of	:	--	
	Other details, if any	:	--	
12.	Property is presently occupied by (Owner / Tenants / Both / Vacant)	:	Owner	
13.	If tenanted fully, what is the gross monthly rent?	:	NA	
14.	If occupied by both, by assuming the entire building is let out,		NA	
	(i) What is the probable monthly rent?	:	Rs.7,000	
	(ii) What is the advance amount?	:	Rs.42,000 (6 months)	

III. PROCEDURE OF VALUATION

	Valuation Details	:	Discussed in **Part B, C, D, E & F**	
			As per approval	**As per actual**
	1) FSI	:	--	57.30
	2) Plot Coverage	:	--	57.30%

PART B - LAND

1.	Dimension of the site		**(a) As per Title Deed**	**(b) As per Actual**
	North	:	33 Feet	33 Feet
	South	:	33 Feet	33 Feet
	East	:	55 Feet	55 Feet
	West	:	55 Feet	55 Feet
	Extent	:	1815 Sq.Ft / 169 SqM	1815 Sq.Ft / 169 SqM
2.	Extent of site (least of 1a & 1b)	:	1815 Sq.Ft / 169 SqM	
	Size of the Plot	:	33'x 55'	
	North & South	:	33'	
	East & West	:	55'	
	Total Extent of the Plot	**:**	**1815 Sq.Ft / 169 SqM**	
3.	Characteristics of the site			
	a) What is the character of the locality?	:	Residential	
	b) What is the classification of the locality?	:	Urban - Middle Class	
	c) Development of surrounding areas	:	The immediate surroundings are predominantly developed with residential buildings, interspersed with a few commercial establishments and educational institutions. Several commercial shops and related establishments are located along the highway.	
	d) Possibility of frequent flooding / sub merging	:	None reported.	
	e) Feasibility to the Civic amenities like school, hospital, bus stop, market etc.	:	All available nearby (within 3-4 Kms)	
	f) Level of land with topographical conditions	:	Level	
	g) Shape of land	:	Rectangular	
	h) Type of use to which it can be put	:	Residential	
	i) Any usage restriction	:	None	
	j) Is plot in town planning approved layout?	:	The layout is reported to have been approved, as per the particulars furnished in the Sale Deed, vide Approval Nos. 74/91 and 1055/91; the approval documents were not made available for verification.	
	k) Corner Plot or Intermittent Plot?	:	Intermittent plot	

	l)	Road facilities are available?	:	Yes.
	m)	Type of road available at present	:	Cement road.
	n)	Width of road - Is it below 20ft or more than 20ft	:	23feet wide.
	o)	Is it a land locked land?	:	No
	p)	Water Potentiality	:	Available - Borewell only (Municipal water not available)
	q)	Underground sewerage system	:	Not available at present.
	r)	Is power supply available at the site?	:	Yes (single phase power connection - 1No.available)
	s)	Advantages of the site	:	1. Located within 800mtrs east of Nagapattinam Highway. 2. Coastline is located about 750mtrs east of the property.
	t)	Special remarks, if any, like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc (Distance from sea-coast / tidal level be incorporated)	:	No threat of acquisition or road widening is observed / reported. The property is situated about 750mtrs west of the coastline and is outside the applicable CRZ regulations. No other specific adverse factors affecting the property were observed.
	u)	Any factors which affect the marketability of the land?	:	A large drainage pit is located opposite the property, with garbage accumulation and frequent presence of pigs, resulting in an unhygienic and foul-smelling environment (refer photograph). This is considered the main negative factor affecting the marketability of the property.
	v)	Type of the land? Residential / Commercial / Agricultural / Industrial / Mixed-use / Recreational / Forest / Wetland	:	Residential
	w)	Accessibility	:	Independent access is available to the land.
4.	Value on adopting GLR (Guideline Rate)			
	i)	Guideline rate as obtained from the Registrar's office (an evidence thereof to be enclosed)	:	**GLR w.e.f 01/07/2024**: The Guideline rate for the land in Port Nagar of Cuddalore Old Town Ward 2 is **Rs.460/- per Sq.Ft**. [GLR with effect from 01/07/2024 from website of the Tamil Nadu Registration Department - www.tnreginet.net]. As per SRO records the land is classified as "**Residential Class IV Type - I**" category.
	ii)	Value of land by adopting GLR	:	The corresponding guideline value of the land with an extent of 1815 Sq.Ft is **Rs. 8,34,900/-**.
5.	Value by adopting PMR (Prevailing Market Rate)			
	i)	Prevailing market rate (Along with details / reference of atleast two latest deals / transactions with respect to	:	The prevailing market rate for residential plots in Port Nagar (Thuraimugam Nagar) and adjoining locations of Cuddalore OT is observed to range between Rs.1500 to Rs.2000 per Sq.Ft

	adjacent properties in the areas)		The variation in market rates is primarily influenced by factors such as plot size, shape and regularity, frontage, location, accessibility, road width, topographical conditions, availability of civic amenities, surrounding developments, overall extent of land, and other site-specific characteristics. Plots situated closer to the Nagapattinam Highway, enjoying superior accessibility, visibility, frontage, and potential for mixed residential and commercial use, are observed to command premium rates, often exceeding Rs.2500/- per Sq.Ft, as gathered from local market enquiries
	ii) Unit rate adopted in this valuation after considering the characteristics of the subject plot	:	**Location:** The subject plot under evaluation is located in Port Nagar layout in Cuddalore Old Town which is reported to be an approved layout. It is situated within 800mtrs east of Nagapattinam Highway and about 750mtrs west of the coastline **Features of Land:** The subject property is a south facing residential plot with a frontage of 33' and a uniform depth of 55', abutting a 23' wide cement laid layout road on the south. The plot has a depth-to-width ratio of 1.67 which is generally considered a favorable and preferred configuration. The presence of a large drainage pit adjacent to the plot is the only significant negative feature observed in respect of the location. **Surrounding Development:** The immediate surroundings are predominantly developed with residential buildings. Mixed development comprising residential and commercial establishments is observed along the main road. **Civic Infrastructure:** The area is adequately served by essential civic amenities, including water supply, drainage, electricity and public transportation facilities. The overall demand and preference for residential properties in the locality are considered fairly moderate. **Land Rate adopted:** Considering factors such as the location of the property, plot size and configuration, extent of land, road frontage, accessibility, prevailing market demand, surrounding developments, civic infrastructure, comparable market transactions, and future growth potential of the locality, a rate of **Rs.1500/- per Sq.Ft** is assessed fair and reasonable for the land. This rate has been adopted for valuation purposes
	iii) Value of land by adopting PMR	:	**Rs. 27,22,500/-**

PART C - BUILDINGS

1.	Type of Building (Residential / Commercial / Industrial)	:	Residential
2.	Type of construction (Load bearing / RCC / Steel Framed / framed structure)	:	RCC Framed Structure
3.	Quality of construction (Superior / I Class / II Class)	:	I Class
4.	Appearance of Building (Common / Attractive / Aesthetic)	:	Common (refer photograph)
5.	Maintenance / Condition of the building		
	Exterior (New one / Excellent / Good / Normal / Average / Poor)	:	Normal
	Interior (New one / Excellent / Good / Normal / Average / Poor)	:	Normal
6.	Number of floors and height of each floor including basement, if any	:	One floor; Height of floor is 10 feet.

7. Plinth Area (As per IS 3861 1975):

Floor	Year of Construction (as reported / actual observation / as per deed)	Roof	Plinth Area (in Sq.Ft)		
			Main Portion (A)	Cantilevered Portion (B)	Total (A)+50% of (B)
Ground Floor	2018	RCC	1040	--	1040
First Floor	--	--	--	--	--
Second Floor	--	--	--	--	--
Total			**1040**	**--**	**1040**

8.	Drawing Approval		
	a) Date of issue and validity of layout of approved map / plan	:	The layout is reported to have been approved vide Approval Nos.74/91 & 1055/91, as stated in the Sale Deed; however, the approved layout plan and details regarding its date of issue and validity were not made available for verification.
	b) Approved map/plan issuing authority	:	Cuddalore Town Planning Authority
	c) Whether genuineness or authentic of approved map/plan is verified?	:	NA
	d) Any other comments by our empaneled valuers on authentic of approved plan?	:	NA - Copy of the approved plan was not made available for perusal and hence no comments could be offered on its authenticity.
	e) Discuss on building approval, reference, violations observed, consequences of violation etc.	:	NA (refer above paras).
9.	Value of building is estimated by adopting suitable unit plinth area rate depending upon the specifications. Depreciation is calculated by straight-line method assuming a salvage value of 10%.		

10.	VALUATION OF BUILDING			
	Description	**Ground Floor**	**First Floor**	**Second Floor**
(a)	Specification:			
	(i) Foundation	Isolated footing	--	--
	(ii) Super Structure	B/w in C.mortar		
	(iii) Floor Finish	Vitrified tiles		
	(iv) Roof	RCC		
	(v) Doors	TW / CW		
	(vi) Windows	Country wood		
	(vii) Weathering Course	Cool tiles provided over BJLC		
(b)	Plinth Area (in Sq.Ft)	1040 Sq.Ft	--	--
(c)	Year of construction (as reported / as observed as per the deed)	2018	--	--
(d)	Age of the building	8 years	--	--
(e)	If the age is not exactly known, further life expected	NA	--	--
(f)	Total life of the building estimated	60 years	--	--
(g)	Depreciation percentage (assuming salvage value = 10%)	12.00%	--	--
(h)	Replacement rate of construction with the existing conditions & specifications	Rs.2200/Sq.Ft	--	--
(i)	Replacement Value	Rs.22,88,000	--	--
(j)	Depreciation Value at the rate of 1.50%	Rs.2,74,560	--	--
(k)	Present value of the building	Rs.20,13,440	--	--
(l)	**Total value of the building**	**Rs.20,13,440**		

Details of Valuation

S.N	Particulars of Item	Plinth Area (Sq.Ft)	Roof Height (Ft)	Age of building (Yrs)	Estimated replacement rate of construction (Rs)	Replacement Cost (Rs)	Depreciation (Rs)	Net value after Depreciation (Rs)
1	Ground Floor	1040	10	--	2200	22,88,000	2,74,560	20,13,440
2	First Floor	--	--	--	--	--	--	--
3	Second Floor	--	--	--	--	--	--	--
	Total	**1040**	**--**	**--**	**--**	**22,27,900**	**2,74,560**	**20,13,440**

PART D - AMENITIES & EXTRA ITEMS (Value after Depreciation)

1.	Portico	:	Rs. 4,21,875 (Front portico)
2.	Ornamental Front / Pooja door	:	Rs. --
3.	Sit-out / Verandah with Steel grills	:	Rs. --
4.	Extra Steel/collapsible gates	:	Rs. --
5.	Open staircase	:	Rs. 37,073 (Headroom with AC sheet roof)
6.	Wardrobes, showcases, wooden cupboards	:	Rs. 30,000 (Wardrobe work in bedrooms)
7.	Glazed tiles	:	Rs. --
8.	Extra sinks and bath tub	:	Rs. --
9.	Marble / ceramic tiles flooring	:	Rs. --

10.	Interior decorations	:	Rs. --
11.	Architectural Elevation works	:	Rs. --
12.	False ceiling works	:	Rs. --
13.	Paneling works	:	Rs. --
14.	Aluminum works	:	Rs. --
15.	Aluminum handrails	:	Rs. --
16.	Separate Lumber Room	:	Rs. --
17.	Separate Toilet Room	:	Rs. --
18.	Separate water tank / sump	:	Rs. --
19.	Trees, gardening	:	Rs. --
20.	Any other	:	Rs. --
	Total	**:**	**Rs. 4,88,948**

PART E - SERVICES (Value after Depreciation)

1.	Water supply arrangements			
	(i)	Open Well	:	Rs. --
	(ii)	Deep Bore	:	Rs. 10,000
	(iii)	Hand pump	:	Rs. --
	(iv)	Motor	:	Rs. --
	(v)	Corporation Tap	:	Rs. --
	(vi)	Underground level sump	:	Rs. --
	(vii)	Overhead water tank	:	Rs. --
2.	Drainage arrangements			
	(i)	Septic Tank	:	Rs. 15,000
	(ii)	Underground sewerage	:	Rs. --
3.	Compound wall - 88 Rft @ Rs.1900per Rft		:	Rs. 1,67,200 (C.wal on N, E & S sides considered)
	(i)	Height – 4' to 5'		
	(ii)	Length – 88 Rft		
	(iii)	Type of construction – Brick masonry		
4.	Pavements ------ SqM @ Rs.------- per SqM		:	Rs. --
5.	Steel Gate ------ RM @ Rs.-------- per RM		:	Rs. --
6.	E.B Deposits, water deposits, drainage deposits		:	Rs. 2,500 (Single phase power connection provided)
7.	Electrical fittings & others		:	(Included in the adopted base rate for the building)
	(i)	Type of wiring - Concealed		
	(ii)	Class of fittings - NA (superior / Ordinary / Poor)		
	(iii)	Number of light Points - NA		
	(iv)	Fan Points - NA		
	(v)	Spare Plug Points - NA		
	(vi)	Any other item - None		
8.	Plumbing installation		:	(Included in the adopted base rate for the building)
	(i)	No. of water closets and their type - NA		
	(ii)	No.of wash basins - NA		
	(iii)	No.of bath tubs - NA		
	(iv)	Water meter, taps etc - NA		
	(v)	Any other fixtures - None		
9.	Any other		:	Rs. --
	Total		**:**	**Rs. 6,83,648**

PART F - ABSTRACT VALUE

Part	Description	Value by adopting	
		GLR (Rs)	PMR (Rs)
B	Land	8,34,900	15,45,300
C	Building	20,13,440	20,13,440
D	Amenities	4,88,948	4,88,948
E	Services	1,94,700	1,94,700
Total		35,31,988	54,19,588
Say,		**35,32,000**	**54,20,000**
	Factors favouring for an additional value (1) (2)	Add (+)	--
	Factors favouring for less value (1) (2)	Less (-)	--
F	**Present Market Value**		**54,20,000**

ANY OTHER DETAILS (Valuation: Here the approved valuer should discuss in detail his approach to valuation of property and indicate how the value has been arrived at, supported by necessary calculations. Also, such aspects as i) Salability ii) Likely rental values in future iii) Any likely income it may generate, may be discussed).	:	**Approach to valuation:** The valuation has been carried out using the Land and Building method, specifically adopting the Market Approach to determine the Market Value. **Salability:** The salability of the property is considered fairly moderate. The presence of a large drainage pit in the immediate neighborhood, with associated garbage accumulation and unhygienic conditions, has an adverse effect on the marketability of the property. **Future Rental Value:** The future rental value is likely to appreciate moderately, subject to further development of the locality and adequate and continuous maintenance of the building. **Likely Income:** The property, being a residential property, has potential to generate moderate rental income, subject to prevailing rental demand and market conditions.

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 **Rs.54,20,000** (Rupees fifty four lakh and twenty thousand only). The **book value** of the above property as of 27.11.2014 is **Rs.7,45,000** (Rupees seven lakh and forty five thousand only) and the **distress value** is **Rs.46,00,000** (Rupees forty six lakh only) and **realisable value** is **Rs.48,80,000** (Rupees forty eight lakh and eighty thousand only)



Place : Puducherry
Date : 13.08.2026

Signature
(Name and Official seal of the Approved Valuer)

Encl: 1. Declaration from the value in Format (Annexure-22)
2. Model Code of conduct for Valuer (Annexure-23)

PART G - CERTIFICATE

1. It is hereby certified that in my opinion

   i) The present market value of the property discussed in the report (above) by adopting prevailing market rate for land is Rs.54,20,000 (Rupees fifty four lakh and twenty thousand only).

   ii) The forced sake value of the property is estimated as **85%** less than the present market value.

2. Number of title deed(s) involved in this property is **one**. The relevant document for the subject property in the opinion of this valuer is the deed dated 27.11.2014 with Registration Number 4168/2014 registered in the Cuddalore Joint-II Sub-Registrar's Office, Cuddalore District.

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 referred if the purpose is different other than mentioned in I(1).

5. The property was inspected on 16.07.2026 by me in the presence of Mrs. Harsidhan.

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

7. This valuation work was / has been undertaken by the valuer based upon the request from Canara Bank, ARMB, Chennai.

A. CYRIL PETER IBBI/RVO/02/2020/13497 PUDUCHERRY Land & Building 1881 REGISTERED VALUER

Place : Puducherry
Date : 13.08.2026

A. Cyril Peter
(Panel Valuer - Canara Bank)

Note : This report contains **22** pages.

Enclosures :
- Key plan showing the location of the property
- Site plan with boundaries
- Photograph of owner / representative with property in background
- Screen shot of longitude / latitude and co-ordinates of property using GPS / Various Apps / Internet sites

ANNEXURE-22

FORMAT-A
DECLARATION FROM VALUERS

I hereby declare that,

- The information furnished in my valuation report dated 13.08.2026 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- I have no direct or indirect interest in the property valued;
- I have personally inspected the property on 16.07.2026. The work is not sub-contracted to any other valuer and carried out by myself.
- I have not been convicted of any offence and sentenced to a term of Imprisonment;
- I have not been found guilty of misconduct in my professional capacity.
- I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part-B of the above handbook to the best of my ability.
- I have read the International Valuation Standards (IVS) and the report submitted 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 34 AB of the Wealth Tax Act, 1957.
- I am the proprietor / ~~partner~~ / ~~authorized official of the firm~~ / ~~company~~, who is competent to sign this valuation report.

Further, I hereby provide the following information.

S.No	Particulars	Comments
1	Background information of the asset being valued	Residential property for auction sale or one time settlement of loan by Canara Bank.
2	Purpose of valuation and appointing authority	To assess Market Value of property
3	Identity of the valuer and any other experts involved in the valuation	None involved.
4	Disclosure of valuer interest or conflict, if any	None
5	Date of appointment, valuation date and date of report	11.07.2025, 16.07.2026 & 13.08.2026
6	Inspections and / or investigations undertaken	Inspection only
7	Nature and sources of the information used or relied upon	Verbal enquiry
8	Procedures adopted in carrying out the valuation and valuation standards followed	Land & Building method (Market approach)
9	Restrictions on use of the report, if any	Refer certificate page in page-3
10	Major factors that were taken into account during the valuation	Location, preference & demand
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	Refer certificate page in page-3.

A. CYRIL PETER
IBBI/RV/02/2020/13497
PUDUCHERRY
Land & Building
IBBI REGISTERED VALUER

Date : 13.08.2026
Place : Puducherry

Signature
(Name and Official seal of the Approved Valuer)

ANNEXURE-23

MODEL CODE OF CONDUCT FOR VALUERS
{Adopted in line with Companies (Registered Valuers and Valuation Rules, 2017)}

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

Integrity and Fairness

1. A valuer shall, in the conduct of his/its business, follow high standards of 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 valuer shall endeavor 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 interest foremost while delivering his services.

Professional Competence and Due Care

1. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
2. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time
3. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations/guidelines and techniques.
4. In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
5. A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
6. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

Independence and Disclosure of Interest

1. A valuer shall act with objectivity in his/its professional dealings by ensuring 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.
2. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.
3. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
4. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
5. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his/its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
6. A valuer shall not indulge in “mandate snatching” or offering “convenience valuations” in order to cater to a company or client’s needs.
7. As an independent valuer, the valuer shall not charge success fee (Success fees may be defined as a compensation / incentive paid to any third party for successful closure of transaction. In this case, approval of credit proposals).

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

Confidentiality

1. A valuer shall not use or divulge to other clients or any other party any 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

1. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his/its decisions and actions.
2. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorised by the authority, the registered valuers organisation with which he/it is registered or any other statutory regulatory body.
3. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organization with which he/it is registered, or any other statutory regulatory body.
4. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

Gifts and hospitality:

1. A valuer or his/its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer. 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).
2. 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.

1. 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.
2. 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.

1. 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.
2. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organization discredits the profession.



Date : 13.08.2026
Place : Puducherry

Signature
(Name and Official seal of the Approved Valuer)