MIDAS

Dr. A. SHOBA

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

Mobile : 94444 01715
99401 72175
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No. 90, First Floor, Ellai Amman Koil St., Kottur, Chennai - 600 085.

VALUATION OF FLAT BY COMPOSITE RATE METHOD
(Existing flat)

Ref: Value/Canara/CS/BP/Nov-356/R.No.16810/2025 **Date:06.11.2025**

To,

The Chief Manager,

Canara Bank,

ARM Branch

PART-A

I.	**GENERAL**	
1.	Purpose of Valuation	To assess the market value of the property.
2.	a. Date of Inspection b. Date of Valuation	13.10.2025 06.11.2025
3.	Name of the owner (s) and his/their address with Phone No.(details of share of each owner in case of joint ownership) (as reported) and address	**Name of the Reported Owner/s:** **Mr.B.PERUMAL S/o Mr.K.Balram** **Property Address:** Flat No.F-2, 1st Floor, Plot No.16, Ponni Amman Kovil Street, Saligramam, Chennai – 600 093.
4.	Document produced for perusal	
	List of document 1.Photo copy of the our previous valuation report given by Best Associates dated:24.03.2022.	
5.	**Brief description of the property** The subject property is a Residential flat in an apartment. There are Stilt cum Ground + 2 floors with 2 units in G.F, 3 units in F.F, 2 units in S.F, totally 7 units as per site. The building plan approval is not submitted. The referred flat is door locked at the time of inspection. The Land Extant UDS of Land:**284.00 Sft UDS** Super Built-up area = **950.00 sft (Including Common area)**	

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6.	Location of the property	The subject property is abutting 20' wide Pooniamman Kovil Street. It is nearby Sri Devi Ponniamman temple & 400 Mts from Kavery Hospital. It is in a developed Mixed area. A key plan showing, the location of the site is enclosed here with for easy identification of the property.
	a.Plot No./Survey No.	Plot No.16 / S.Nos.121 & 122
	b. Door No.	-------,
	c.T.S.No./Village/Block No.	T.S.No.21 / Saligramam Village / Block No.41
	d.Ward/Taluk	Mambalam Taluk
	e.Zone/District	Chennai District
	f.Date of issue and validity of layout of approved map/**plan**	Details not produced
	g.Approved map/plan issuing authority	Chennai Corporation
	h.Whether genuineness or authenticity of approved map/plan is verified i. Any other comments by our empanelled valuers on authentic of approved plan	No Nil
7.	Postal Address of the property	Flat No.F-2, 1st Floor, Plot No.16, Ponni Amman Kovil Street, Saligramam, Chennai – 600 093.
8.	City/Town	City
	Residential Area	Yes
	Commercial Area	No
	Industrial Area	No
9.	Classification of the area	Urban

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10.	Coming under Corporation limit/ Village Panchayat/ Municipality		Greater Chennai Corporation
11.	Whether covered under any State/Central Govt enactments (e.g Urban Land Ceiling Act) or notified under agency area/scheduled area Cantonment area		Refer legal opinion
12.	Boundaries of the property		:
		As per document(as mentioned in previous valuation report)	**As per Site(for whole apartment)**
	North	Govindarajalu Plot	Commercial Building
	South	Pushpavathi Amman House	Residential cum Commercial Building
	East	Mani House	Residential Building
	West	Ponni Amman Koil Street	20' wide Ponniamman Kovil Street
13.	Extent of the site		**284.00 Sft UDS**
14.	Latitude, Longitude &Co-ordinates of flat		**13.04849 & 80.20223**
15.	Extent of the site considered for valuation		**284.00 Sft UDS**
16.	Whether occupied by the owner/ tenant? If occupied by tenant, since how long? Rent received per month.		Door locked N.A If rented, rental value Rs15,000/- per month.

II.APARTMENTBUILDING:

1.	Nature of Apartment	Residential
2.	Flat No. and Floor	Flat No.F-2, First floor
3.	Name of the Apartment	----------
4.	Postal Address	Flat No.F-2, 1st Floor, Plot No.16, Ponni Amman Kovil Street, Saligramam, Chennai – 600 093.
5.	Location	

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	Village/Municipality/Corporation	Greater Chennai Corporation
	Door No, Street or Road (Pin Code)	Flat No.F-2, 1st Floor, Plot No.16, Ponni Amman Kovil Street, Saligramam, Chennai – 600 093.
6.	Description of the locality	Developed in Residential area
7.	Year of Construction	2012
8.	Number of Floors	Stilt cum Ground +2 floors as per plan & site
9.	Type of structure	RCC Framed Structure
10.	Number of dwelling units in the building	As Per Site G.F – 2 units F.F - 3 units S.F – 2 units Total – 7 units
11.	Quality of construction	Normal
12.	Appearance of the building	Normal
13.	Maintenance of the building	Normal
14.	Facilities available	
	Lift	No
	Protected water supply	Bore water & Metro Water,
	Underground Sewerage	Sewerage
	Car Parking	Yes
	Open/Covered	Covered
	All-round Compound wall	Yes
	Pavement around the building	Yes
	Any other facility	Nil

III.FLAT

1.	The floor in which the flat is situated	First floor
2.	Door number of the flat	Flat No.F-2
3.	Specification of the flat	
	Roof	RCC roof
	Flooring	Door locked
	Doors	Country wood
	Windows	Country wood
	Fittings	Concealed wiring
	Finishing	Cement plastering, Painting
4.	Property Tax	
	Assessment no.	Details not produced

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	Tax amount	--
	Tax paid in the name of	---
5.	EB service connection number	Three phase connection -1 No available
	Card is in the name of	Details not produced
6.	How is the maintenance of the flat?	Door Locked
7.	Sale Deed executed in the name of	**Mr.B.PERUMAL**
8.	What is the undivided area of land as per sale deed?	**284.00 Sft UDS**
9.	What is the plinth area of the flat	Door locked
10.	What is the floors pace index (Approx)?	N.A
11.	What is the carpet area of the flat?	Door locked
12.	Is it Posh/ I Class/Medium/Ordinary	Medium
13.	Is it being used for residential or Commercial?	Residential
14.	Is it owner occupied or tenanted	Door locked
15.	If tenanted, what is the monthly rent?	If rented, Rental Value Rs.15,000/-per month

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

Referred Flat No.F-2, First floor	**As per plan (as mentioned in previous valuation report)**	**As per site**	**As per document (as mentioned in previous valuation report)**
Plinth Area Common area Super built up area	Details not mentioned	Door locked	**950.00 sft** (Including common area)

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PARTC– VALUATIONOFEXISTING FLAT

A. GENERAL:

1.	How is the marketability	Normal
2.	What are the factors favoring for an Extra potential value?	Nil.
3.	Any negative factors observed which affect the market value in general	-----Nil-----
4.	After analyzing the comparable sale instances, what is the composite rate for a similar flat with same specifications in the adjoining locality?	PrevailingmarketrateRs.7,000/- to Rs.8,000/-per sft, for flat with UDS.
5.	Assuming it is a new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specifications and other factors with the flat under comparison(Give details)	Prevailing market rateRs.7,000/- to Rs.8,000/-per sft, for flat with UDS.
6.	BREAKUP FOR THERATE	
	i) Land part:	PrevailingmarketrateRs.2,50,00,000/-to Rs.3,00,00,000/- per ground 284 sft×Rs.2,50,00,000/- 2400 sft =Rs.29,58,333/- (Reference value)
	ii) Building+ Services	PrevailingmarketrateRs.3000/-toRs.3500/-per sft for construction cost. 950 sft ×Rs.3000/-=Rs.28,50,000/- **Depreciation:** Since it is a 13 years old residential building, depreciation of (13× 1.5%) 19.5% is considered for valuation. Rs.28,50,000/-×(1-0.195)= Rs.22,65,750/-

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		Total value of the flat as per land & building method: Land Cost (UDS): =Rs.29,58,333/- Flat Cost (Construction cost)=Rs.22,65,750/- Total =Rs.52,24,083/-
7.	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	Rs.3300/-per sft (web site copy enclosed) 284 sft ×Rs.3300/-per sft =Rs.9,37,200/-(Reference value) Guideline value of the building: Rs.10,20,422/- (Reference value) Guide line value of the property (flat) =Rs.19,57,622/- (Reference value)

B. COMPOSITERATEADOPTEDAFTER DEPRECIATION:

a.	Depreciated Building Rate	
	Replacement cost of flat with Services (v(3)i)	Rate adopted Rs.5,800/-per sft. Flat with UDS
	Age of the building	13 years old
	Future Life	47 years
	Life of the building estimated	About 60 years(if maintained well)
	Depreciation percentage assuming The salvage value as	Since it is 13 years old & 13 % depreciation is considered for valuation.
	Depreciated Ratio of the building	1% per year
b.	Total Composite rate arrived for valuation	Rs.5,800/-per sft× (1-0.13) =Rs.5046/-per sft
	Depreciated Building rate VI(a)	As below
	Rate for Land & other V(3)ii	
	Total Composite Rate	

C. VALUATIONDETAILS:

Sl. No.	DESCRIPTION	Quantity	Rate Per Unit (Rs.)	Estimated/ Present Value (Rs.)
	Present value of the flat	950 sft	Rs.5046/- per sft	Rs.47,93,700/-
	Car parking	---	-	Included
	Wardrobes/cub board works	L.S	L.S	---
	Kitchen arrangements	L.S	L.S	
	Showcases/Almirahs	-	-	-Included-
	Super fine finish	-	-	-Included-
	Interior decorations	-	-	-Included-
	Electricity, water,	-	-	-Included-
	Drainage deposits etc	-	-	-Included-

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	Electrical fittings, etc.	-	-	-Included-
	Extra Collapsible gates/grill works etc.	-	-	Nil
	Potential Value, if any?	-	-	Nil
	Share of common amenities, if any?	-	-	Nil
TOTAL				Rs.47,93,700/- **Say, Rs.48,00,000/-**
Factors favouring for an additional value				Nil
1.				
Factors favouring for less value				Nil
1.				
Present Market Value				**Rs.48,00,000/-**
Any other details				Nil

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

- **Fair market value of the property is Rs.48,00,000/-**
  (Rupees Forty Eight Lakhs only)
- **Realizable sale value of the property is (90%) Rs.43,20,000/-**
  (Rupees Forty Three Lakhs Twenty Thousands only)
- **Forced sale value of the property is (80%) Rs.38,40,000/-**
  (Rupees Thirty Eight Lakhs Forty Thousands only)

Place: Chennai
Date: 06.11.2025

Signature
(Name and official Seal of the Approved Valuer)

DT. A. SHOBA Govt. Approved Valuer Licensed Surveyor, Kottur, Chennai-85 Chartered Engineer

Part-D– Certificate

Inspected the property on 13.10.2025 – Door locked. I have no direct or indirect interest in the property valued. The Fair market value of the property is **Rs.48,00,000/- (Rupees Forty Eight Lakhs only).**

1. The rates adopted are only the prevailing rates at the time of inspection. It may vary according to the time and purpose.
2. This report does not consider lease/mortgage/ borrowings, if any of the Property.
3. This valuation report deals with Valuation aspects only and does not consider Legal aspects, SARFAESI complain and the genuineness of the documents which have to be dealt by a legal expert.
4. This report is prepared based on the documents produced by the bank/client and the site details at the time of inspection.
5. For ownership and the extent of area, the latest legal opinion is to be referred and compared.
6. This opinion is exclusively intended for Canara Bank, ARM Branch and it has freedom to accept or reject the opinion. It should not be used for any other purpose.
7. The information and other details given above and the annexure are true to the best of my knowledge and belief.
8. This report contains18 pages excluding photographs.

Chennai–600 085 Dr.A.Shoba

Date:06.11.2025 Approved Valuer for Banks

Note :This report contains18 pages.

Enclosures: Key plan showing the location of the property.

Dr. A. SHOBA ★ Chartered Engineer ★ Govt. Approved Valuer Licensed Surveyor, Kottur Chennai-85

DECLARATIONFROM VALUER

We hereby by declare that,

a. We are citizen of India

b. The information furnished in our valuation report dated:06.11.2025 is true and correct to the best of our knowledge and belief and we have made an impartial and true valuation of the property.

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

d. We have personally inspected the property on 13.09.2025. The work is not sub- contracted to any other valuer and carried out by us.

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

f. We have been not been convicted of any offence and sentenced to a term of imprisonment.We have not been found guilty of misconduct in my professional capacity.

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

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

i. We have read the handbook on policy standards and procedure for real estate valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the part – B of the above handbook to the best of my ability.

j. We have read the international valuation standards (IVS) and the report submitted to the bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable.

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

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

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

n. Further, we hereby provide the following.

Chennai – 600 085 **Dr.A.Shoba**

Date:06.11.2025. **Approved Valuer for Banks.**

Note :This report contains 18 Pages

Enclosures: Key plan showing the location of the property & photographs

Dr. A. SHOBA Govt. Approved Valuer Licensed by Surveyor, Kottur, Chennai-85 Chartered Engineer

No.	Particulars	Valuer comment
1.	Background information of the asset being valued	Flat No.F-2, 1st Floor, Plot No.16, Ponni Amman Kovil Street, Saligramam, Chennai – 600 093.
2.	Purpose of the Valuation and appointing authority	To assess the fair market value
3.	Identity of the valuer and any other experts involved in the valuation	Dr.A.Shoba
4.	Disclosure of valuer interest or conflict, if any	Nil
5.	Date of appointment, valuation dated and date of report	Valuation date– 13.09.2025 Report date - 06.10.2025
6.	Inspections and / or investigations undertaken	Door locked at the time of inspection
7.	Nature and sources of the information used or relied upon	Local Enquiry & website advertisement
8.	Procedures adopted in carrying out the valuation and valuation standards followed	Composite Rate Method
9.	Restrictions on use of the report, if any	Nil
10.	Major factors that were taken into account during the valuation	Location, approach, supply & demand, specifications, size of the flat infrastructure and Amenities
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Nil

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MODEL CODE OF CONDUCT FOR VALUERS

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

Integrity and Fairness:

- A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuer.
- A valuer shall maintain by being honest, straightforward, and forthright in all professional relationships.
- A valuer shall endeavor to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
- A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
- A valuer shall keep public interest foremost while delivering his services.

Professional Competence and Due Care:

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

Independence and Disclosure of Interest:

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



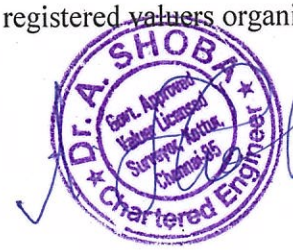
- A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.
- A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
- A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
- A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his/its association with the valuation, and in accordance with the securities and exchange board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
- A valuer shall not indulge in "mandate snatching" or "convenience valuations" in order to cater to a company or client"s needs.
- As an independent valuer, the valuer shall not charge success fee (success fees may be defined as a compensation/incentive paid to any third party for successful closure of transaction. In this case, approval of credit proposals).
- In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

Confidentiality:

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

Information Management:

- A valuer ensure that he/it maintain written contemporaneous records for any decision taken, the reason for taking the decision, and information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his/its decisions and actions.
- A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorized by the authority, the registered valuers organization with organization with which he/it is registered or any other statutory regulatory body.
- A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organization with which he/it is



registered, or any other statutory regulatory body.

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

Gifts and hospitality:

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

Explanation - for the purposes of this code the term „relative" shall have the same meaning as defined in clause (77) of section 2 of the company"s Act,2013 (18 of 2013).

- A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtained or retain work for himself/itself, or to obtain or retain advantage in the conduct of profession for himself/itself.

Remuneration and Costs:

- A valuer shall provide services for remuneration which is charged in a manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.
- A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

Occupation, Employability and Restrictions:

- A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/its assignments.
- A valuer shall not conduct business which in the opinion of the authority or the registered valuer organization discredits the profession.

Signature

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



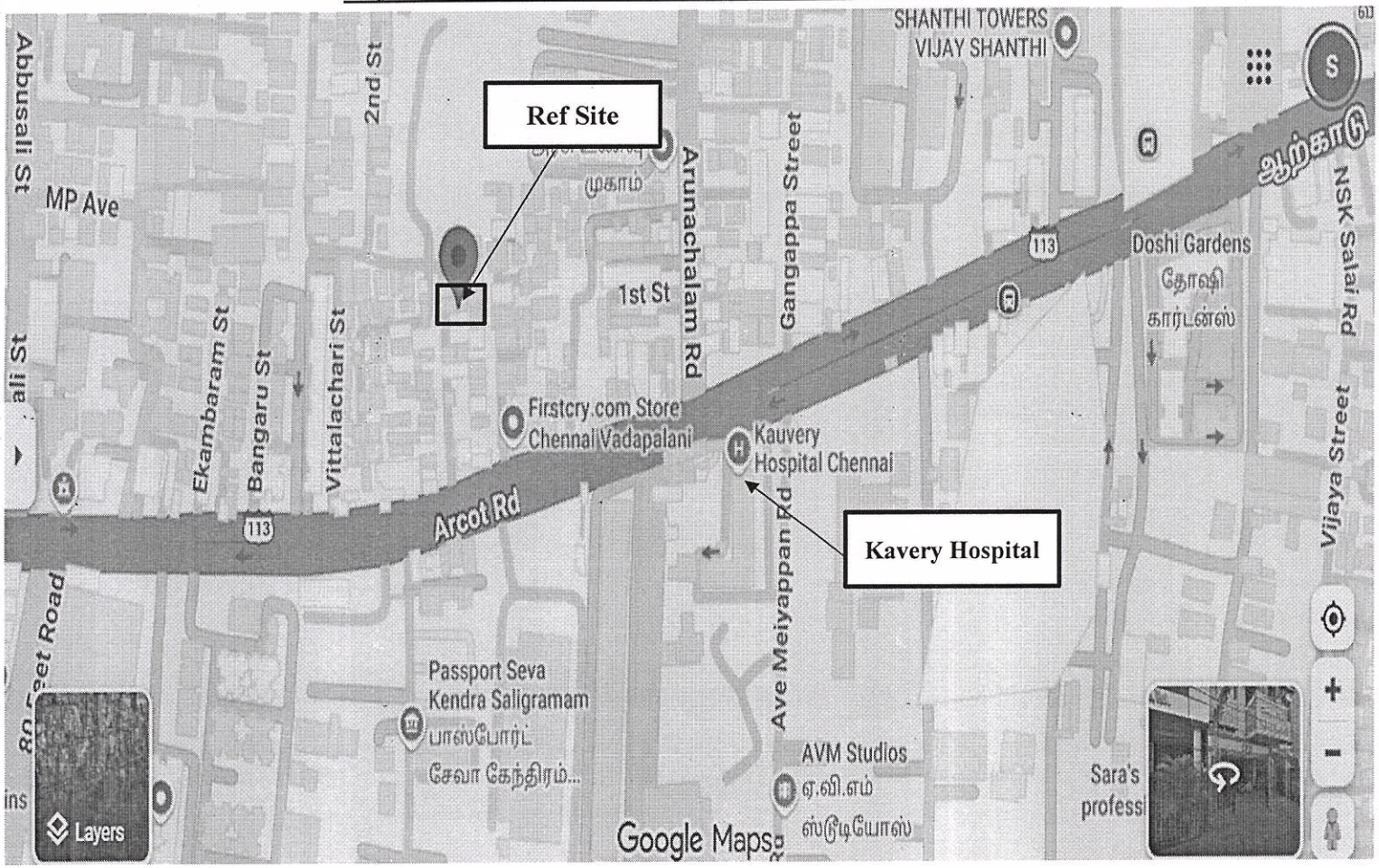
GUIDELINEVALUE

Zone:	Chennai	**Sub Registrar Office:**	Virugambakkam
Guideline Village:	Saligramam	**Revenue Village:**	-
Revenue District:	-	**Revenue Taluka:**	-

Sr.No.	Street Name	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O.Download
11	PERUMAL KOIL SOUTH LANE	3300/ Square Feet	35525/ Square Metre	Residential Class III Type - I	01-Jul-2024	-
12	PERUMAL KOIL SOUTH STREET	4950/ Square Feet	53285/ Square Metre	Residential Class I Type - I	01-Jul-2024	-
13	PERUMAL KOIL STREET	4400/ Square Feet	47365/ Square Metre	Residential Class II Type - I	01-Jul-2024	-
14	PILLAIYAR KOIL NORTH STREET	4400/ Square Feet	47365/ Square Metre	Residential Class II Type - I	01-Jul-2024	-
15	PILLAIYAR KOIL SANNATHI STREET	4400/ Square Feet	47365/ Square Metre	Residential Class II Type - I	01-Jul-2024	-
16	PILLAIYAR KOIL STREET	5500/ Square Feet	59205/ Square Metre	Residential Special Type - III	01-Jul-2024	-
17	PONNAMMAL STREET	4400/ Square Feet	47365/ Square Metre	Residential Class II Type - I	01-Jul-2024	-
18	PONNIAMMAN KOIL STREET	3300/ Square Feet	35525/ Square Metre	Residential Class III Type - I	01-Jul-2024	-
19	POSTAL AUDIT COLONY	4400/ Square Feet	47365/ Square Metre	Residential Class II Type - I	01-Jul-2024	-
20	PREM NAGAR (BHARATHI STREET)	3300/ Square Feet	35525/ Square Metre	Residential Class III Type - I	01-Jul-2024	-

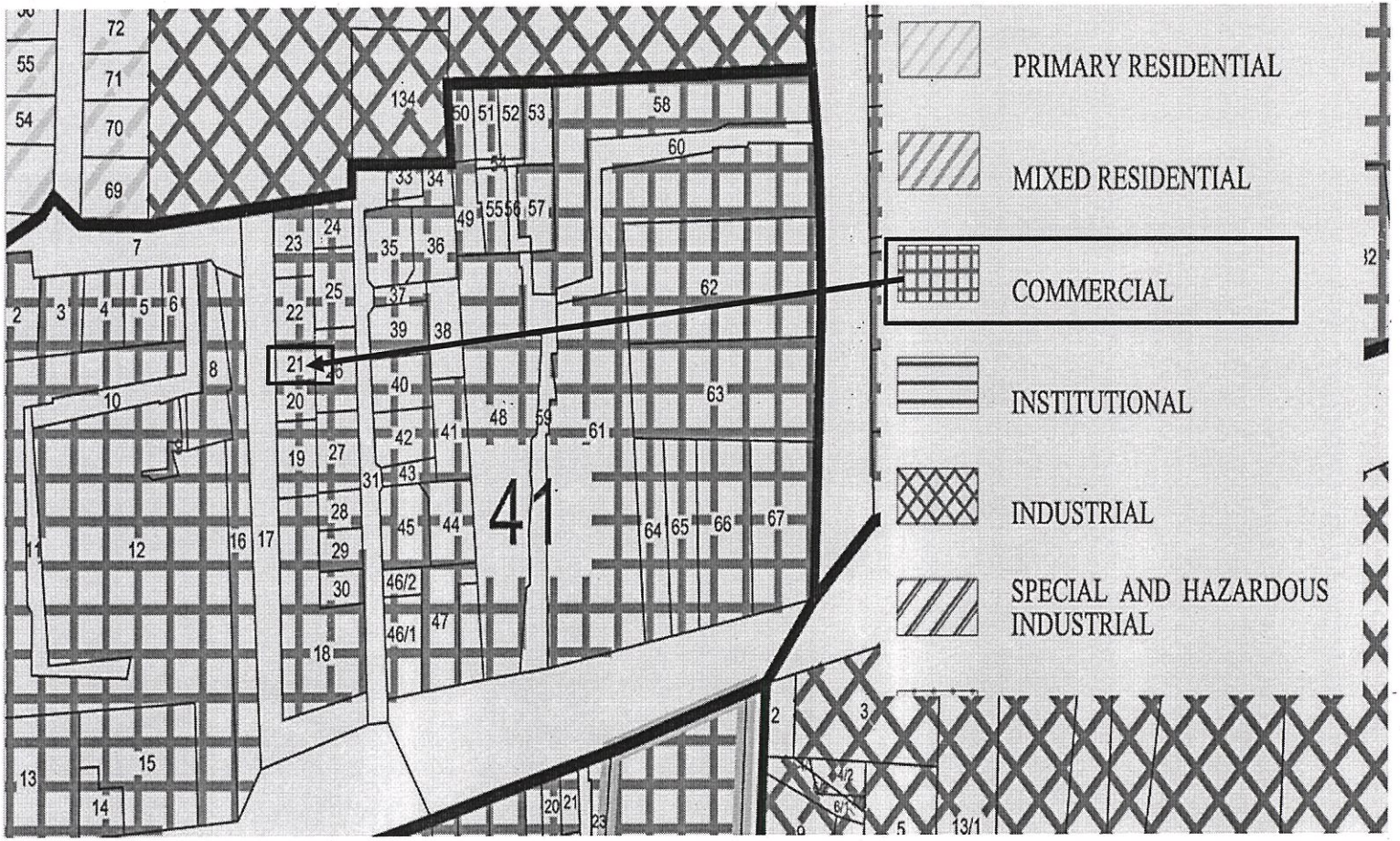
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Govt. Approved Valuer Licensed Surveyor, Kottur, Chennai-85
Chartered Engineer

Key Plan (Latitude - 13.04849, Longitude - 80.20223)



Dr. A. SHOBA
Chartered Engineer
Govt. Approved Valuer, Licensed Surveyor, Kottur, Chennai-85

CMDA Land Use Map



Dr. A. SHOBA
Chartered Engineer
Govt. Approved Valuer (Category-I)

PWD Value Calculation

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

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

Land Details

Plinth Area	:	Chennai corporation limits and belt area of 32 Km around Chennai corporation limits
Age of Building (Years)	:	13 Years
Calculation Period	:	16-Aug-25 To 15-Aug-26
Flat Type	:	Single

Floor Details

Sr.No.	Floor Name	Area (Sq.Ft.)	Material Type	Wood Type	Roof Type
1	First Floor	950	Cement Mortar	Country	RCC Framed

Building Details

Floor Name	PWD Rate (Sq.Mt.) (₹)	Floor Value (₹)	Depreciation Value (₹)	Net Floor Value(Total Floor Value - Total Floor Depreciation) (₹)
First Floor	10,980	9,69,040	1,18,688	8,50,352

Net Garage Value	:	₹ 0
Compound Wall Value	:	₹ 0
Net Building Value	:	₹ 8,50,352
(Net Floor Value + Net Garage Value + Portico value)		
Additional	:	₹ 1,70,070 (20% - Chennai corporation limits and belt area of 32 Km around Chennai corporation limits)
Total Building Value	:	₹ 10,20,422
(Net Building Value + Additional)		

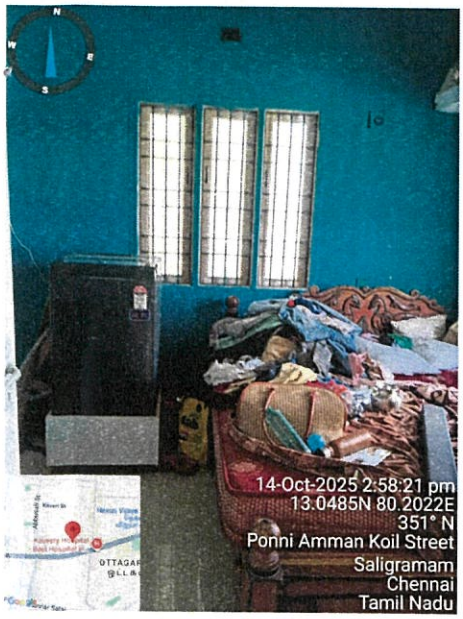
Amenities

Electrical Installations	:	₹ 0
Internal Water Supply	:	₹ 0
Sanitary Installation	:	₹ 0
Other Extra Amenities	:	₹ 0
Total Amenities Value	:	₹ 0
(Electrical Installations + Internal Water Supply + Sanitary Installation + Other Extra Amenities)		
Flooring Value	:	₹ 0

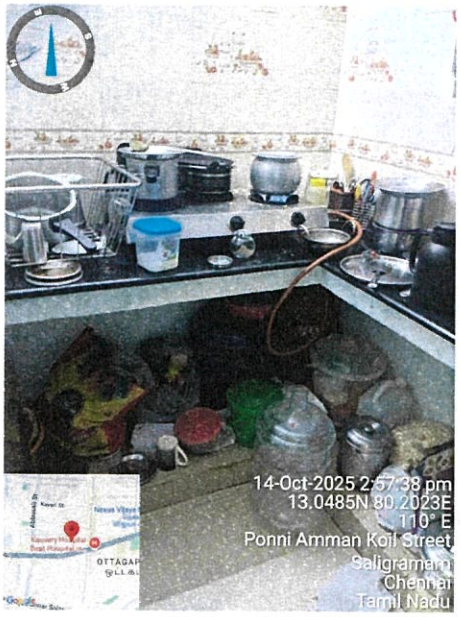
Estimated Property Value

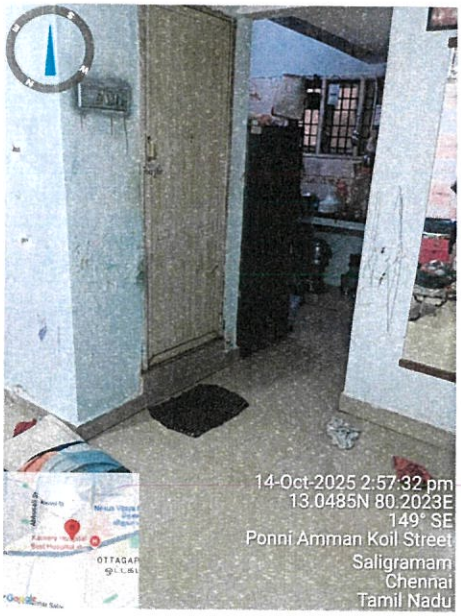
Building Value as per PWD Rate (Inclusive of all Amenities)	:	₹ 10,20,422
(Total Building Value + Total Amenities Value + Flooring Value)		

Dr. A. SHOBA Govt. Approved Valuer Licensed Surveyor, Kottur, Chennai-85 Chartered Engineer

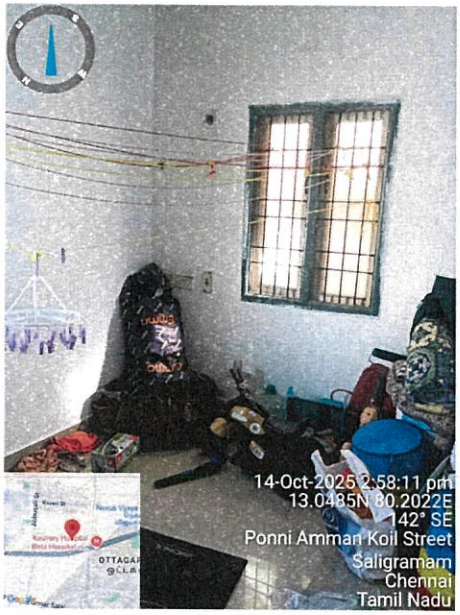


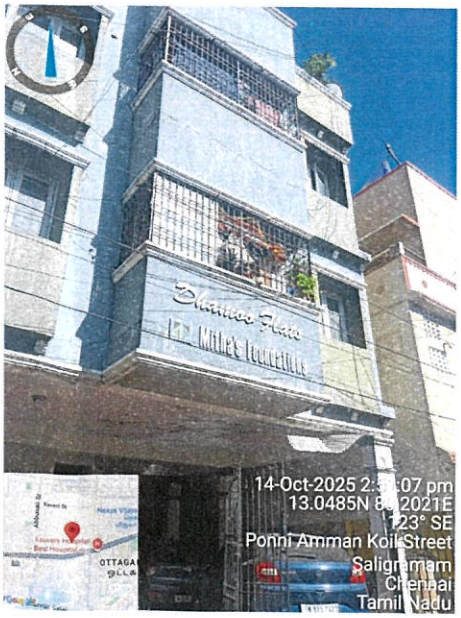
















D.A. SPURGEON
Govt. Approved
Valuer Licensed
Surveyor, Kottur
Chennai-85
Chartered Engineer