BEST ASSOCIATES

Er.Subramani B.E., AMIE., FIV.,
Approved Valuer No: F/8059

VALUATION REPORT

Er. P.Subramani B.E., AMIE., FIV
Approved Valuer No: F/8059
Chartered Engineer,
Govt. Approved Valuer,
Regd.Valuer for
Income Tax, Wealth Tax &
Gif tax

Office Address:
Er. P. Subramani
Door No.2/21, Ground Floor,
Haroon Building,
Viswanathapuram 1st street,
Rengarajapuram,
Kodambakkam,
Chennai-600024. .
Mobile No –
044-24348945 &
044-79632901
Cell No.98425 45009 &
98421 45059.
bestche2017@gmail.com

Panel Valuer for Banks
Income Tax, Wealth Tax,
State Bank of India,
Canara Bank,
Bank of India,
LIC, LIC, HFL
Indian Overseas Bank.
Indian Bank,
Union Bank,
City Union Bank,
Lakshmi Vilas Bank Ltd,
Karur Vysya Bank,
Canfine Home Ltd,
Jammu & Kashmir Bank,
Punjab National Bank

Name of the Bank	**Canara Bank, ARM-II Branch, Chennai- 600 017,**
Name of the Owner	**Ms. Geetha Krishnan, D/o. Subbaiah Krishnan,**
Location of the Property	**Old S.No. 590, R.S.No. 676/3,** **Old Door No. 403, New Door No. 228,** **Quaid-E Millath Salai,** **Triplicane High Road,** **Triplicane Village & SRO,** **Mylapore Taluk,** **Chennai District - 600 005,**
Total Extent of Land	**1560.00 Sq. ft (or) 0.65 Ground**



	As per Actual
Guide Line Value	**Rs. 2,25,08,000.00**
Present Market Value	**Rs. 3,14,00,000.00**
Forced Sale Value	**Rs. 2,51,00,000.00**
Realizable Value	**Rs. 2,83,00,000.00**

BEST ASSOCIATES

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

Chennai Office Address:
Door.No.2/21, Haroon Building, Ground Floor,
Vishwanathapuram 1st street,
Rangarajapuram,
Kodambakkam,
Chennai - 600024.
Mobile No: 044-24348945 & 044-79632901
(Regd. Office : 2, Subramaniyapuram Road, Palani)

Income Tax, Wealth Tax,
State Bank of India,
Canara Bank,
Punjab National Bank.
Union Bank,
Indian Overseas Bank,
Jammu & Kashmir Bank,
Canfine Home Ltd,
Karur Vysya Bank,
DBS Bank Ltd,
City Union Bank,
LIC, LIC-HFL
City Union Bank,

Ref No: IV - 284 / CB / 2025-26 **Date: 11.08.2025**

To,

The Assistant General Manager,
Canara Bank, ARM-II Branch,
Chennai- 600 017,

Valuation Report
On Immovable Properties

Pursuant to the request from The Assistant General Manager, Canara Bank, ARM-II Branch, Chennai- 600 017, the said property located at Old S.No. 590, R.S.No. 676/3, Old Door No. 403, New Door No. 228, Quaid-E Millath Salai, Triplicane High Road, Triplicane Village, Mylapore Taluk, Triplicane (SRO), Chennai District - 600 005, which is said to be owned by Ms. Geetha Krishnan, D/o. Subbaiah Krishnan, and the name of the Customer is M/s. Venkataswar Litho Press & Subbaiahkrishanan, the said property has been inspected on 04.08.2025 for the purpose of assessing the present market value.

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

1 Registered Power of Attorny Document No. 11/2006, Dated 27.01.2016, by, Ms. Geetha Krishnan, D/o. Mr. Subbaiah Krishnan, to and in favour of Mr. Subbaiah Krishnan, S/o. P. Subbaiah.
2 Registered Memorandum of Deposit of Title Deeds Document No. 99/2017, Dated 31.01.2017, by Ms. Geetha Krishnan, D/o. Mr. SubbaiahKrishnan, to and in favour of Syndicate Bank.
3 Previous valuation report given by Er. P. Muthuselvan, Dated 16.05.2023.

Based upon the actual observation and also the particulars provided to me, detailed valuation report has been prepared and furnished in the following annexure I & II after giving careful consideration to the various important factors like the specification, present condition, age, future life, replacement cost, depreciation, potential for marketability.,

I am of opinion that	**As per Actual**
1. The Guide line Value of the property is	**Rs. 2,25,08,000.00**
2. The Open market value of the property is	**Rs. 3,14,00,000.00**
3. The Forced sale value of the property is	**Rs. 2,51,00,000.00**
4. The Realizable market value of the property is	**Rs. 2,83,00,000.00**

It is declared that

1. The property inspected on 04.08.2025 .
2. I have no direct or indirect interest in the property valued
3. Further the information and other details given above in the annexure are true to the best of my knowledge and belief
4. The legal aspect like verification of impersonation of a personal or forgery of original document do not cum under the scope of valuation.

Station : Chennai.
Date : 11.08.2025

Signature of valuer
with seal

Er.P.SUBRAMANI B.E., AMIE., FIV.,
CHARTERED CIVIL ENGINEER
GOVT. APPROVED VALUER
VALUER FOR CANARA BANK

VALUATION OF PROPERTY (LAND & BUILDING)

REPORT ON VALUATION

PART –A (BASIC DATA)

I	Purpose of valuation	To Assess the fair market value of the property for Canara Bank, ARM-II Branch, Chennai- 600 017,
1	Date of Inspection	04.08.2025
	Date on which the valuation is made	11.08.2025
2	Name of the reported owner(s) and his their address(es)with phone no.(details of share of each owner in case of join to ownership)and address with phone number	**Name of the Owner:** Ms. Geetha Krishnan, D/o. Subbaiah Krishnan, **Name of the Customer:** M/s. Venkataswar Litho Press & Subbaiahkrishanan,
3	Document produced for Perusal 1 Registered Power of Attorny Document No. 11/2006, Dated 27.01.2016, by, Ms. Geetha Krishnan, D/o. Mr. Subbaiah Krishnan, to and in favour of Mr. Subbaiah Krishnan, S/o. P. Subbaiah. 2 Registered Memorandum of Deposit of Title Deeds Document No. 99/2017, Dated 31.01.2017, by Ms. Geetha Krishnan, D/o. Mr. SubbaiahKrishnan, to and in favour of Syndicate Bank. 3 Previous valuation report given by Er. P. Muthuselvan, Dated 16.05.2023.	
4	Brief Description of the Property Taken for valuation The above said property is Old S.No. 590, R.S.No. 676/3, Old Door No. 403, New Door No. 228, Quaid-E Millath Salai, Triplicane High Road, Triplicane Village, Mylapore Taluk, Triplicane (SRO), Chennai District - 600 005, The Surrounding Area is Residential Area. Civic amenities are all available within 1 Km Distance	
5	Scope of valuation	
	Land Area: **Doc.Area** 1,560.00 Sq.ft Total Land Extent Area = **1,560.00 Sq.ft (or) 0.65 Ground**	
6	If this report is to be used for any bank purpose, state the name of the bank and branch, if known	Canara Bank, ARM-II Branch, Chennai- 600 017,

II. DESCRIPTION OF THE PROPERTY

1	Postal Address of the property with pin code	Old S.No. 590, R.S.No. 676/3, Old Door No. 403, New Door No. 228, Quaid-E Millath Salai, Triplicane High Road, Triplicane Village, Mylapore Taluk, Triplicane (SRO), Chennai District - 600 005,
2	City /Town	City
	Residential Area	Residential Area
	Commercial Area	-
	Industrial Area	-
	Agricultural Area	-
3	Classification of area High/ Middle/Poor Urban/ Semi Urban/Rural	High Urban
4	Coming under corporation limit /village panchayat/municipality	CMDA & GCC
5	Whether covered under any State/Central Govt. enactment (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 plat is contemplated.	No

Er. P. SUBRAMANI, B.E., APPROVED VALUER, CHARTERED ENGINEER

7	**Location of property**		
	S.F No/T.S No/R.S No	Old S.No. 590, R.S.No. 676/3,	
	Door No.	Old Door No. 403, New Door No. 228,	
	Village/Block	Triplicane Village,	
	Taluk	Mylapore Taluk,	
	Mandal /District /Municipality /Corporation	Chennai District - 600 005,	
8	**Boundaries of the property**	**As per Deed**	**As per Actual**
	North	Premises No. 229, Triplicane high road	Land and Building
	South	Premises No. 227, Triplicane high road	Land and Building
	East	Tripliane high road (40' wide road)	Triplicane high road
	West	Masilamani Chettiyar's Property	Land and Building
	Total Extent of the plot	**1,560.00 Sq.ft (or) 0.65 Ground**	
9	Latitude, Longitude and coordinates of the site	**13°03'25.1"N 80°16'25.9"E 13.056972, 80.273861**	
10	Property tax receipt referred assessment number tax amount	Details not furnished	
	Receipt in the name of	-	
11	Electricity service connection consumer number	Details not furnished	
	In the name of	-	
12	Property Is presently occupied by owner/tenants/both/vacant	Locked during inspection	
13	If tenanted fully, what is the gross monthly rent?	-	
14	If occupied by both By assuming the entire building is let out, What is the probable monthly rent? What is the advance amount?	-	

PROCEDURE OF VALUATION

As per Actual

	Valuation Details	Discussed in part B,C,D,E&F
1	FSI = 3,999.00 /1560 2.56	2. Plot coverage = 1,460.0 /1560 93%

PART B –LAND

1	**Dimension of the site**	**1a) As per MODTD**	**) Actual (As per Old valuati**
	North	Not mentioned	26'0"
	South		26'0"
	East		60'0"
	West		60'0"
	Extent	1,560.00 Sq.ft	
	Total Extent of the plot	1,560.00 Sq.ft (or) 0.65 Ground	
2	Extent of site(least of 1a &1b)	1,560.00 Sq.ft (or) 0.65 Ground	
	Size of Plot	**1a) As per MODTD**	**1b) Actual (As per Old**
	North & South	Not mentioned	Details Above Mentioned
	East & West		
	Total Extent of the plot	1560.00 Sq.ft (or) 0.65 Ground	

Er. P. SUBRAMANI, B.E., APPROVED VALUER, CHARTERED ENGINEER

3	Characteristics of the site				
	* What is the Character of locality	Commercial Area			
	* What is the classification of the locality	Developed Area			
	Development of surrounding areas possibility of frequent flooding /sub merging	No			
	Feasibility to the civic amenities like school, hospital, bus stop, market etc.,	Within 1km			
	Level of the land with topographical conditions	Levelled			
	Shape of Land	Rectangular Shape			
	Type of use to which it can be put any usage restriction	Residential & Commercial Purpose			
	Is plot in town planning approved layout	Details not furnished			
	Corner Plot or intermittent plot	Intermittent Plot			
	Type of road available at present	Bitumen Road			
	* Road facilities are available?	Available			
	* It is a land Locked land?	No			
	* Water potentiality	Available			
	What is the width of the road? Width of road - is it below 20ft or more than 20 Ft	Morethan 20 feet road			
	Underground sewerage system	Available			
	Is power supply available at the site?	Available			
	Advantages of the site	Nil			
	Special remarks ,if any, like threat of acquisition land for public service purpose ,road widening or applicability of CRZ provision etc (Distance from sea- coast/tidal level must be incorporated)	Nil			
	* Any factors which affect the marketability of the land	No			
	* Type of land Accessibility	Road			
4	Value on adopting GLR (Guideline rate)				
	i. Guideline rate as obtained from the Registrar's office (an evidence thereof to be enclosed)	**Rs. 14,300.00** / Sq.ft			
	ii. value of land by adopting GLR 1,560.00 Sq.ft x Rs. 14,300.00				**Rs. 2,23,08,000.00**
5	Value by Adopting PMR (prevailing market rate)	15,000.00 /Sq.ft	to	20,000.00 /Sq.ft	
	Prevailing market area (along with the details/reference of at least two latest deals/ transactions with respect to adjacent properties in the areas)	I have considered of Market Value. Rs. 20,000.00 / Sq.ft			
	Unit rate adopted in this valuation after 1560.00 Sq.ft x Rs. 20,000.00			Say	Rs. 3,12,00,000.00 **Rs. 3,12,00,000.00**

Er. P. SUBRAMANI, B.E. APPROVED VALUER CHARTERED ENGINEER

PART C BUILDINGS

1	Types of Building Residential / Commercial / Industrial		Residential Commercial Building	
2	Type of construction Load bearing /RCC / Steel framed / Framed Structure		Load Bearing Structure	
3	Quality of Construction Superior/I class/II class		II Class	
4	Appearance of building Common/ Attractive/Aesthetic		Common	
5	Maintenance / Condition of the building Exterior: New One / Excellent / Good / Normal Average / Poor		Poor	
6	Interior : New one /Excellent/Good/Normal Average /Poor		Normal	
7	Plinth Area: AS per IS 3861-1975		**As per Approval**	**As per Actual**
	G.Floor	RCC	- Sq.ft	1,460.00 Sq.ft
	F.Floor	RCC	- Sq.ft	1,460.00 Sq.ft
	S.Floor	RCC	- Sq.ft	1,079.00 Sq.ft
	Total		**- Sq.ft**	**3,999.00 Sq.ft**
8	No of Floors and height of each floor including basement if any		Refer below Table	

As per Actual

S.No	Floor	Year of construction	Roof	Plinth Area			
				Main Portion A (Sq Ft)	Cantilevered Portion B (Sq Ft)	**Total A+ 50%of B (Sq Ft)**	
1	G.Floor	1961	RCC	1,460.00	-	1,460.00	Sq.Ft
2	F.Floor	1961	RCC	1,460.00	-	1,460.00	Sq.Ft
3	S.Floor	1961	RCC	1,079.00	-	1,079.00	Sq.Ft
					Total	**3,999.00**	Sq.Ft

9 Drawing approval : Details not furnished

a). Date of issue and validity of layout of Approved map/plan = Not known

b). Approved map Plan issuing authority = Not known

c). Whether genuineness or authentic of approved map/plan is verified? = Not Verified

d). Any other comments by our empaneled valuers on authentic of approval plan?=No

e). (Discuss on the building approval, reference, violation observed, Consequence of violation etc.)-Nil
As per Actual Built up Area of the Building is 3,999.00 Sq.ft

10 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%

1. VALUATION OF BUILDING

	DESCRIPTION	
	Specification Floor finish	Ceramic & Vitrified Tile Flooring
	Superstructure	Brick Work
	Roof	MT Roof
	Doors &Window	Counrty Wood & Rolling Shutters
	Weathering coarse	-
	Year of Construction	1961
	Age of the Building	64
	Expected Life of the Building	1
	Total Life of the Building	65

Er. P. SUBRAMANI, B.E., APPROVED VALUER, CHARTERED ENGINEER

As per Actual

	Particulars Of items	Plinth area in Sq ft	Roof	Year Of Constructio n	Replacem ent Rate	Replacement cost Rs.	Depreciation in RS.	Net value after depreciation Rs.
1	G.Floor	1,460.00	RCC	1961	1,500.00	21,90,000.00	21,02,400.00	87,600.00
2	F.Floor	1,460.00	RCC	1961	1,400.00	20,44,000.00	19,62,240.00	81,760.00
3	S.Floor	1,079.00	RCC	1961	400.00	4,31,600.00	4,14,336.00	17,264.00
							Total	1,86,624.00
							Say	**2,00,000.00**

PART D AMENITIES & EXTRA ITEMS **(Value after depreciation)** (Amount in Rs)

1	Portico	-
2	Ornamental Front /Pooja door	-
3	Sit out /verandah with steel grills	-
4	Extra steel /collapsible gate	-
5	Open Staircase	-
6	Wardrobes, showcase, wooden cupboard & False Celing & Modular Kitchen	-
7	Glazed tiles	-
8	Extra sinks and bath tub	-
9	Marble /Ceramic tiles flooring	-
10	Interior decorations	-
11	Architectural elevation works	-
12	False Ceiling Work for Office Room	-
13	Paneling Work	-
14	Aluminum Work	-
15	Aluminum hand rails	-
16	Separate lumper room	-
17	Separate toilet room	-
18	Separate Water tank /Sump	-
19	Any other	-
TOTAL PART D AMENITIES & EXTRA ITEMS		-

Er. P. SUBRAMANI B.E. APPROVED VALUER CHARTERED ENGINEER

PART E SERVICES **(Value after depreciation)** (Amount in Rs)

1	Water supply arrangements Drainage Arrangements	-
	Deep bore	-
	Sump Arrangements	-
	Motor	-
	Corporation Tap	-
	Underground level Sump	-
	Overhead Watertank	-
	Sanitary arrangements	-
2	Drainage arrangements	-
	Septic Tank	-
	Underground Sewerage	-
3	Compound Wall	-
4	Pavements	-
5	Steel Gate	-
6	E.B Deposits, Water deposits. drainage Deposits etc.,	-
7	Electrical Fittings & others	-
	Types of Wiring	-
	No of light points	-
	Fan Points	-
	Spare plug points	-
8	Plumbing Installation	-
	No. of water closets and their type	-
	No. of wash basins	-
	No.of bath tubs	-
	Water meter,taps etc	-
9	Lift	-
TOTAL PART E AMENITIES & EXTRA ITEMS		-

As per Actual

Part	Description	Value of adopting	
		GLV (Rs)	PMR (Rs)
B	Land	2,23,08,000.00	3,12,00,000.00
C	Building	2,00,000.00	2,00,000.00
D	Extra Items	-	-
E	Service	-	-
	Total	**2,25,08,000.00**	3,14,00,000.00
	Say	-	3,14,00,000.00
	Factors favoring for an additional value		-
	Factors favoring for an Less value		-
	Present market value		**Rs. 3,14,00,000.00**

IV. (Valuation: Here the approved valuer should discuss detail his approach to valuation of property and indicate how the property has been arrived at, supported by necessary calculation. Also, such aspect as

i. Salability - Normal
ii. Likely rental valuers in future - Yes
iii.Any likely income it may generate, may be discussed - Not known

V As a result of my appraisal and analysis, it is my considered opinion that

Er. P. SUBRAMANI, B.E., APPROVED VALUER * CHARTERED ENGINEER *

As per Actual

The Present Markert Value **Rs. 3,14,00,000.00** (Rupees Three Crore Fourteen Lakhs Only)

The book value of the above property not known and

The Guideline value is **Rs. 2,25,08,000.00** (Rupees Two Crore Twenty Five Lakhs Eight Thousand Only)

The Distressed value is **Rs. 2,51,00,000.00** (Rupees Two Crore Fifty One Lakhs Only)

The Realizable value is **Rs. 2,83,00,000.00** (Rupees Two Crore Eighty Three Lakhs

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) adopting prevailing market rate for land is

Rs. 3,14,00,000.00 (Rupees Three Crore Fourteen Lakhs Only)

ii. The Forced sale value of the property is Estimated as 20 % less than the present market value is

Rs. 2,51,00,000.00 (Rupees Two Crore Fifty One Lakhs Only)

iii. The Realizable sale value of the property is Estimated as 10 % less than the present market value is

Rs. 2,83,00,000.00 (Rupees Two Crore Eighty Three Lakhs Only)

2. Number of title deed(s) involved in this property is Refer Page No: 2

3. If the property is offered as collateral security, the concerned financial institution is requested to verify the extent of the land shown in the valuation report with respect to the latest legal opinion.

4. Value varies with 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 04.08.2025

6. The legal aspect was not considered in this valuation.

7. This valuation work was/has been under taken by the valuer based upon the request from the **The Assistant General Manager, Canara Bank, ARM-II Branch, Chennai- 600 017,**

Place : Chennai
Date : 11.08.2025

Enclosures:

Declaration from Valuer
Model code of conduct of Value
Guideline value.
Encumbrance certificate
Patta
FMB
Master plan
Google Map
Photograph

(Panel Valuer)
Er.P.SUBRAMANI, B.E., AMIE., FIV.,
CHARTERED CIVIL ENGINEER
GOVT. APPROVED VALUER
VALUER FOR CANARA BANK

Appendix-I
DECLARATION FROM VALUERS

I hereby declare that

- The information furnished in my valuation report dated 11.08.2025 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- I have no direct interest or indirect interest in the property valued.
- I have personally inspected the property on 04.08.2025.
- The Work is not subcontracted to any other valuer and carried out by myself.
- I have not been convicted of any offence and sentenced to a term of imprisonment.
- I have not been found guilty of misconduct in my professional capacity.
- I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report. is in conformity to the "Standards" enshrined for valuation in the Part - B of the Handbooks to the best of my ability.
- I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "standards as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable.
- I abide by the Model Code of Conduct for empanelment of valuer in the Bank.(Annexure III-A signed copy of same to be taken and kept along with this declaration.
- I am registered under Section 34AB of the Wealth Tax Act, 1957.
- 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	Valuer Comments
1	Background information of the asset being valued.	Residential Property
2	Purpose of valuation and appointing authority.	To Assess the fair market value of the property.
3	Identity of the valuer and any other experts involved in the valuation.	Nil
4	Disclosure of valuer interest or conflict ,if any	Nil
5	Date of appointment, valuation date and date of report.	Date of Appointment: 31.07.2025 Valuation Date :04.08.2025 Date of Report : 11.08.2025
6	Inspections and/or investigations undertaken.	Investigation under taken in surrounding area of the applicant Property.
7	Nature and sources of the information used or relied upon	Market Enquires
8	Procedures adopted in carrying out the valuation and valuation standards followed.	Land & Building Method (Land by Using Market Approach Method & Building by Cost Approach method)
9	Restrictions on use of the report, if any	Canara bank, only (Refer 1st Page)
10	Major factors that were taken into account During the valuation.	Market Rate of the land in Surrounding area &Specification of Building.
11	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Nil

Date: 11.08.2025
Place : Chennai.

SIGNATURE

Er.P.SUBRAMANI B.E.,AMIE.,FIV.,
CHARTERED CIVIL ENGINEER
GOVT. APPROVED VALUER
VALUER FOR CANARA BANK

APPENDIX V
MODEL CODE OF CONDUCT FOR VALUERS
Adopted in line with companies (Registered Valuers and Valuation Rules, 2017)

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

Integrity and Fairness

1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional

relationships.

3. A valuer shall endeavour to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situation.
4. A valuer shall refrain from being involved in any action that would that bring disrepute to the profession.
5. A valuer shall keep public interest foremost while delivering his services.

Professional Competence and Due Care

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

Independence and Disclosure of interest

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.
14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased service.
16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his/its association with the valuation, and in accordance with the securities and Exchange Board of India(Prohibition of insider Trading) Regulation, 2015 or till the time the valuation report becomes public, whichever is earlier.
17. A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.
18. As an independent valuer, the valuer shall not charge success fee (success fees may be defined as a compensation / incentive paid to any third party for successful closure of transaction. In this case, approval of credit proposals).
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

Er. P. SUBRAMANI B.E. APPROVED VALUER CHARTERED ENGINEER

Confidentiality

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

Information Management

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

Gifts and hospitality:

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

    Explanation – For the purposes of this code the term relative shall the same meaning as defined in clause(77) of section 2 of the Companies Act,2013(18 of2013).
26. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself/itself, or to obtain or retain an advantage in the conduct of profession for himself/itself.

Remuneration and costs.

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

Occupation, employability and restriction.

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

Date: 11.08.2025.
Place : Chennai.

SIGNATURE &
R.SUBRAMANI, B.E., AMIE., FIV.,
CHARTERED CIVIL ENGINEER
GOVT. APPROVED VALUER
VALUER FOR CANARA BANK

GLV:

Guideline Search

Search Criteria :

Zone:	CHENNAI	Sub Registrar Office:	TRIPLICANE
Guideline Village:	TRIPLICANE	Revenue Village:	
Revenue District:		Revenue Taluka:	
Street/Survey Number:	Q		

List All Street

One item found.
1

Sr.No.	Street Name	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O.Download
1	QUAIDE-MILLATH SALAI (TRIPLICANE HIGH ROAD)	14300/ Square Feet	153930/ Square Metre	Commercial Special Type - IV	01-Jul-2024	-

Back

EC:

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: 03-Aug-2025

Village /கிராமம்:Triplicane — Survey Details /சர்வே விவரம்: 590

Search Period /தேடுதல் காலம்: 01-Jan-2017 - 02-Aug-2025

98/2017	27-Jan-2017 31-Jan-2017 31-Jan-2017	Conveyance Metro/UA	1. M M A. அகமது பஷீர் 2. ஜாஹிர் மொகிதீன் (பிரின்ஸ்பால்) 3. P M S. மும்தாஜ் பேகம் (ஏஜென்ட்)	1. கீதா கிருஷ்ணன் (பிரின்ஸ்பால்) 2. சுப்பையா கிருஷ்ணன் (ஏஜென்ட்)	-
Consideration Value/கைமாற்றுத் தொகை: Rs. 2,25,00,000/-		Market Value/சந்தை மதிப்பு: Rs. 2,25,00,000/-		PR Number/முந்தைய ஆவண எண்: 11/2016-4, 116/1937, 804/1970/	
Document Remarks/ ஆவணக் குறிப்புகள் :	SALE DEED SALE DEED				
Schedule 1 Details: Property Type/சொத்தின் வகைப்பாடு: LAND WITH BUILDING Village & Street/கிராமம் மற்றும் தெரு: Triplicane, QUAID MILLATH SALAI(TRIPLICANE HIGH ROAD) New Door No./புதிய கதவு எண்: 228				Property Extent/சொத்தின் விஸ்தீரணம்: 1560Sq.ft Survey No./புல எண்: 590, 676/3 1	
Old Door No./பழைய கதவு எண்: 403					
Boundary Details: வடக்கில் - எண்.229 திருவல்லிக்கேணி நெடுஞ்சாலை, தெற்கில் - எண்.227 திருவல்லிக்கேணி நெடுஞ்சாலை, கிழக்கில் - திருவல்லிக்கேணி நெடுஞ்சாலை, மேற்கில் - மாசிலாமணி செட்டியார் சொத்து				Schedule Remarks/சொத்து விவரம் தொடர்பான குறிப்புரை: measuring an extent of 1560Sq.ft together with building consists of Ground, First and 2nd Floor measuring an extent of 1560Sq.ft each totally measuring an extent of 4680Sq.ft	

99/2017	31-Jan-2017 31-Jan-2017 31-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: -		Market Value/சந்தை மதிப்பு: -		PR Number/முந்தைய ஆவண எண்: 116/1937, 874/1970, 646/87, 11/16-4, 98/2017/	
Document Remarks/ ஆவணக் குறிப்புகள் :	உரிமை ஆவண ஒப்படைப்பு ரூ.2, 00, 00, 000/-				
Schedule 1 Details: Property Type/சொத்தின் வகைப்பாடு: LAND WITH BUILDING Village & Street/கிராமம் மற்றும் தெரு: Triplicane, QUAID MILLATH SALAI(TRIPLICANE HIGH ROAD) New Door No./புதிய கதவு எண்: 228 Old Door No./பழைய கதவு எண்: 403				Property Extent/சொத்தின் விஸ்தீரணம்: 1560Sq.ft Survey No./புல எண்: 590, 676/3	
Boundary Details: வடக்கில் - எண்.229 திருவல்லிக்கேணி நெடுஞ்சாலை, தெற்கில் - எண்.227 திருவல்லிக்கேணி நெடுஞ்சாலை, கிழக்கில் - திருவல்லிக்கேணி நெடுஞ்சாலை, மேற்கில் - மாசிலாமணி செட்டியார் சொத்து				Schedule Remarks/சொத்து விவரம் தொடர்பான குறிப்புரை: measuring an extent of 1560Sq.ft together with building consists of Ground, First and 2nd Floor measuring an extent of 1560Sq.ft each totally measuring an extent of 4680Sq.ft	

E. R. SUBRAMANI, B.E. APPROVED VALUER CHARTERED ENGINEER

Patta & FMB:

CERTIFICATE
EXTRACT FROM THE PERMANENT LAND REGISTER

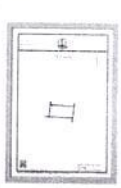
District : Chennai Taluk : Mylapore Town : Triplicane (Part 2) Ward : -

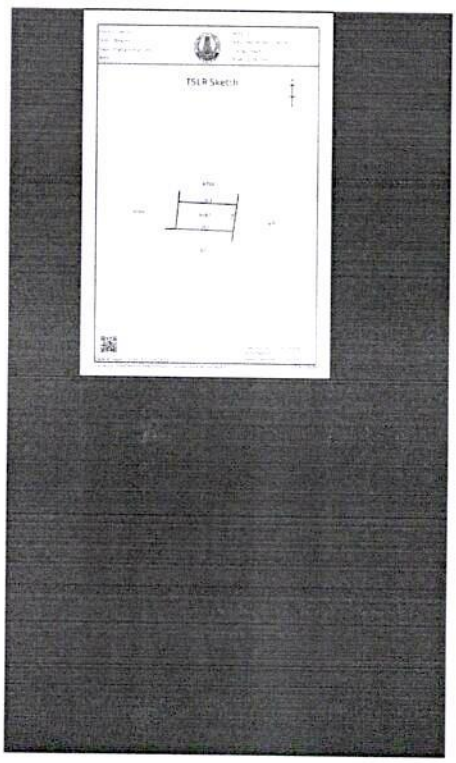
S.No	Block Code and Name Of Locality	Number		O.Sur No and Letter	Municipal Door No.	Govt,Mtta, Zamindari,Inam	Dry,Wet, Unassessed, Promboke, House-site	Source Of Irrigation and Class	If Double Crop,Rate of Composition	Class and Sort of soil	Taram	Rate per Acre/Hectare		Extent By Town Survey			Assesment		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 : 0021-திருவல்லிக்கேணி தெற்குகாலை	676	3	-	228	ரயதுதாரி	வீடு வரி		-	0-		0.00		0	1	45.0	-	10.00	-	அனபையா திருவேணை மகன் இதர திருவேணை	வீடு	2017/0153/02/002087TR DT. 2017-04-15 TR DT: 15-04-2017

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

மின் கையொப்பம் / Digital Signature : 15-04-2017
பெயர் / Name : Gopala krishnan R
பதவி / Designation : Zonal Deputy Tahsildar
இடம் / Place : மயிலாப்பூர் வட்டம் / Mylapore, சென்னை மாவட்டம் / Chennai

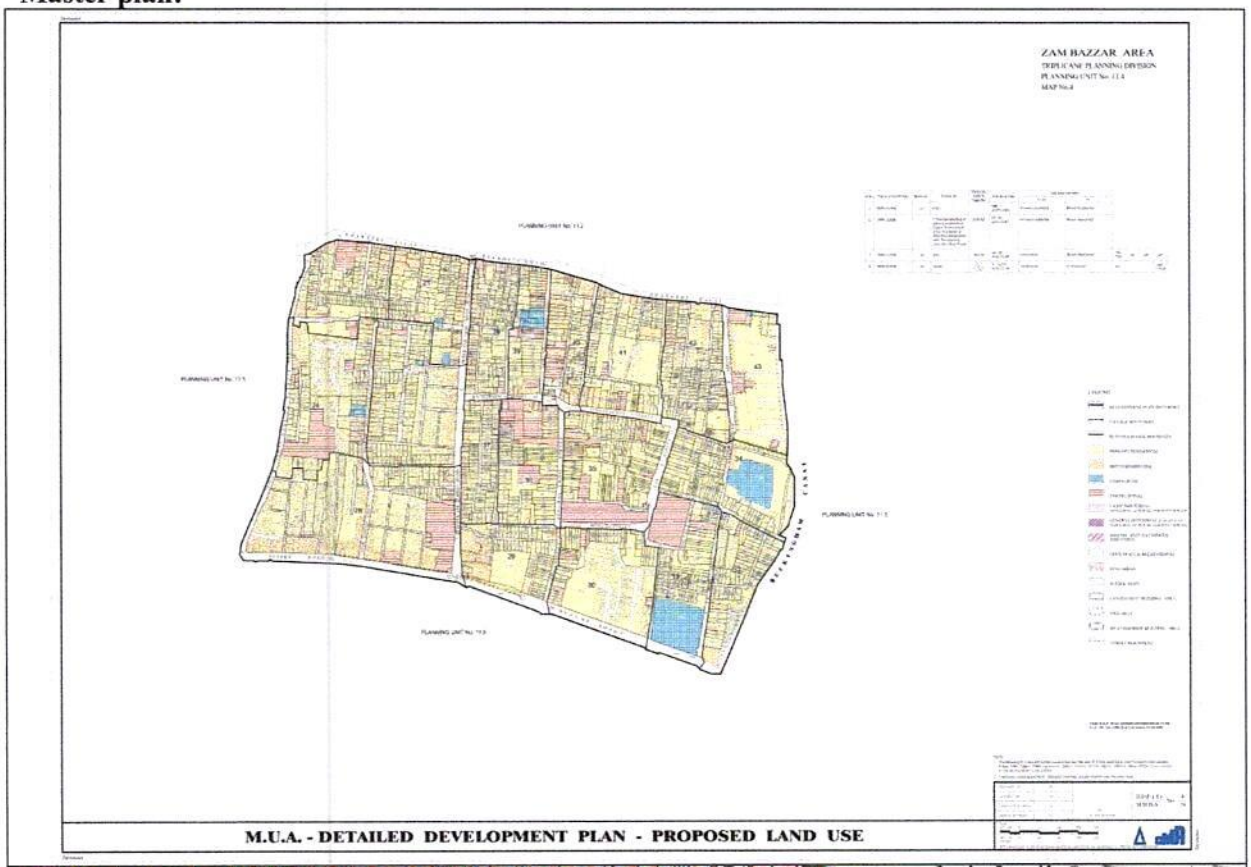
குறிப்பு / Remarks :		
	1.	மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் https://eservices.tn.gov.in என்ற இணைய தளத்தில் URB/02/08/003/001/0021/676/3 என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும். The above information / certificate details are generated from Digital records. This can be verified at the eServices portal https://eservices.tn.gov.in by giving the reference number URB/02/08/003/001/0021/676/3
	2.	இந்த தகவல்கள் 09-08-2025 அன்று 07:03:26 PM நேரத்தில் உருவாக்கப்பட்டது. The certificate was printed on 09-08-2025 at 07:03:26 PM
	3.	கைபேசி கேமராவின் 2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும் Scan with 2D Barcode reader of mobile phone camera and check on website using 3G/GPRS

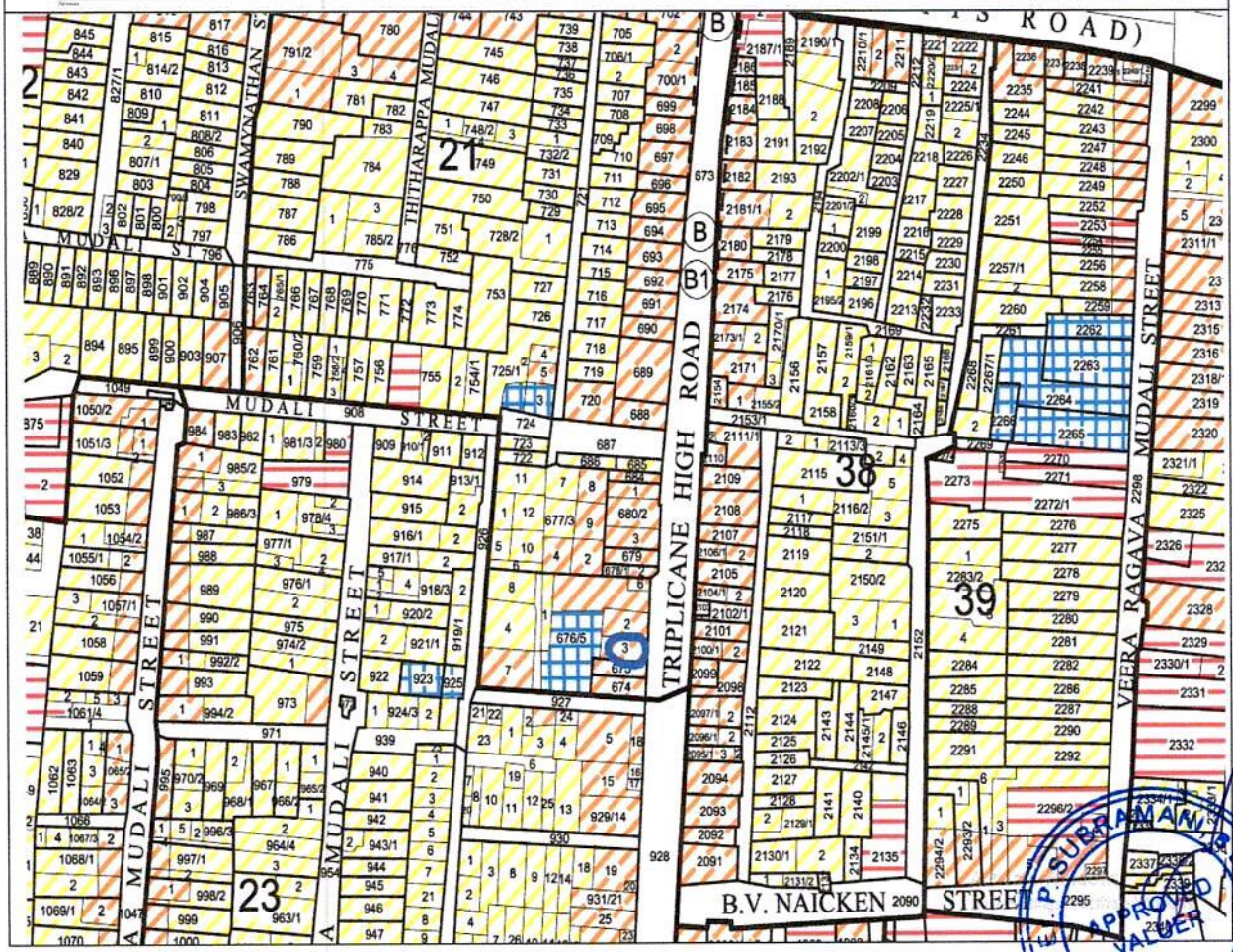




Er. P. SUBRAMANI, B.E.
APPROVED VALUER
CHARTERED ENGINEER

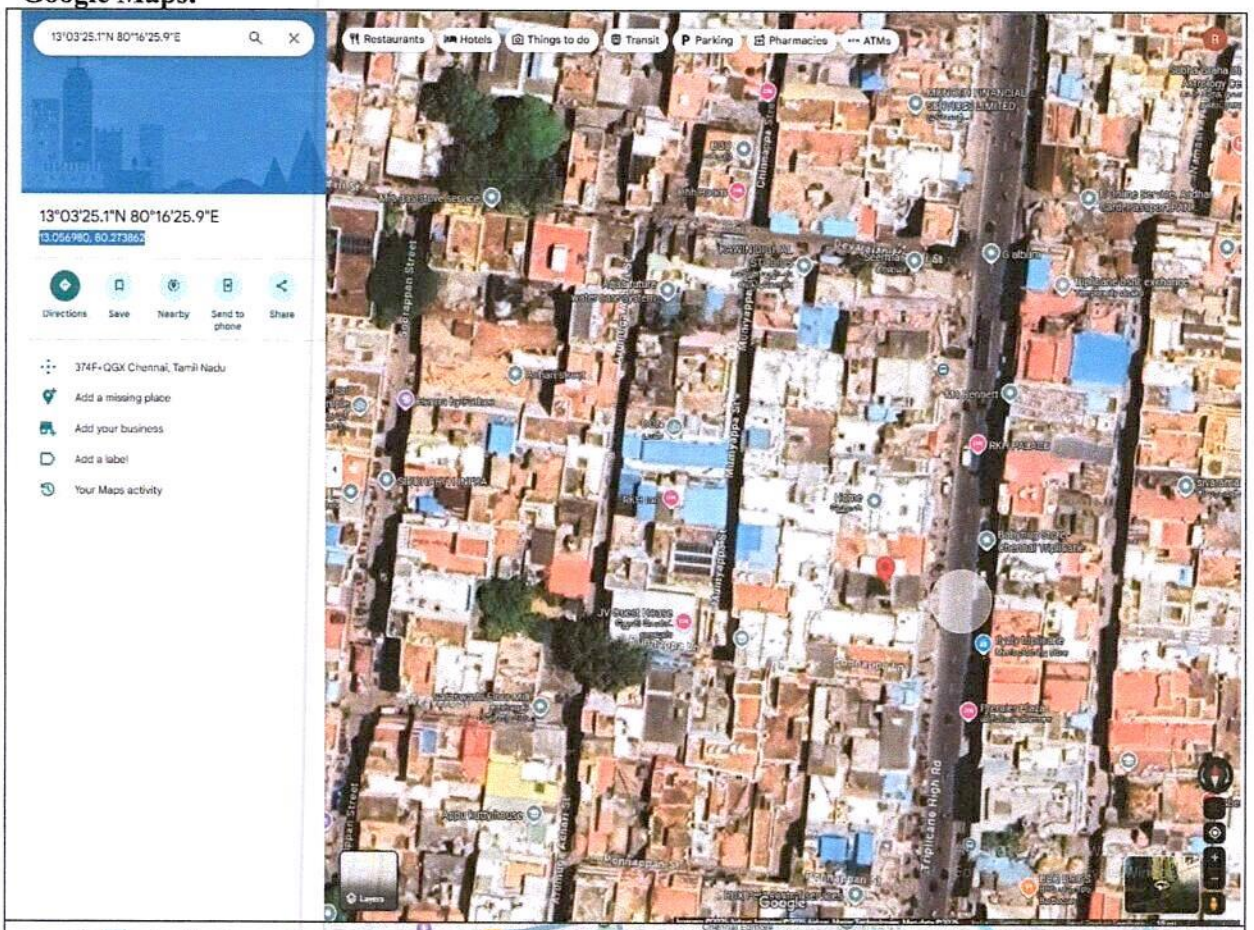
Master plan:

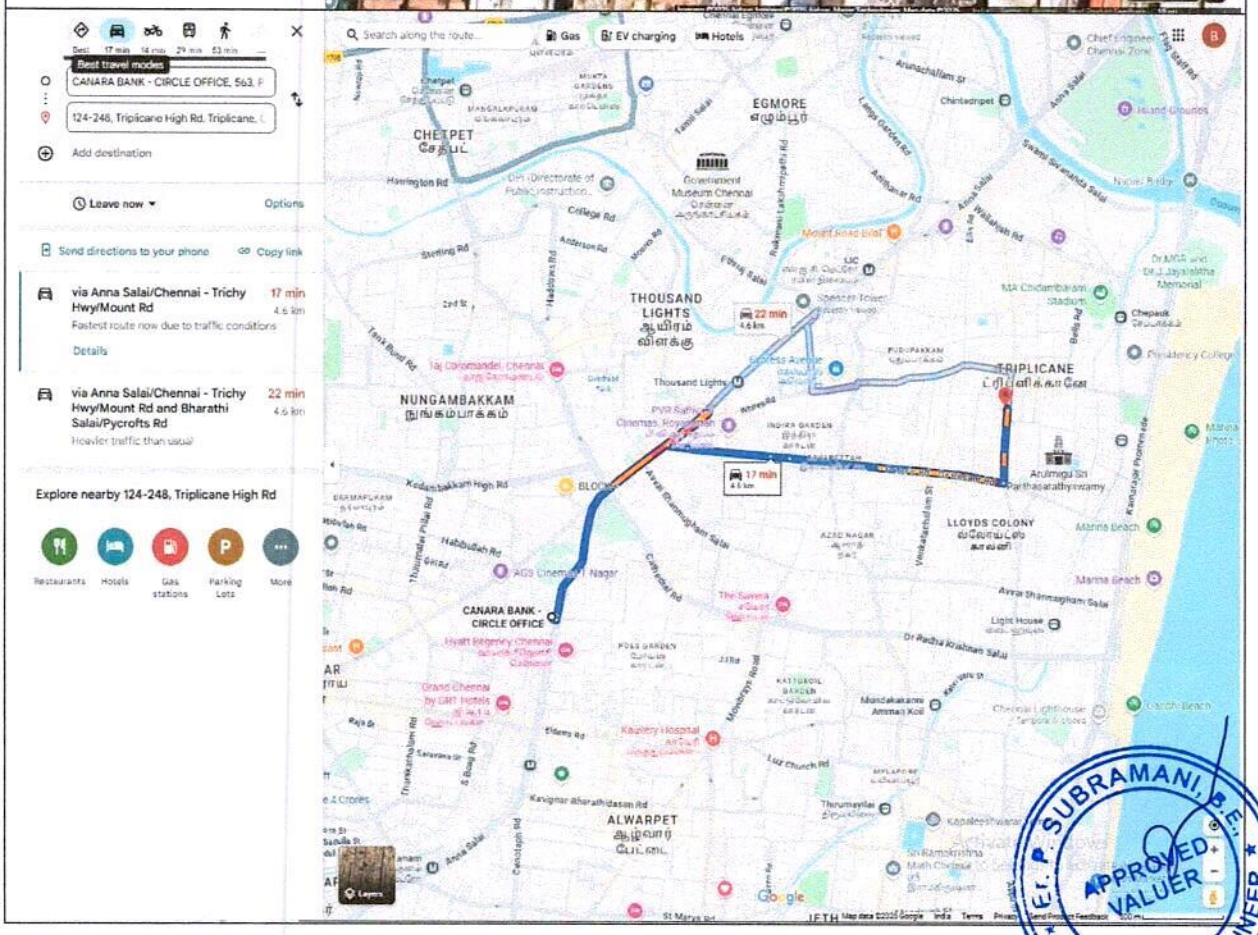




P. SUBRAMANIAM
APPROVED VALUER
CHARTERED ENGINEER

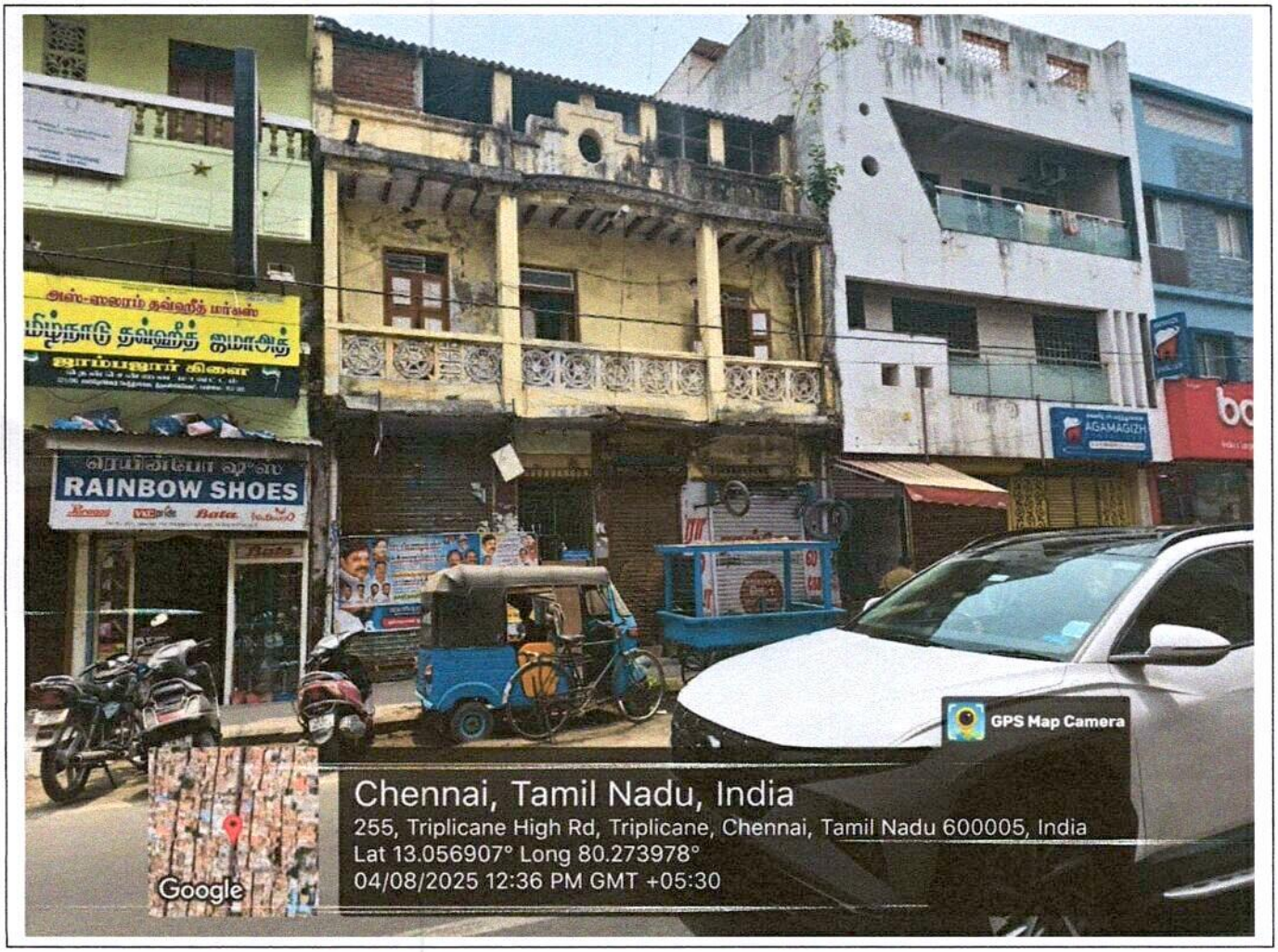
Google Maps:





Er. P. SUBRAMANI, B.E.,
APPROVED VALUER
CHARTERED ENGINEER

Photos:



Er. P. SUBRAMANI, B.E.
APPROVED VALUER
CHARTERED ENGINEER