HI-TECH VALUERS LLP
★ REGISTERED VALUERS
★ CHARTERED ENGINEERS
★ REGISTERED ENGINEERS

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Registered Office : Flat No.3A & 3B-1, J P Tower, 7/2, Thirumurthy Nagar Main Road, Nungambakkam, Chennai - 600 034

HTV/CAN/ARMB/NK/JL/2026-27/161/106 30.05.2026

BRANCH HEAD
CANARA BANK
ASSET RECOVERY MANAGEMENT BRANCH

Dear Sir

Sub : Valuation of Residential Flat
Belonging to Mrs. S Geetha Krishnan

A/c. : Mrs. S Geetha Krishnan

Property under the scope of valuation	Residential Flat No.113 situated at 11th Floor Narayana – Arihant Ocean Tower Wallajah Road Triplicane Chennai – 600 005
Market value of the property	₹ 1,78,64,000
Realizable value of the property	₹ 1,60,00,000
Distress sale value of the property	₹ 1,40,00,000
Guideline value of the property	₹ 94,27,000
Insurable value of the building as built	₹ 43,00,000

For **HI-TECH VALUERS LLP**

R.V. RS BAABU ★ REGN. No.: C-I/414/1998-99 ★ GOVT. APPROVED VALUER

R S BAABU

Internal

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HTV/CAN/ARMB/NK/JL/2026-27/161/106 30.05.2026

BRANCH HEAD
CANARA BANK
ASSET RECOVERY MANAGEMENT BRANCH

REPORT ON
VALUATION OF RESIDENTIAL FLAT NO.113
SITUATED AT
11 TH FLOOR, NARAYANA- ARIHANT OCEAN TOWER
WALLAJAH ROAD, TRIPLICANE
CHENNAI – 600 005

A/C. MRS. S GEETHA KRISHNAN

I. GENERAL

1. Purpose for which the valuation is made : To realize the value of non-performing assets (NPAs)

2. a) Date of inspection : 20.05.2026

   b) Date on which the valuation is made : 20.05.2026

3. List of documents produced for perusal

   i. Sale Deed dated 08.03.2016 registered as Document No.1024/2016 at Triplicane SRO in favour of Mrs. S Geetha Krishnan

   ii. Certificate on extract from the Town Survey Land Register (TSLR) dated 07.11.2025 in the name of Mrs. S Geetha Krishnan & others downloaded from www.eservices.tn.gov.in *for T S No. 3133/1*

   iii. Certificate on extract from the Town Survey Land Register (TSLR) dated 07.11.2025 in the name of Mrs. S Geetha Krishnan & others downloaded from www.eservices.tn.gov.in *for T S No. 3128*

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iv. Planning Permit No. C/PP/MSB/16A/F/2002 vide file No. C3/23233/2001 dated 03.07.2002 by CMDA

v. Approved Building Plan

vi. Memorandum of Deposit of Title Deeds dated 30.01.2017 registered as Document No. 87/2017 at Triplicane SRO in favour of Canara Bank (Syndicate Bank) executed by Mrs. S Geetha Krishnan

4. Name of the owner and address	:	Mrs. S Geetha Krishnan Flat No.113, 11th Floor Narayana- Arihant Ocean Tower Wallajah Road, Triplicane Chennai – 600 005
5. Brief description of the property	:	A Residential Flat – Super built-up area of 1232 Sq. ft. with 418 Sq. ft. UDS of land out of 40488 Sq. ft. and one covered car parking space
Property considered for valuation	:	A Residential Flat – Super built-up area of 1232 Sq. ft. with 418 Sq. ft. UDS of land out of 40488 Sq. ft. and one covered car parking space
6. Location of the property	:	
Old R S No. as per sale deed	:	3133 & 3128
New R S No. as per TSLR	:	3133/1 & 3128
Block No.	:	58
Town	:	Triplicane (part 2)
Taluk	:	Mylapore
District	:	Chennai
Local Authority	:	Greater Chennai Corporation
Sub-Registration Office	:	Triplicane

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Internal

	Registration District	:	Chennai Central
	Landmark	:	Government Medical College, Triplicane
a)	Date of issue and validity of approved plan	:	04.07.2002 valid up to 03.07.2005
b)	Approved plan issuing authority	:	
	Planning Permit	:	CMDA
	Building Permit	:	Chennai Corporation
c)	Whether authenticity of approved plan is verified	:	Yes. Details are verified from CMDA's website and the same is enclosed for reference.
d)	Any other comments by our empaneled valuers on authenticity of approved plan	:	Nil
	Postal address of the property	:	Flat No.113 11th Floor, Narayana- Arihant Ocean Tower Wallajah Road, Triplicane Chennai – 600 005
7.	City / Village	:	Chennai city
	Is the property situated in residential / commercial /industrial area?	:	Mixed area
8.	Classification of the area	:	
i.	High / Middle / Poor	:	Middle class
ii.	Urban / Semi urban / Rural	:	Urban
9.	Coming under Corporation/Municipality: /Town Panchayat/Panchayat limit		Corporation Limit

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10. Whether covered under any State / Central Govt. enactments (i.e., Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area : Nil

11. Boundaries of the property :

	As per sale deed & MOD	As per approved building plan & as existing
North by	Wallajah Road	Wallajah Road & Commercial Property
South by	R S No. 3106	Asudhinkhan Street
East by	R S No. 3129 & 3132/1	Commercial Properties
West by	R S No. 3134/1, 3134/2, 3125, 3126 & 3127	Residential cum commercial Properties

12. Extent of the site as per documents : 16 Grounds 2088 Sq. ft. (or) 40488 Sq. ft.

12.1 Latitude, Longitude & : 13.065622, 80.275054
Co-ordinates of flat : 13°03'56.2"N 80°16'30.2"E

13. Extent of the site considered for valuation : 418 Sq. ft. UDS of land out of 40488 Sq. ft.

14. Whether occupied by the owner / tenant?: Owner
If occupied by tenant since how long? : Not applicable
Lease amount received : Not applicable

II. APARTMENT BUILDING

1. Name of the apartment : Narayana- Arihant Ocean Tower

2. Location of the property :
R S No. : 3133/1 & 3128
Village / Municipality / Corporation : Greater Chennai Corporation

3. Description of the locality : Mixed area
Residential / Commercial / Mixed area

4. Year of construction : 2007

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5. Type of structure	:	RCC framed structure
6. Number of floors in apartment building	:	18 (stilt + 16 upper floors + part 17th floor)
7. Number of dwelling units in apartment building	:	82 dwelling units
8. Quality of construction	:	Good
9. Appearance of the building	:	Good
10. Maintenance of the building	:	Good
11. Facilities available	:	
Lift	:	Available
Protected water supply	:	Available
Sanitary arrangements (Underground drainage/-Septic tank/ STP)	:	U/g drainage SC is available
Car parking space (Open /covered)	:	Covered car parking space is available
Is Compound wall existing?	:	Yes
Is pavement laid around the building	:	Yes

III. FLAT

1. Floor in which the flat is situated	:	11th Floor
2. Door No. of the flat	:	113
3. Specifications of the flat	:	
Roof	:	RCC roof slab
Flooring	:	Marble / Ceramic tiles
Doors	:	CW main door CW other doors
Windows	:	CW glazed windows
Fittings	:	Ordinary
Finishing	:	Ordinary

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4.	House Tax		
	Receipt No. / Assessment No.	:	Details are not furnished
	Tax paid in the name of	:	Not applicable
	Tax amount	:	Not applicable
5.	Electricity Service connection No.	:	Details are not furnished
	Meter Card is in the name of	:	Not applicable
6.	How is the maintenance of the flat?	:	Good
7.	Sale deed executed in the name of	:	Mrs. S Geetha Krishnan
8.	What is the undivided area of the flat?	:	418 Sq. ft. out of 40488 Sq. ft.
9.	What is the Super built-up area as per documents?	:	1232 Sq. ft.
10.	What is the plinth area of the flat?	:	985 Sq. ft.
11.	Common area added	:	247 Sq. ft.
12.	What is the Super built-up area as considered?	:	1232 Sq. ft.
13.	What is the carpet area of the flat?	:	789 Sq. ft. (or) 73.29 Sq. m.
14.	Is it Posh/I Class/Medium/Ordinary	:	I class
15.	Is it being used for Residential or commercial purpose?	:	Residential purpose
16.	Is it Owner-occupied or let out?	:	Owner occupied
17.	If rented, what is the monthly rent?	:	Not applicable



V. PLAN APPROVAL

The construction of a eighteen-storeyed residential building (stilt + 16 upper floor + part 17th floor) was approved vide Planning Permit No. C/PP/MSB/16A/F/2002 file No. C3/23233/2001 dated 03.07.2002 by CMDA.

The building is constructed as per the approved building plan.

VI. MARKETABILITY

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

VII. RATE

1.	After analysing the comparable sale instances, what is the comparable sale rate for a similar flat with same specifications in the adjoining locality? (Along with details/ reference of at least two latest deals/ transactions with respect to adjacent properties in the areas)	:	₹ 14500/Sq. ft.
2.	Assuming it is a new construction, what is the adopted basic comparable sale rate of the flat under valuation after comparing with specifications and other factors with the flat under comparison (given details)	:	₹ 20000 to ₹ 21000/Sq. ft.
3.	Break – up for the rate		
	i) Building + Services	:	₹ 2800 / Sq. ft.
	ii) Land + others	:	₹ 11700 / Sq. ft.
4.	Guideline rate obtained from the	:	₹ 14300 / Sq. ft. *(for land)*

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VIII. COMPOSITE RATE ADOPTED AFTER DEPRECIATION

a. DEPRECIATED BUILDING RATE

Replacement cost of flat with Services (v(3)i)	:	₹ 3500 / Sq. ft.
Age of the building	:	19 years
Life of the building estimated	:	80 years
Residual life of the building	:	61 years
Depreciation percentage assuming the salvage value as 10 %	:	21 %
Depreciated Rate of the building	:	₹ 2800 / Sq. ft.

b. TOTAL COMPARABLE SALE RATE ARRIVED FOR VALUATION

Depreciated building rate VI (a)	:	₹ 2800 / Sq. ft.
Rate for land & other V (3) ii	:	₹ 11700 / Sq. ft.
Comparable sale rate	:	₹ 14500/ Sq. ft.

DETAILS OF VALUATION

S. No.	Description	Qty.	Rate per unit	Estimated value
1	Market value of the flat	1232 Sq. ft.	₹ 14500/ Sq. ft.	₹ 1,78,64,000
2	Wardrobes	(included in unit rate)		---
3	Showcases	(included in unit rate)		---
4	Kitchen arrangements	(included in unit rate)		---
5	Superfine finish	---		---
6	Electricity deposits / electrical fittings, etc.	(included in unit rate)		---
7	Extra collapsible gates / grill works etc.	(included in unit rate)		---
8	Potential value, if any	---		---
9	Others			
	Total			**₹ 1,78,64,000**



IX. VALUATION

1.0 DEFINITIONS AS PER IBA HAND BOOK POLICY, STANDARDS AND PROCEDURES FOR REAL ESTATE VALUATION BY BANKS AND HFIs IN INDIA

1.1 MARKET VALUE

Market value is the estimated amount for which an asset or liability should exchange on the date of valuation between a willing buyer and a willing seller in an arm's-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion.

1.2 REALIZABLE VALUE (ORDERLY LIQUIDATION VALUE)

It is the estimated gross amount expressed in terms of money, that could be typically realized from a liquidation sale, given a reasonable period of time to find a purchaser(s) with the seller being compelled to sell on an as is where is basis as of a specific date.

1.3 DISTRESS SALE VALUE (FORCED LIQUIDATION VALUE)

It is the estimated gross amount expressed in terms of money that could be typically realized from a properly advertised and conducted public auction, with the seller being compelled to sell with a sense of immediacy on an as is where is basis as of a specific date.

1.4 GUIDELINE VALUE

In 2004 SUPREME COURT CASES (CRI) 377 (R.SAI BHARATHI V/s. J. JAYALALITHA AND OTHERS), the Apex Court, in paragraphs 22

22. The guideline value has relevance only in the context of Section 47-A of the Indian Stamp Act (as amended by TN Act 24 of 1967) which provides for dealing with instruments of conveyance which are undervalued. The guideline value is a rate fixed by authorities under the Stamp Act for purposes of determining the true market value of the property disclosed in an instrument requiring payment of stamp duty. Thus, the guideline value fixed is not final but only a prima facie rate prevailing in an area. It is open to the registering authority as well as the person seeking registration to prove the actual market value of property. The authorities cannot regard the guideline valuation as the last word on the subject of market value.



2.0 METHOD OF VALUATION

The market value of the property consisting of the flat and undivided share (UDS) of land is assessed by Comparable Sale Method. Comparable sale rate is the rate per unit area of the building in the entire building along with proportionate undivided share of land. The value of the property depends upon location of the property, development of the area, road width, proximity to civic amenities, nature of construction, number of floors, quality of construction, quality of maintenance, quality of water available, etc.

3.0 OPINION

Marketability of the property is good.

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 ₹ **1,78,64,000** (Rupees One crore seventy eight lakh and sixty four thousand only).

Book value of the above property is not available.

Realizable Value of the property is ₹ **1,60,00,000** (Rupees One crore and sixty lakh only).

Distress Sale Value of the property is ₹ **1,40,00,000** (Rupees One crore and forty lakh only).

Guideline Value of the property is ₹ **94,27,000** (Rupees Ninety four lakh and twenty seven thousand only).

Insurable Value of the building as built with services is ₹ **43,00,000** (Rupees Forty three lakh only).

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4.0 ENCLOSURES

1. Declaration from valuers
2. Encumbrance certificate pertaining sale deed& MOD www.eservices.tn.gov.in
3. TSLR downloaded from www.eservices.tn.gov.in
4. Planning permit downloaded from https://www.cmdachennai.gov.in/
5. Approved building plan
6. Guideline rate print-out from website
7. Five photographs
8. Land use map of CMDA
9. Satellite map showing the property with Lat/Long
10. Key plan showing the location of the property with Lat/Long

Place: Chennai

for HI-TECH VALUERS LLP



Date: 30.05.2026

R S BAABU

The undersigned has inspected the property detailed in the Valuation Report dated _____ on _____. We are satisfied that the fair and reasonable market value of the property is Rs._____ (Rupees _____ only).

(Name of the Branch Manager with office seal)

DECLARATION FROM VALUERS

I hereby declare that

a. The information furnished in my valuation report dated 30.05.2026 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.

b. I have no direct or indirect interest in the property valued.

c. I have personally inspected the property on 20.05.2026. The work is not subcontracted to any other valuer and carried out by myself.

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

e. I have not been found guilty of misconduct in my professional capacity.

f. 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.

g. 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.

h. I abide by the Model Code of Conduct for empanelment of valuer in the bank.

i. I am registered under Section 34 AB of the Wealth Tax Act, 1957.

j. I am the partner of the firm, who is competent to sign this valuation report.

k. FURTHER, I HEREBY PROVIDE THE FOLLOWING INFORMATION.

1. Background information of the asset being valued:

It is a residential flat admeasuring super built-up area of 1232 Sq. ft. with 418 Sq. ft. UDS of land and one covered car parking space.

2. Purpose of valuation:

The purpose of valuation is to realize the value of non-performing assets (NPAs).

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Appointing Authority:

Branch Head, Canara Bank, Asset Recovery Management Branch.

3. **Identity of the valuer involved in the valuation:**

Name of the valuer : R S BAABU
Name of Valuer Association of which I am a bonafide member in good standing in CVSRTA RVA (Membership No.LB040)
Registered Value under Wealth Tax Act, 1957
Registered No. C-I/414/1998-99
Registered Valuer under the Companies Act, 2013
Registered No. IBBI/RV/08/2018/10297

4. **Disclosure of valuer interest or conflict, if any:**

Nil

5. **Date of appointment, valuation date and date of report:**

Date of appointment	:	14.05.2026
Valuation date	:	20.05.2026
Date of report	:	30.05.2026

6. **Inspections and / or investigations undertaken:**

I have inspected the property on 20.05.2026.

7. **Nature and sources of the information used or relied upon:**

Investigations for this valuation exercise are carried out according to IVS 102. Investigations made during the course of this valuation assignment have been appropriately carried away for the purpose of the valuation assignment and the basis of values. Sufficient information has been assembled by means of inspection, inquiry, computation and analysis to ensure that the valuation is properly supported. The nature and sources of information relied upon are given below.

i. Documents furnished as listed in detailed report
ii. Local residents
iii. Landlords
iv. Real estate agents and
v. Industry experts
vi. Data from our data bank

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8. **Procedures adopted in carrying out the valuation and valuation standards followed:**

The International Valuation Standards is adopted to arrive at our valuation conclusions. The principal valuation approaches under IVS 105 are based on the economic principles of price equilibrium, anticipation of benefits or substitution.
(a) Market approach
(b) Income approach and
(c) Cost approach

Comparable Transactions Method under Market Approach is adopted to estimate the market value of the subject flat. According to IVS 105.30.1, the comparable transaction method, utilizes information on transactions involving assets that are the same or similar to the subject asset to arrive at an indication of value.

9. **Restrictions on use of the report, if any:**

This valuation is valid only for the purpose mentioned in this report and it is neither intended nor valid to be used for any other purposes. This report shall not be provided to any third party or external party except the statutory auditors without our written consent.

10. **Major factors that were taken into account during the valuation:**

The data available with us and the enquiries with the local real estate consultants are considered during the valuation.

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:**

As the valuer is not competent to ascertain the genuineness of documents and ownership, the undersigned is not responsible for the same.

Any matters related to legal title and ownership are outside the purview and scope of this Valuation exercise.

Valuation may be significantly influenced by adverse legal, title or ownership, encumbrance issues; we reserve our right to alter the conclusions should any such issues are brought to our knowledge at a later date.

for HI-TECH VALUERS LLP

R S BAABU

R.V. RS BAABU REGN. No.: C-I/414/1998-99 GOVT. APPROVED VALUER

GOVERNMENT OF TAMILNADU
REGISTRATION DEPARTMENT
தமிழ்நாடு அரசு
பதிவுத்துறை

Certificate of Encumbrance on Property
சொத்து தொடர்பான வில்லங்கச் சான்று

S.R.O /சா.ப.அ: Triplicane	Date / நாள்: 18-May-2026

Document No.& Year/ஆவண எண் மற்றும் ஆண்டு: 1024/2016

Sr. No./வ. எண்	Document No.& Year/ ஆவண எண் மற்றும் ஆண்டு	Date of Execution & Date of Presentation & Date of Registration/எழுதிக் கொடுத்த நாள் & தாக்கல் நாள் & பதிவு நாள்	Nature/தன்மை	Name of Executant(s)/ எழுதிக்கொடுத்தவர்பெயர்(கள்)	Name of Claimant(s)/ எழுதி வாங்கியவர் பெயர்(கள்)	Vol.No & Page. No/ தொகுதி எண் மற்றும் பக்க எண்
1	1024/2016	08-Mar-2016 08-Mar-2016 22-Jul-2016	Conveyance Metro/UA	1. எஸ். சேகர்	1. கீதா கிருஷ்ணன் (பிரின்ஸ்பால்) 2. சுப்பையா கிருஷ்ணன் (ஏஜெண்ட்)	-
	Consideration Value/கைமாற்றுத் தொகை: ரூ. 1,70,00,000/-		Market Value/சந்தை மதிப்பு: ரூ. 1,70,00,000/-		PR Number/முந்தைய ஆவண எண்: 894/2003, 9/2007/	
	Document Remarks/ ஆவணக் குறிப்புகள் :					
	Schedule 1 Details: Property Type/சொத்தின் வகைப்பாடு: Undivided Share			Property Extent/சொத்தின் விஸ்தீர்ணம்: 418Sq.ft UDS in 16 Grs 2088Sq.ft.		
	Village & Street/கிராமம் மற்றும் தெரு: Triplicane, WALLAJAH ROAD			Survey No./புல எண் : 3128, 3133		
	New Door No./புதிய கதவு எண்: 77			Flat No./அடுக்குமாடிக் குடியிருப்பு எண்: 113		
	எல்லை விபரங்கள்: வடக்கில் - வாலாஜா சாலை, தெற்கில் - ஆர்.எஸ்.எண்.3106, கிழக்கில் - ஆர்.எஸ்.எண்.3129,3121/1, மேற்கில் - ஆர்.எஸ்.எண்கள்.3134/1,2 3125, 3126, 3127			Schedule Remarks/சொத்து விவரம் தொடர்பான குறிப்புரை: Flat inthe 11th floor measuring 1232Sq.ft.		

Number of Entries/பதிவுகளின் எண்ணிக்கை: 1

R.V. RS BAABU
REGN. No.: C-I/414/1998-99
GOVT. APPROVED VALUER

Internal

GOVERNMENT OF TAMILNADU

REGISTRATION DEPARTMENT

தமிழ்நாடு அரசு

பதிவுத்துறை

Certificate of Encumbrance on Property

சொத்து தொடர்பான வில்லங்கச் சான்று

S.R.O /சா.ப.அ: Triplicane	Date / நாள்: 28-May-2026

Document No.& Year/ஆவண எண் மற்றும் ஆண்டு: 87/2017

Sr. No./ வ. எண்	Document No.& Year/ ஆவண எண் மற்றும் ஆண்டு	Date of Execution & Date of Presentation & Date of Registration/ எழுதிக் கொ டுத்த நாள் & தாக்க ல் நாள் & பதிவு நாள்	Nature/தன்மை	Name of Executant(s)/ எழுதிக் கொடுத்தவர்(கள்)	Name of Claimant(s)/எழுதி வாங்கியவர்(கள்)	Vol.No & Page. No/ தொகுதி எண் மற்றும் பக்க எண்
1	87/2017	30-Jan-2017 30-Jan-2017 30-Jan-2017	Deposit of Title Deeds If loan is repayable on demand	1. கீதா கிருஷ்ணன் (பிரின்ஸ்பால்) 2. சுப்பையா கிருஷ்ணன் (ஏஜென்ட்)	1. சிண்டிகேட் பாங்க்	-
	Consideration Value/கைமாற்றுத் தொகை: Rs. 1,40,00,000/-		Market Value/சந்தை மதிப்பு: Rs. 1,40,00,000/-		PR Number/முந்தைய ஆவண எண்: 594/2003, 9/07, 11/16-4, 1024/16/	
	Document Remarks/ ஆவணக் குறிப்புகள் :	உரிமை ஆவண ஒப்படைப்பு ரூ.1, 40, 00, 000/- .				
	Schedule 1 Details: Property Type/சொத்தின் வகைப்பாடு: Undivided Share			Property Extent/சொத்தின் விஸ்தீர்ணம்: 418Sq.ft UDS in 16 Grounds 2088Sq.ft		
	Village & Street/கிராமம் மற்றும் தெரு: Triplicane, WALLAJAH ROAD			Survey No./புல எண் : 3128, 3133		
	New Door No./புதிய கதவு எண்: 77			Flat No./அடுக்குமாடிக் குடியிருப்பு எண்: 113		
	Boundary Details: வடக்கில் - வாலாஜா சாலை, தெற்கில் - ஆர்.எஸ்.எண்.3106, கிழக்கில் - ஆர்.எஸ்.எண்.3129,3121/1, மேற்கில் - ஆர்.எஸ்.எண்கள்.3134/1,2 3125, 3126, 3127			Schedule Remarks/சொத்து விவரம் தொடர்பான குறிப்புரை: Flat inthe 11th floor measuring 1232Sq.ft.		

Internal

REGN. No.: C-I/414/1998-99 GOVT. APPROVED VALUER

CERTIFICATE
EXTRACT FROM THE TOWN SURVEY LAND REGISTER

District : Chennai Taluk : Mylapore Town : Triplicane (Part 2) Ward : -

S.No	Block Code and Name Of Locality	Number		O.Sur No and Letter	Municipal Door No.	Govt,Mitta, Zamindari,Inam	Dry,Wet, Unassessed, Promboke, House-site	Source Of Irrigation and Class	If Double Crop,Rate of Composition	Class and Sort of soil	Taram	Rate per Acre/Hectare		Extent By Town Survey			Assesment		Municipal Register	Adangal (UDS Details)	How the holding is utilised	Remarks
		Sur. Field	Sub Div.									Rs.	Paise	Hectare	Ares	Sq. Meter	Municipal	Govt.				
1	Block : 0058-வாலாஜா சாலை	3128	0	-	77	ரயத்துவாரி	விடு வரி		-	0-		0.00		0	24	32.5	-	10.00	-	Kuldeep.R .., கே சம்சுதீன் மனைவி பமீதா பேகம், அப்துல் ஜபார் மகன் முகமது உசைன், எம் கணேஷ் மனைவி அம்சவேணி .க, Sangeetha.G .., Rajesh Kumar Chordia .., Sarita Chordia .., நாராயணசெட்டி எஸ்டேட் அண்ட் சாரிட்டீஸ் .., எஸ்.சேகர் 8ல் 4 பங்கு பிரிபடாத பாகம் .., சுப்பையா கிருஷ்ணன் மகள் கீதா கிருஷ்ணன், பிரேமகுமாரி .., காதர் மொஹிதீன் மகன் கே சம்சுதீன்	வீடு	2025/0153/02/059531TR DT. 2025-11-07 TR DT: 07-11-2025

Internal

RV. RS BAABU ★ GOVT. APPROVED VALUER REGN. No.: C-I/414/1998-99

CERTIFICATE
EXTRACT FROM THE TOWN SURVEY LAND REGISTER

District : Chennai Taluk : Mylapore Town : Triplicane (Part 2) Ward : -

S.No	Block Code and Name Of Locality	Number		O.Sur No and Letter	Municipal Door No.	Govt,Mitta, Zamindari,Inam	Dry,Wet, Unassessed, Promboke, House-site	Source Of Irrigation and Class	If Double Crop,Rate of Composition	Class and Sort of soil	Taram	Rate per Acre/Hectare		Extent By Town Survey			Assesment		Municipal Register	Adangal (UDS Details)	How the holding is utilised	Remarks
		Sur. Field	Sub Div.									Rs.	Paise	Hectare	Ares	Sq. Meter	Municipal	Govt.				
1	Block : 0058-வாலாஜா சாலை	3133	1	-	77	ரயத்துவாரி	நீர்வையில்லா மனை		-	0-		0.00		0	13	30.0	-	10.00	-	Kuldeep.R .., Sangeetha.G .., Rajesh Kumar Chordia .., Sarita Chordia .., சுப்பையா இருஷ்ணன் மகள் கீதா இருஷ்ணன், நாராயண குருய்யா செட்டிஸ் எஸ்டேட் அன்ட் சாரிடீஸ் .., எம் கணேஷ் மனைவி அம்சவேணி .க	கடை,மோட்டர்ஹவுஸ்	2025/0153/02/059531TR DT. 2025-11-07 TR DT: 07-11-2025

Certified that the above is a true extract from the Town Survey Land Register maintained in the Taluk.

மின் கையொப்பம் / Digital Signature : 07-11-2025
பெயர் / Name : Dhatchana Moorthy R
பதவி / Designation : Zonal Deputy Tahsildar
இடம் / Place : மயிலாப்பூர் வட்டம் / Mylapore, சென்னை மாவட்டம் / Chennai

R.V. RS BABU ★ REGN. No.: C-I/414/1998-99 ★ GOVT. APPROVED VALUER

Internal

Internal

Digitization of Planning Permission Records for the period from 1989 to 2021

9 1990 1991 1992 1993 1994 1995 1996 1997 1998 1999 2000 2001 2002 2003 2004 2005 2006 2007
8 2009 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021

001

w 10 entries Excel Search: 23233

IO	Applicant Name	File No	Channel	Approval Letter	Approved Plan	DC Advice	Payment Receipt	Plan Perm
4	THE TRUSTEE. NARAYANA GURURIAH CHETTYS ESTATE & CHARITEES	C3/23233/2001	MSB	Approval Letter	Approved Plan	DC Advice	Payment Recipt	Plan Permit

RV. RS BAARD ★ REGN. No.: C-I/414/1998-99 ★ GOVT. APPROVED VALUER

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From

The Member-Secretary,
Chennai Metropolitan
Development Authority,
No.1, Gandhi Irwin Road,
Egmore, Chennai-600 008.

To

The Commissioner,
Corporation of Chennai,
Chennai-600 008.

Letter No.C3/23233/2001, Dated:4.7.2002.

Sir,

Sub: CMDA - Area Plans Unit - Multi Storeyed Building Planning Permission - for the construction of Ground Floor + 16F + 17Floor# (Part) for Residential building at R.S.No.3128 & 3133, Block No.58, Door No.54 to 56 Wallajah Road, Chennai - Approved & sent - Reg.

Ref: 1. PPA received on 17.6.99
2. Government letter (MS) No.239 dated.7.6.2000
3. Commissioner Corporation letter dated.6.3.2002.
4. This office letter to Applicant dated.14.3.2002.
5. Applicant letter dated.15.4.2002.
6. This office letter even No dated.24.4.2002.
7. Applicant letter dated.9.5.2002-

.....

The Planning Permission application received in the reference cited for the construction of Ground Floor + 16Floor + 17Floor (part) for Residential Building at R.S.No.3128 & 3133 Block No.58 Door No.54 to 56 Wallajah Road, Chennai has been approved subject to the conditions incorporated in the reference.

2. The applicant has remitted the following charges:

Development Charge ... Rs. 1,76,000/- (Rupees one lakh seventy six thousand only)

in Challan No.10009 Dated.15.4.2002 accepting the conditions stipulated by CMDA vide in the reference 5th cited and furnished Bank Guarantee for a sum of Rs.10,53,000/- (Rupees Ten lakhs fifty three thousand only) towards Security Deposit for building which is valid upto 8/5/2007 or till the disposal of the writ petition.

Infrastructural Development Charges: 1) Rs. 3,37,000/- paid in favour of Managing Director, Chennai Metropolitan Water Supply and Sewerage Board, Chennai.

2) Bank Gurantee for Rs.3,37,000/- furnished based on the court order W.P.No.10515/2002 dated.26.3.2002 in Bank Gurantee No.31/02 dated.5.4.02

The promoter has to submit the necessary sanitary application directly to Metro Water and only after due sanction he can commence the internal sewer works.

In respect of water supply, it may be possible for Metro Water to extend water supply to a single sump for the above premises for the purpose of drinking and cooking only and confined to 50 persons per dwelling at the rate of 10 lpcd. In respect of requirements of water for other uses, the promoter has to ensure

.....2/.....

RV. RS BABU
REGN. No.: I/414/1998-99
GOVT. APPROVED VALUER

Internal

PLAN AND PERMIT

(Sec 49 of T & C. P. Act. 1971)

Date of Permit 4/7/2002

PERMIT No 000337

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File No C3/23233/2001 ... The Trustee

Name of Applicant with Address NARAYANA GURUVIAH Chetty Estate Trustee
No-49, VARADAPPAN STREET
CHENNAI-600001

Date of Application 21.6.99

Nature of Development : ~~Layout/Sub-division of Land~~/Building construction/~~Change in use of Land~~/~~Building~~

Site Address PROPOSED CONSTRUCTION OF G+1+1F+1F(PT)
FOR RESIDENTIAL BUILDING AT

Division No... R.S.NO 3129 & 3133, Block No-58,
DOOR NO. 54 & 56 WALLAJAH ROAD,
CHENNAI

Development Charge paid Rs. 176,000 Challan No 10009 Date 15/4/2002

PERMISSION is granted to the ~~layout/sub-division of land~~/building construction/~~change in use of land/building~~ according to the authorised copy of the plan attached hereto and subject to the condition overleaf.

This permit expires on 3rd July 2005

the building construction work Should be completed as per plan before the expiry date. If it is not possible to complete the construction, request for renewing the planning permit should be submitted to Chennai Metropolitan Development Authority before the expiry date. If it is not renewed before the said date fresh Planning Permission application has to be submitted for continuing the construction work when the Development Control Rules that may be currently in force at that time will be applicable. If the construction already put up is in deviation to the approved plan and in violation of rules. Planning permit will not be renewed.

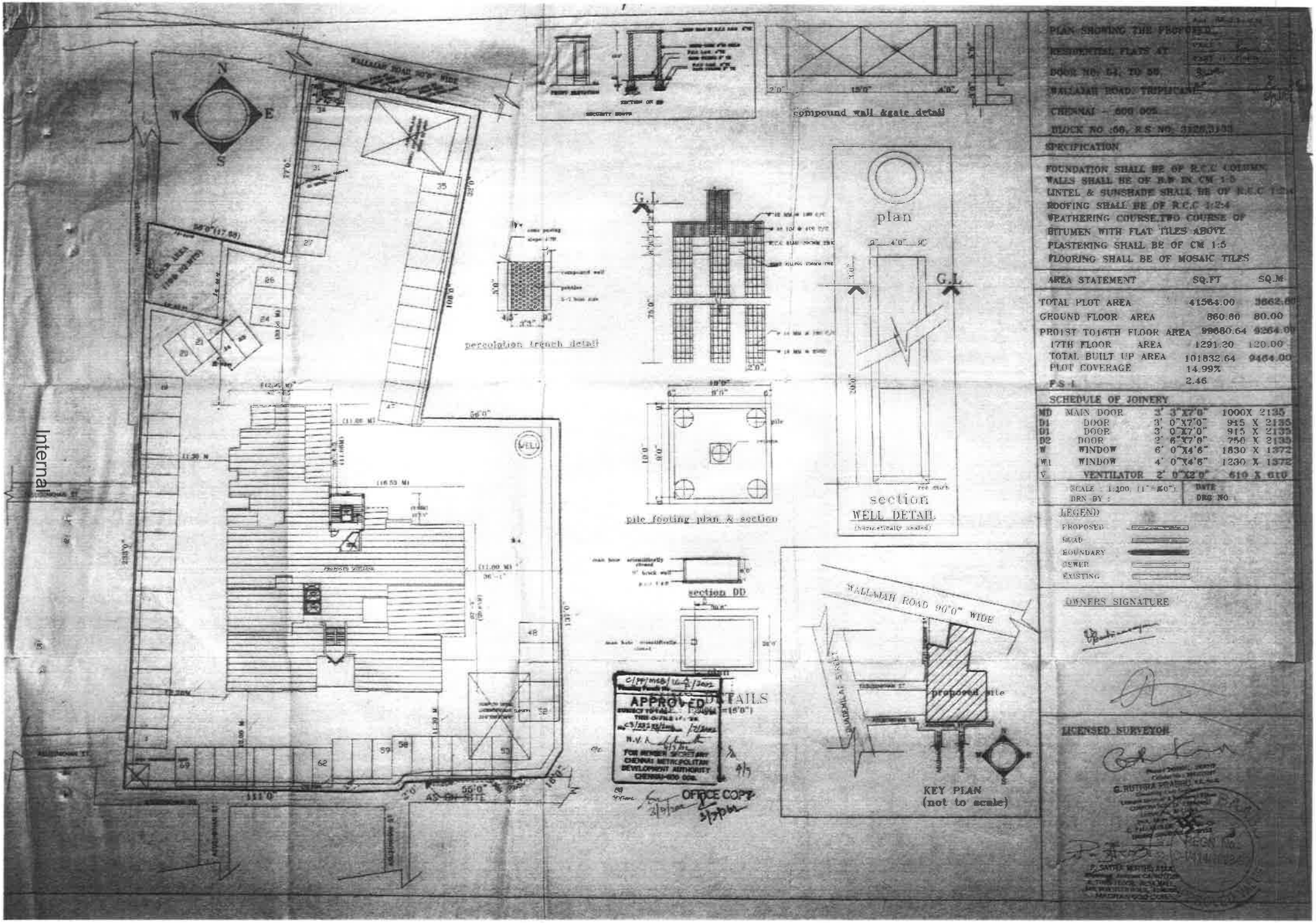
(1). PP.No: C/PP/MSB/16 A/2002

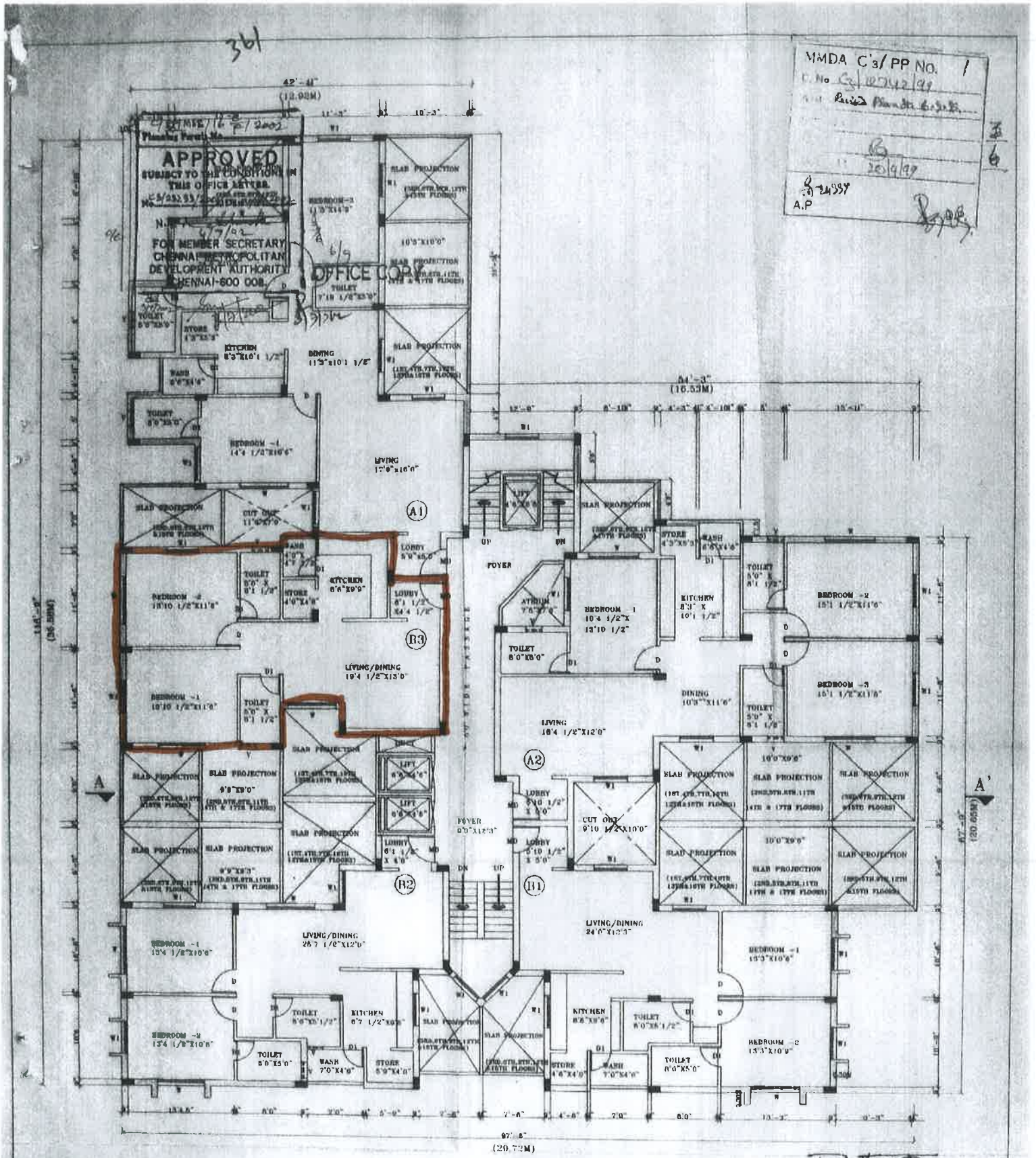
(2). Govt. letter (MS)No 239 dt 7/6/2002 3/7/2002

For MEMBER SECRETARY

Internal

RVS BUILDING ESTN. NO: C-1014/1998-99 GOVT. APPROVED VALUER


PLAN SHOWING THE PROPOSED
RESIDENTIAL FLATS AT
DOOR NO: 54, TO 56,
WALLAJAH ROAD, TRIPLICANE
CHENNAI - 600 005.
BLOCK NO :56, R.S NO. 3126,3131
SPECIFICATION
FOUNDATION SHALL BE OF R.C.C COLUMN
WALLS SHALL BE OF B.B IN CM 1:5
LINTEL & SUNSHADE SHALL BE OF R.C.C 1:2:4
ROOFING SHALL BE OF R.C.C 1:2:4
WEATHERING COURSE,TWO COURSE OF
BITUMEN WITH FLAT TILES ABOVE
PLASTERING SHALL BE OF CM 1:5
FLOORING SHALL BE OF MOSAIC TILES
AREA STATEMENT SQ.FT SQ.M
TOTAL PLOT AREA 41564.00 3862.00
GROUND FLOOR AREA 860.80 80.00
PROIST TO16TH FLOOR AREA 99680.64 9264.00
17TH FLOOR AREA 1291.20 120.00
TOTAL BUILT UP AREA 101832.64 9464.00
PLOT COVERAGE 14.99%
F.S.I 2.46
SCHEDULE OF JOINERY
MD MAIN DOOR 3' 3"X7'0" 1000X 2135
D1 DOOR 3' 0"X7'0" 915 X 2135
D1 DOOR 3' 0"X7'0" 915 X 2135
D2 DOOR 2' 6"X7'0" 750 X 2135
W WINDOW 6' 0"X4'6" 1830 X 1372
W1 WINDOW 4' 0"X4'6" 1230 X 1372
V VENTILATOR 2' 0"X2'0" 610 X 610
SCALE : 1:200, (1"=16'0")
DRN BY :
DATE
DRG NO :
LEGEND
PROPOSED
ROAD
BOUNDARY
SEWER
EXISTING
OWNERS SIGNATURE
LICENSED SURVEYOR
WALLAJAH ROAD 90'0" WIDE
proposed site
KEY PLAN
(not to scale)
compound wall &gate detail
percolation trench detail
pile footing plan & section
section DD
plan
section
WELL DETAIL
APPROVED DETAILS
OFFICE COPY
Internal



TYPICAL FLOOR PLANS
(2nd,5th,8th,11th,&14th floors)

P. SATHIA MURTHI, A.I.I.A.
Registered Architect CA/94/17287
6, THIRD FLOOR, ALSA MALL,
149, MONTIETH ROAD, EGMORE,
MADRAS-600 008.

PLAN SHOWING THE PROPOSED RESIDENTIAL FLATS AT DOOR NO: 54, TO 56, WALLAJAH ROAD, TRIPLICANE, CHENNAI – 600 005.
BLOCK NO :58, R.S NO: 3128,3133

N
W
E
S

LEGEND

PROPOSED

ROAD

BOUNDARY

SCALE : 1:100, (1"=8'0")

OWNERS SIGNATURE
SARAVANA GOMUTHAM CHETTY ESTATE & CHARITIES
Trustee.

LICENSED RUTHRA VALUER
REGN. No.: 14/98-99
CORPORATION OF CHENNAI
License No. 30 Class-I
24-A, Kasim Sahib Street,
PALLAVARAM, CHENNAI-43
BEHIND SINGAPORE SHOWROOM

APPROVED VALUER

Internal

PHOTOGRAPHS





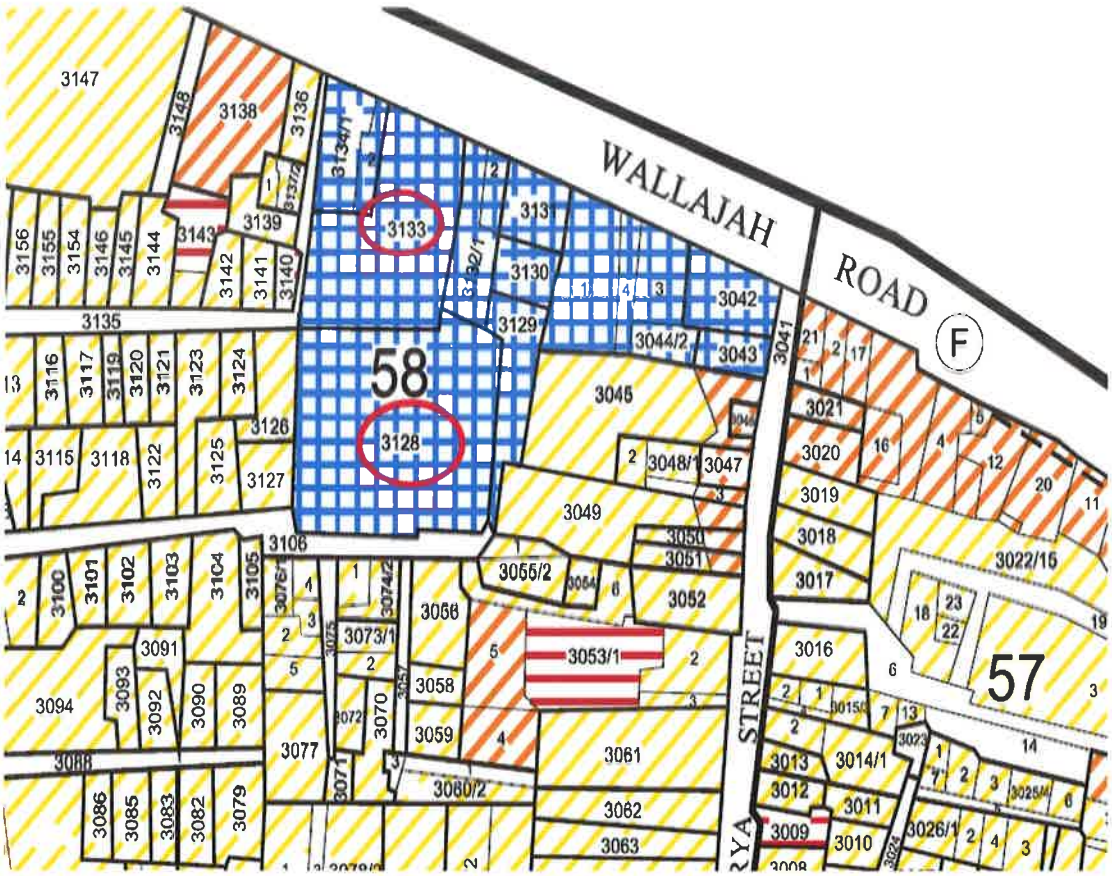






RV. RS BABU
REGN. No.: C-I/414/1998-99
GOVT. APPROVED VALUER

LAND USE MAP OF CMDA



CHEPAUK AREA
TRIPLICANE PLANNING DIVISION
PLANNING UNIT No. 11,2
MAP No. 4

LEGEND

- DEVELOPMENT PLAN BOUNDARY
- VILLAGE BOUNDARY
- REVENUE BLOCK BOUNDARY
- PRIMARY RESIDENTIAL
- MIXED RESIDENTIAL
- COMMERCIAL
- INSTITUTIONAL
- LIGHT INDUSTRIAL (EXCEPT TO INDUSTRIAL AS PER ZONING REGULATION PLAN)
- GENERAL INDUSTRIAL (EXCEPTED TO INDUSTRIAL AS PER ZONING REGULATION PLAN)
- SPECIAL AND HAZARDOUS INDUSTRIAL
- OPEN SPACE & RECREATIONAL
- NON URBAN
- WATER BODY
- CONTINUOUS BUILDING AREA
- EWS AREA
- MULTI STOREYED BUILDING AREA
- STREET ALIGNMENT
- MRTS ALIGNMENT

LAND COMPRISED IN T S NO. 3133 PART & 3128

SATELLITE MAP



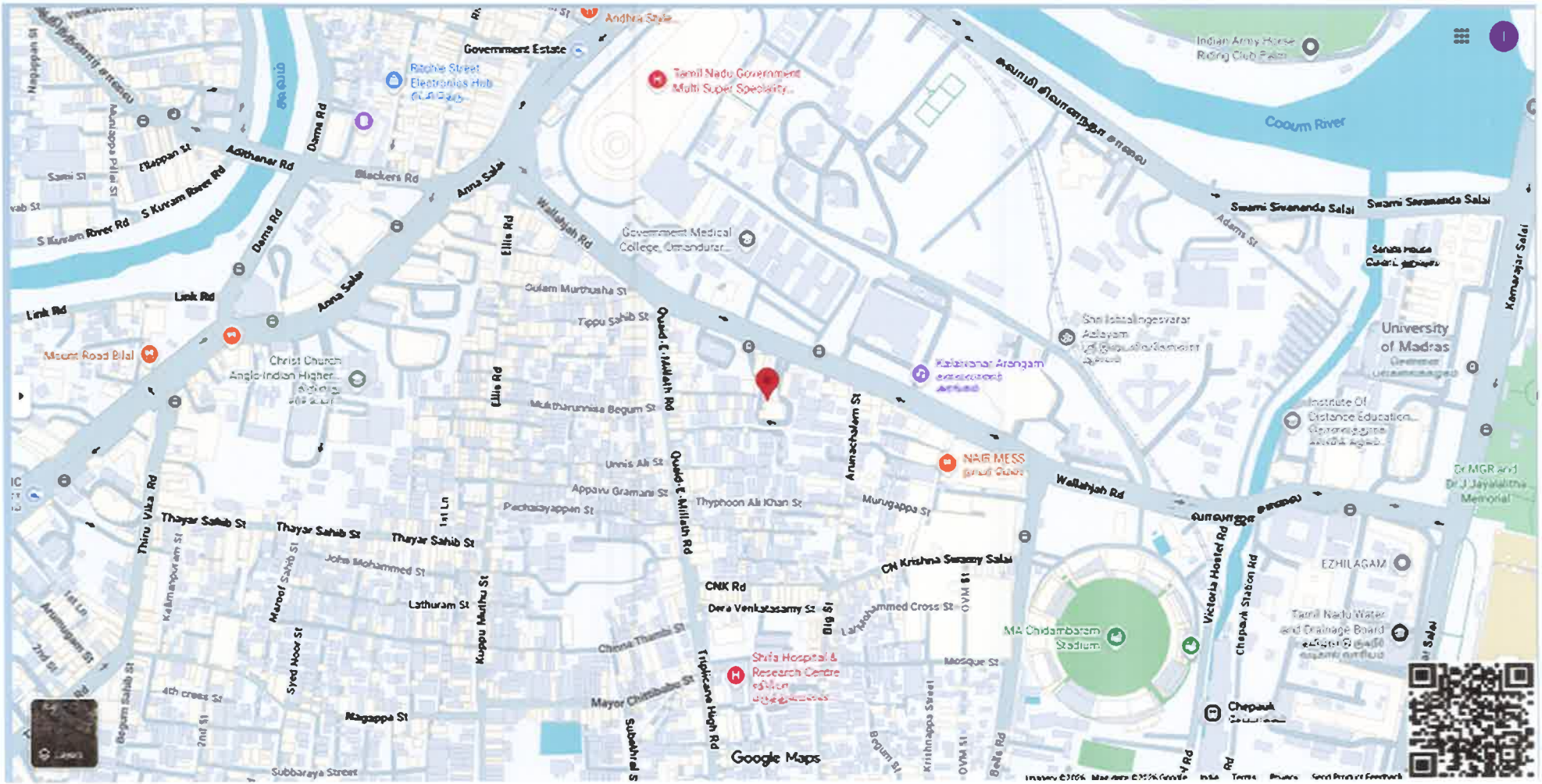
Internal

LOCATION OF THE PROPERTY

R. RAMABU
REGN. No.:
C-0414/1998-99
GOVT. APPROVED VALUER

KEY PLAN

Latitude, Longitude: 13.065622, 80.275054	Co-ordinates: 13°03'56.2"N 80°16'30.2"E



Internal

LOCATION OF THE PROPERTY

R.V. RS BAABU
REGN. No.: C-1/414/1998-99
GOVT. APPROVED VALUER