

VALUATION REPORT

Name of the Bank & Branch	Canara Bank, ARM -2 Branch , Chennai.
Name of the Borrower	**Late Mrs. Meenakshi**
Address of the Property	New Door No.38, Old Door No.67, Srinivasa Perumal Sannathy 1st Street, Mylapore Part I Village, Mylapore Taluk, Chennai -600 018
Value of the Property	**Rs.73,97,000/-**

By

ER. G.MAHARAJAN, B.E.(CIVIL), M.TECH (STRUC), M.SC(REV) MIE, FIV, IIT ARB.,

Govt. Regd. Valuer (Income Tax, Wealth Tax, Gift Tax),

Chartered Engineer & Approved Valuer

[Panel Valuer For SBI, Canara Bank, Union Bank of India, UCO bank, Punjab National Bank, SIDBI, LICHFL, Can Fin Homes, GICHFL, Indian Oil Corporation, HUDCO and National Insurance]

Office Address: Flat No.A, Ground Floor, Geethanjali Complex, Block No.M19, Indira Colony 2nd Street, Ashok Nagar, Chennai – 600 083.

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Govt. Regd. Valuer (Wealth Tax & Income Tax) C.No.2142/CCIT-2/RV(5)/2016-17 dt 17.03.17

IBBI Registered Valuer (Company Act)No.IBBI/RV/08/2018/10292 and Chartered Engineer

Panel Valuer for SBI, Canara Bank, Union Bank of India, UCO bank, Punjab National Bank, SIDBI, LICHFL, Can Fin Homes, GICHFL, Indian Oil Corporation, HUDCO and National Insurance

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VALUATION OF LAND AND BUILDING

REPORT ON VALUATION
PART A – BASIC DATA
Ref No.359/2026-2027 Date:29.07.2026.

I.GENERAL			
1.	Purpose of valuation	:	To assess the fair market value of the property. (for Non performing Asset)
2.	a. Date of Inspection b. Date of Valuation	: :	27.07.2026. 29.07.2026.
3.	Name of the owner (s) andhis/their address (es) with PhoneNo. (details of share of each ownerin case of joint ownership) (asreported) and address	:	**Name of theOwner:** **Mrs. Meenakshi ,** Sole Ownership /Mobile No.----------
4.	Document produced for Perusal: 1. Copy of Previous Valuation report dated 02.07.2025. issued by Panel valuer Er.P. Subramani (Best Associates).		
5.	Brief description of the property	:	The subject property consists of an Mixed residential building comprising G+2 Floors(Part) is to be constructed. The property is located in a developed residential locality at Mylapore Part I Village, Chennai.
6.	Scope of valuation	:	To assess the present market value of the property
7.	If this report is to be used for any bank purpose, state the name of the bank and branch, if known	:	Canara Bank, ARM -2Branch,Chennai.

8.	Location of the Property Land Mark	:	Peters Road Royapettah

II. DESCRIPTION OF THE PROPERTY

1.	Postal address of the property with pin code	:	New Door No.38, Old Door No.67, Srinivasa Perumal Sannathy 1st Street, Mylapore Part I Village, Mylapore Taluk, Chennai -600 018.
2.	City/Town	:	City
	Residential area	:	Residential area
	Commercial area	:	
	Industrial area	:	--
3.	Classification of the Area	:	Urban /Middle Class
4.	Coming under Corporation Limit/ Village Panchayat / Municipality	:	Greater Chennai Corporation
5.	Whether covered under any State / Central Govt. enactments (e.g.Urban Land Ceiling Act) or notified under agency area/scheduled area/ Cantonment Area	:	No
6.	In case it is an agricultural land, any conversion to house site plotsis contemplated	:	No
7.	**Location of the property**		
	Plot No./ Nagar.	:	--
	S.F.NO./T.S.NO./R.S.NO	:	Old S.No.271,
	Door No.	:	New Door No.38, Old Door No.67,
	Village / Block	:	Block No.7 of Teynampet Village (Now Mylapore Part – I Village)
	Taluk / Ward	:	Mylapore Taluk
	Mandal/District/Municipality/Corporation	:	Chennai District / Greater Chennai Corporation

8.	Boundaries of the Property	As per Document		
		Doc.No.849-1996	Doc.No.48-2004	Doc.No.1048-2004
	North	R.S.No.272	R.S.No.272	Already Settlement to Mrs.Geetha
	South	Srinivasa perumal Sannathi 1st Street	Vendor Remaining Land & Srinivasa Perumal Sannathi 1st Street	Vendor's Land
	East	B- Schedule Property	B- Schedule Property	B- Schedule Property
	West	R.S.No.270	R.S.No.270	R.S.No.270
	Boundaries of the Property -As per Site			
	North	Land & Building		
	South	22 Feet Bitumen Road		
	East	Land & Building in Door No.36/67(2)		
	West	Land & Building in Door No.40/66& 42/65		

9.	Latitude, Longitude & Coordinates of the sites	:	13.053578 N & 80.262448E
10	Property tax receipt referred Assessment number In the name of Tax amount	: : : :	Not Submitted -- -- --
11	Electricity service connection Number In the name of	: :	Not Submitted --
12	Property is presently occupied by	:	GF –office – Occupied by Tenant FF –Door Locked- Occupied by Tenant SF – 1 Room - Occupied by Tenant
13	If tenanted fully, what is the total monthly rent?	:	GF -15000/- per Month -Rental Value FF -7000/- per Month -Rental Value SF-Rs.5000/- Per Month –Rental value

14	If occupied by both, by assuming the entire building	:	---
	(i)What is the probable monthly rent?	:	--
	(ii)What is the advance amount?	:	N.A

III. PROCEDURE OF VALUATION

Valuation Details	:	Discussed in part A, B,C,D,E,F
Plot Coverage =--- (As per Plan)	:	F.S.I = ---- (As per Plan)
Plot Coverage =82%(As per Site)	:	F.S.I=1.64(As per Site)

PART B – LAND

1.	Dimension of the site	As per Previous valuation report		As per bldg. Plan	As per Site
		As per Deed	Remaining Extent		
	North	16’9”	12’9”	--	16’9”
	South	17’0”	12’0”	--	16’9”
	East	70’0”	40’0”	--	40’0”
	West	70’0”	40’0”	--	40’0”
	Extent	1,181.50 sft	471 Sft	Details not Available	670 Sft

2.	Extent of site (least of 1a &1b)	:	-As per document -471Sft -As per Plan --------- -As per Site -670 Sft -As per Patta –Not Submitted Hence, the least extent is considered.
3.	Characteristics of the site		
	What is the Character of the locality?	:	Residential area
	What is the classification of the locality?	:	Middle Class
	Development of surrounding areas	:	Well Developed residential area
	Possibility of frequent flooding / sub merging	:	No
	Feasibility to the Civic amenities like school, hospital, bus stop, market etc.	:	All Civic Amenities are Available nearby

	Level of land with topographical conditions	:	Equal
	Shape of land	:	Rectangle in shape
	Type of use to which it can be put	:	Residential
	Any usage restriction	:	No
	Is plot in town planning approved Layout?	:	N.A
	Corner Plot or Intermittent Plot?	:	Intermittent Plot
	Type of road available at present	:	Bitumen Road
	Road facilities are available?	:	Available
	Is it a land – locked land?	:	No
	*Water Potentiality	:	Available (Bore well)
	*What is the width of the Road? is it below 20ft or more than 20 ft	:	22 Feet Road More than 20 feet
	Underground sewerage system? Is power supply available at the site?	: :	Yes Yes
	Advantage of the site	:	N.A
	Special remarks, if any, like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc (Distance from sea-coast/tidal level must be incorporated) Any factors which affect the marketability of the land?	:	--
	Type of the land?	:	Residential
	Accessibility	:	by Road
4.	Value of adopting GLR		
	i) Guideline rate as obtained from the Register's office	:	Rs.8000/ Sft **(S.R.O@**Chennai Central Joint -I)
	ii) Value of land by adopting GLR (471Sft xRs.8000/-Sft)	:	Rs.37,68,000/-

	Value by adopting PMR (Prevailing market rate)	:	Rs.12,500/- to Rs.14,000/- Per Sft
	Unit rate adopted in this valuation After considering the characteristic of the subject plot	:	Rs.13000/- Per Sft
	Value of land by adopting PMR (471 Sft x Rs.13,000/-)	:	Rs.61,23,000/-

PART C – BUILDINGS

	Type of Building		Residential
1.	Type of construction	:	Framed Structure
2.	Quality of Construction	:	Good
3.	Appearance of building	:	Good
4.	Maintenance of Building	:	Good
5.	Plinth Area	:	As per ISI 3861-1975
6.	Drawing approval details: Approved Building plan details not submitted		
a.	Date of issue and validity of layout of approved map/plan	:	Approved Building plan details not submitted
b.	Approved map/plan issuing authority	:	Approved Building plan details not submitted
c.	Whether genuineness or authentic of approved map / plan is verified?	:	Approved Building plan details not submitted
d.	Any other comments by our empanelled valuers on authentic of approved plan?	:	N.A
e.	(Discuss on the building approval, reference, violations observed, consequences of violation etc.)	:	Details are given below

CONSTRUCTION DETAILS:-

Particulars	**As per Plan**	**As per Site**	**Area Considered for Valuation (As per Previous valuation Report)**
Plot extent	---	670 Sft	471 Sft
No.of Floor	---	G+2Floor	G+2 Floor part

Ground Floor	---	552 Sft	464.30 Sft
First Floor	---	552 Sft	464.30 Sft
		284.75 Sft (AC Sheet)	298.44 Sft
Bathroom &Toilet		--	27 +29.69 =56.69 Sft
Total FSIArea	---	1104 Sft	1104 Sft
Plot Coverage	---	82%	82%
Floor Space Index	--	1.64	1.64
No. of Units	--	GF - Shop FF- Door Locked SF – 1 Room	GF - Shop FF- Door Locked SF – 1 Room

VALUATION OF BUILDING:-

DESCRIPTION	Ground Floor	First Floor	Second Floor
Foundation	RCC Column Footing		
Flooring	--	--	--
Superstructure	Brick Masonry	Brick Masonry	Brick Masonry
Roof	RCC Roof	RCC Roof	RCC Roof
Doors	Country wood	Country wood	Country wood
Windows	Country wood	Country wood	Country wood
Plinth area	464.30 Sft	464.30 Sft	298.44 Sft
Carpet area	371 Sft	371 Sft	239 Sft
Year of construction	1996	1996	1996
Age of the building	30	30	30
If the age is not exactly known, further life Expected	30 years	30 years	30 years
Total life of the building Estimated	60 Years	60 Years	60 Years
Depreciation percentage assuming salvage value of 10%	45%	45%	45%

Replacement rate of Construction with the existing conditions and specifications	Refer Below table
Replacement Value	Refer Below table
Depreciation	
Present value of the building	
Total value of the Building	

SI. No	Particulars of items	Plinth Area in Sft	Roof Height	Age of the Bldg	Estimated replacement rate of construction Rs.	Replacement Cost Rs.	Depreciation Rs.	Net value after dep. Rs.
1	GF	464.30	10'0"	30 Yrs	2000/Sft	9,28,600/-	4,17,870/-	5,10,730
2.	FF	464.30	10'0"	30Yrs	1800/Sft	8,35,740/-	3,76,083/-	4,59,657/-
3.	SF (AC Sheet)	298.44	10'0"	30 Yrs	500/-Sft	1,49,220/-	67,149/-	82,071/-
4.	Toilet	56.69	10'0"	30Yrs	700/- Sft	39,683/-	17,857/-	21,826/-
Value of the building								10,74,284/-

PART D – AMENITIES & EXTRA ITEMS

1.	Portico / Head Room	:	Rs.--
2.	Ornamental Front / Pooja door	:	Rs.
3.	Sitout/Verandah with Steel grills	:	Rs.
4.	Extra Steel/collapsible gates	:	Rs-
5.	Open staircase	:	Rs.--
6.	Wardrobes, showcases, wooden cupboards	:	--
7.	Glazed tiles	:	Rs.
8.	Extra sinks and bath tub	:	Rs.

9.	Marble/ceramic tiles flooring	:	Rs.
10.	Interior decorations	:	Rs.
11.	Architectural Elevation works	:	Rs-
12.	False ceiling works	:	Rs.
13.	Paneling works	:	Rs.
14.	Aluminum works	:	Rs.
15.	Aluminum handrails	:	Rs.
16.	Separate Lumber Room	:	Rs.
17.	Separate Toiler Room	:	Rs.
18.	Separate room	:	Rs.
19.	Trees, gardening	:	Rs.
20.	Any other (Lift)	:	Rs.--
	Total	:	Rs

PART E – SERVICES

1.	Water supply Arrangements		
	Open well with motor	:	Rs.-/-
	Deep Bore	:	Rs.1,00,000/-
	Hand Pump	:	Rs.-/-
	Motor	:	Rs.-/-
	Corporation Tap	:	--
	Underground level Sump	:	Rs.-/-
	Overhead water tank	:	Rs./-
2.	Drainage Arrangements	:	
	Septic tank		Rs.-/-
	Underground sewerage		Rs.50,000 /-
3.	Compound wall Height – Length – Type of Construction :RCC framed work	:	Rs.--
4.	Pavements	:	--
5.	Steel gate	:	--

6.	E.B.Deposits, water deposits, drainage deposits etc.		:	Rs.50,000/-
7.	Electrical fittings & others			
	Typeofwiring		:	Concealed type wiring
	Classoffittings(superior/ordinary/poor)		:	Ordinary
	Numberof lightpoints		:	Sufficient
	Fan points		:	Sufficient
	Spareplugpoints		:	Sufficient
	Anyotheritem		:	--
8.	Plumbinginstallation			
	a)	No.of waterclosetsandtheirtype	:	Sufficient
	b)	No.ofwashbasins	:	Sufficient
	c)	No.ofurinals	:	--
	d)	No.ofbathtubs	:	--
	e)	Water meter, taps, etc.	:	--
	f)	Any other fixtures	:	--
9.	Any other			
	Total		:	Rs.2,00,000/-

PART F – ABSTRACT VALUE

Part	Description	Value by adopting	
		GLRRs.	**PMRRs.**
B	Land	Rs.37,68,000/-	Rs.61,23,000/-
C	Building	Rs. 10,74,284/-	Rs. 10,74,284/-
D	Amenities	--	--
E	Services	Rs.2,00,000/-	Rs.2,00,000/-
	TOTAL	Rs.50,42,284/-	Rs.73,97,284/-
	SAY	**Rs.50,43,000/-**	**Rs.73,97,000/-**

Factors favoring for an additional value Add (+) Nil,

Factors favoring for less value Less (-) Nil

Market Value on completion **Rs.73,97,000/-**

The forced sale value of the property is estimated as 20%

Less than the market value. **Rs.59,18,000/-**

Note: Patta and the approved building plan were not submitted for verification. Therefore, the relevant details have been referred to from the previous valuation report.

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

- The present fair market value of the above property in the prevailing condition with aforesaid specifications is **Rs.73,97,000/- (Rupees Seventy Three LakhsNinety Seven Thousand Only)**
- The Book value of the above property is **Rs.50,43,000/-(Rupees Fifty Lakhs Forty Three Thousand Only)**
- The distress value is **Rs.59,18,000/-(Rupees Fifty Nine Lakhs Eighteen Thousand Only**).
- The Realizable Value is **Rs.66,57,000/- (Rupees Sixty Six Lakhs Fifty Seven Thousand Only)**

Place: Chennai.

Date: 29.07.2026.

Signature

(Name and Official seal of the Approved Valuer)

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

Signature

Date: (Name of the Branch Manager with Official Seal)

PART G – CERTIFICATE

1. It is hereby certified that in my opinion

- The Fair market value of the property is **Rs.73,97,000/- (Rupees Seventy Three LakhsNinety Seven Thousand Only)**
- The Realizable value of the property is **Rs.66,57,000/- (Rupees Sixty Six Lakhs Fifty Seven Thousand Only)**
- The forced sale value of the property estimated as 20% less than the market value is
- is **Rs.59,18,000/-**(**Rupees Fifty Nine Lakhs Eighteen Thousand Only**).

2. Number of title deed(s) involved in this property is**01**The relevant documents for the subject Property in the opinion of this valuer is Settlement deed 1048/2004 Dated09.09.2004,Teyanmpet Village, Chennai Central Joint – I SRO (Mentioned in Pervious valuation report)

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

4. Value varies with the purpose and date. This report is not to be referred if the purpose is different otherthan mentioned in 1(i).

5.I / My authorized representative by the name of Er.Lokesh who is a valuer have inspected the subject property on 27.07.2026

6. The legal aspects were not considered in this valuation

7.This valuation work is undertaken by this valuer based upon the request from Canara Bank,ARM-2 Branch, Chennai.

Place : Chennai (Panel Valuer)

Date : 29.07.2026

Note : This report contains 25 pages

Enclosures:-

1) Photographs of the subject property
2) Guideline rate from TNREGINET
3) Google Mapof the Property
4) Market rate Reference

ANNEXURE-22

FORMAT-A

DECLARATION FROM VALUERS

I hereby declare that-

The information furnished in my valuation report dated 29.07.2026. is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.

I have no direct or indirect interest in the property valued;

I have personally inspected the property on 27.07.2026.The work is not sub-contracted to any other valuer and carried out by myself.

I have not been convicted of any offence and sentenced to a term of Imprisonment;I have not been found guilty of misconduct in my professional capacity.

I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part-B of the above handbook to the best of my ability.

I have read the International Valuation Standards (IVS) and the report submitted tothe Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable.

I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure III- A signed copy of same to be taken and kept along with this declaration)

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

I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.

Further, I hereby provide the following information.

SINo.	Particulars	Valuercomment
1	backgroundinformationoftheassetbeingvalued;	Refer Legal Opinion
2	purpose of valuation and appointing authority	To Assess the Fair market value & Realizable value of the property
3	identity of the valuer and any other experts involved in the valuation;	Empanelled Canara bank Valuer & No expert Involved
4	disclosure of valuer interest or conflict, if any;	No
5	date of appointment, valuation date and date of report;	Oral request :27.07.2026 Date of Valuation : 29.07.2026 Date of report : 29.07.2026
6	inspections and/or investigations undertaken;	Inspected on 27.07.2026, to take site measurement, to collect necessary details about the property, and to conduct local market enquiry
7	nature and sources of the information used or relied upon;	List of documents (as furnished in the report) and data collected during site inspection & local enquiry
8	procedures adopted in carrying out the valuation and valuationstandards followed;	As per International Valuation Standard (IVS) and Market approach considered
9	restrictions on use of the report, if any;	The report is issued for Canara Bank, ARM -2Branch, Chennai.
10	major factors that were taken into account during the valuation;	Land Value, Building Value, Amenities & Services Value, Specification & Location
11	major factors that were taken into account during the valuation;	The value of the land is arrived based on location advantages, shape of land size of land, extent of land, availability, of civic amenities nearby, infrastructure available, marketability, width of the abutting road,

		accessibility, demand for land in the area, development made in the surrounding areas etc. The replacement cost new of the building is worked out from present market scenario. This also depends on the type of the building, type of finish, quality of construction etc. Depreciation of construction, type of construction and the present condition of the building. Replacement cost minus depreciation will give the Fair market value of the Building.
12	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.	The report is relied on the information & details provided by the client or their representatives and our independent inspection Legal Aspects not considered for Valuation

Date: 29.07.2026

Place: Chennai

Signature

(NameoftheApprovedValuerandSealoftheFirm/Company)

ANNEXURE –23

MODEL CODE OF CONDUCT FOR VALUERS

{Adopted in line with Companies (Registered Valuers and Valuation Rules, 2017)}

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

Integrity and Fairness:

1. A valuer shall, in the conduct of his/its business, follow high standards of integrityand fairness in all his/its dealings with his/its clients and other valuers.

2. A valuer shall maintain integrity by being honest, straightforward, and forthrightin all professional relationships.

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

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

5. A valuer shall keep public interest foremost while delivering his services.

Professional Competence and Due Care:

1. A valuer shall render at all times high standards of service, exercise due diligence,ensure proper care and exercise independent professional judgment.

2. A valuer shall carry out professional services in accordance with the relevanttechnical and professional standards that may be specified from time to time
3. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations/guidelines and techniques.

4. In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generatedby the valuer.

5. A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.

6. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

Independence and Disclosure of Interest:

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

2. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.

3. A valuer shall maintain complete independence in his/its professional relationshipsand shall conduct the valuation independent of external influences.

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

5. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his/its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.

6. A valuer shall not indulge in “mandate snatching” or offering “conveniencevaluations” in order to cater to a company or client’s needs.

7. As an independent valuer, the valuer shall not charge success fee (Success fees may be defined as a compensation / incentive paid to any third party for successfulclosure of transaction. In this case, approval of credit proposals).

Internal

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

Confidentiality:

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

Information Management:

1. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficientlyenable a reasonable person to take a view on the appropriateness of his/its decisions and actions.

2. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorised by the authority,the registered valuers organisation with which he/it is registered or any other statutory regulatory body.

3. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organisation with which he/it is registered, or any other statutory regulatory body.

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

Gifts and hospitality:

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

2. Explanation.─ For the purposes of this code the term ‘relative’ shall have the samemeaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).

3. A valuer shall not offer gifts or hospitality or a financial or any other advantage toa 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 forhimself/ itself.
4. Remuneration and Costs.
5. A valuer shall provide services for remuneration which is charged in a transparentmanner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.

6. A valuer shall not accept any fees or charges other than those which are disclosedin a written contract with the person to whom he would be rendering service.

7. Occupation, employability and restrictions.

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

9. A valuer shall not conduct business which in the opinion of the authority or theregistered valuer organization discredits the profession

Date: 29.07.2026
Place: Chennai

Signature

(Name of the Approved Valuer and Seal of the Firm/Company)

Internal

PHOTOGRAPHS OF THE PROPERTY

Late Mrs. Meenakshi

New Door No.38, Old Door No.67,Srinivasa Perumal Sannathy 1st Street,Royapettah, Chennai -600 014.















GUIDELINE RATE OF THE LAND

From: 1-7-2024 **To:** Current Date

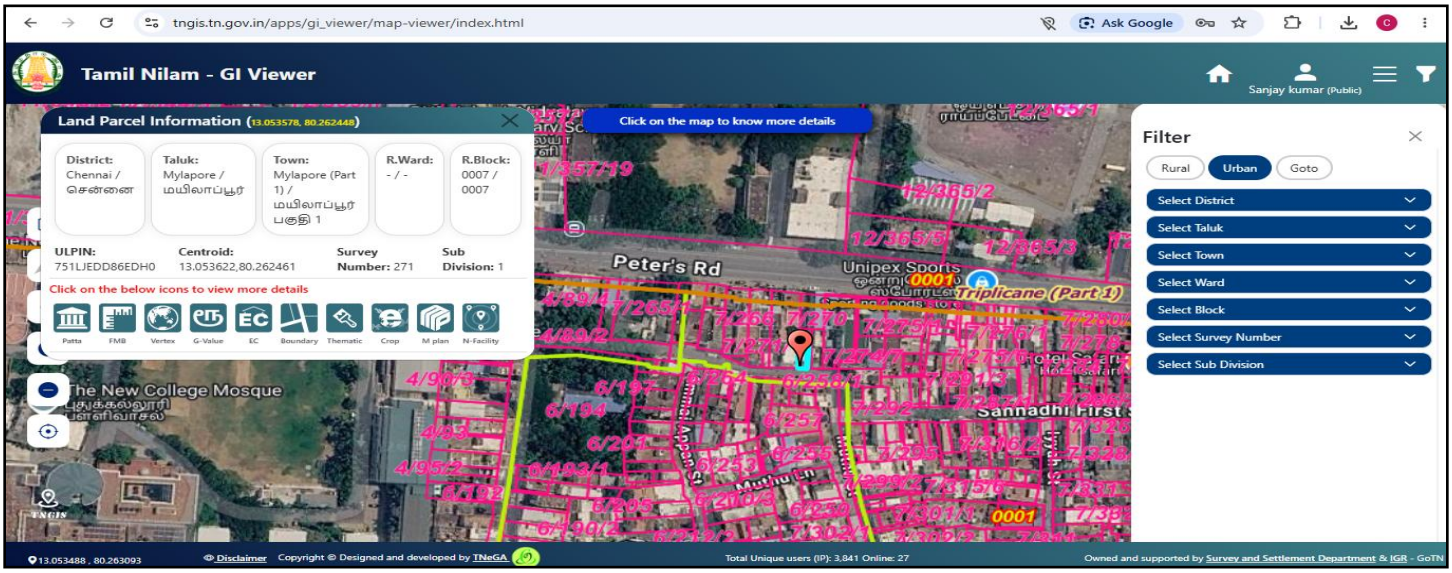
Search Criteria :

Zone:	Chennai	**Sub Registrar Office:**	Chennai Central Joint I
Guideline Village:	TEYNAMPET	**Revenue Village:**	-
Revenue District:	-	**Revenue Taluk:**	-

Below Search results are as on 29-Jul-2026 08:51 AM

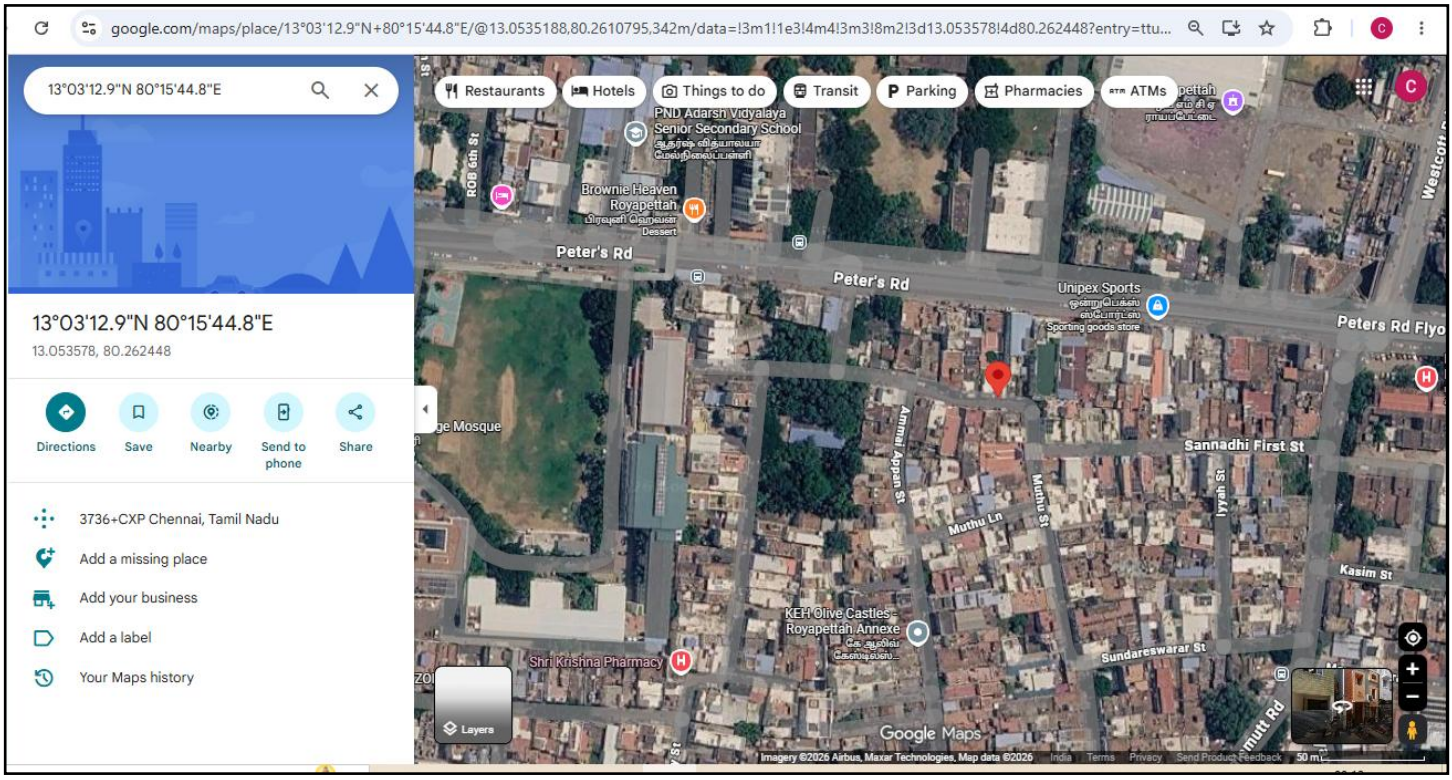
Sr.No.	Street Name	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O.Download
21	SEETHAMMA ROAD	12000/ Square Feet	129170/ Square Metre	Commercial Special Type - III	01-Jul-2024	-
22	SEETHAMMA ROAD EXTENTION	12000/ Square Feet	129170/ Square Metre	Commercial Special Type - III	01-Jul-2024	-
23	SELVAMMAL STREET	7000/ Square Feet	75350/ Square Metre	Residential Class II Type - I	01-Jul-2024	-
24	SESHADRI ROAD	13000/ Square Feet	139935/ Square Metre	Residential Special Type - IV	01-Jul-2024	-
25	SHANMUGA MUDALI STREET	7000/ Square Feet	75350/ Square Metre	Residential Class II Type - I	01-Jul-2024	-
26	SIVASANKARAN SALAI (KRISHNASWAMY AVENUE)	10000/ Square Feet	107640/ Square Metre	Residential Class I Type - I	01-Jul-2024	-
27	SRIMAN SRINIVASA ROAD	13000/ Square Feet	139935/ Square Metre	Residential Special Type - IV	01-Jul-2024	-
28	SRINIVASA PERUMAL SANNATHI 1ST STREET	8000/ Square Feet	86115/ Square Metre	Residential Class I Type - III	01-Jul-2024	-
29	SRINIVASA PERUMAL SANNATHI 2ND STREET	8000/ Square Feet	86115/ Square Metre	Residential Class I Type - III	01-Jul-2024	-
30	SRINIVASA PERUMAL SANNATHI 3RD STREET	8000/ Square Feet	86115/ Square Metre	Residential Class I Type - III	01-Jul-2024	-

Tamil Nilam Map

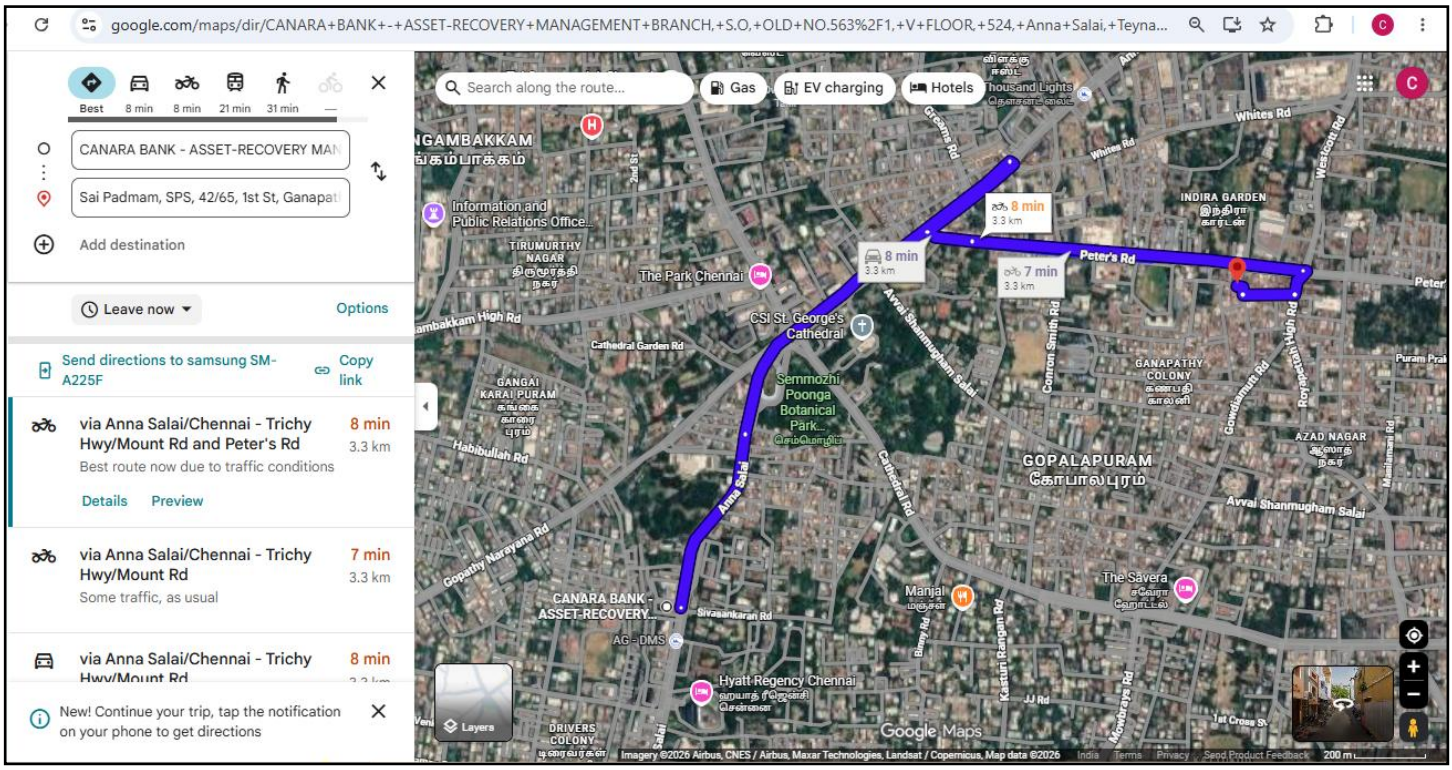


GOOGLE MAP OF THE PROPERTY

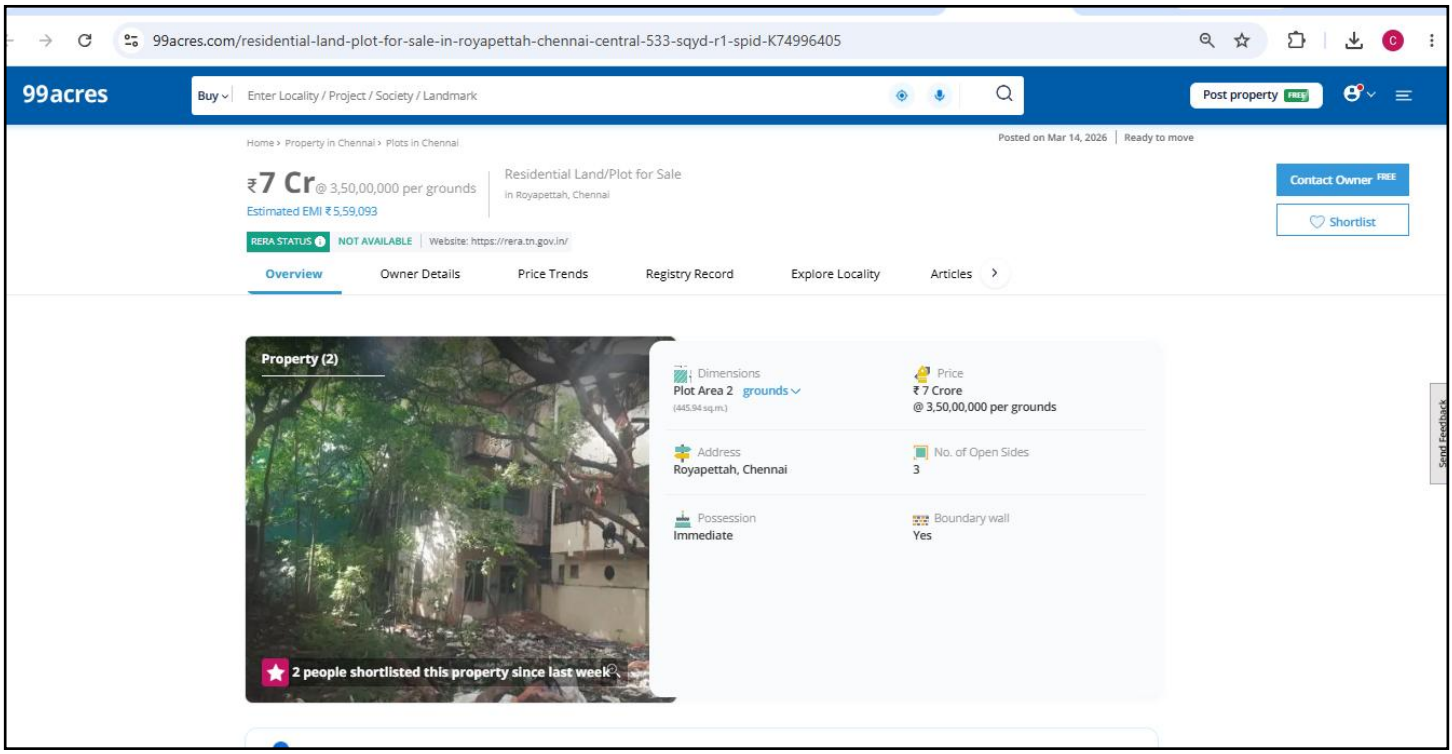
LATITUDE –13.053578N LONGITUDE – 80.262448E

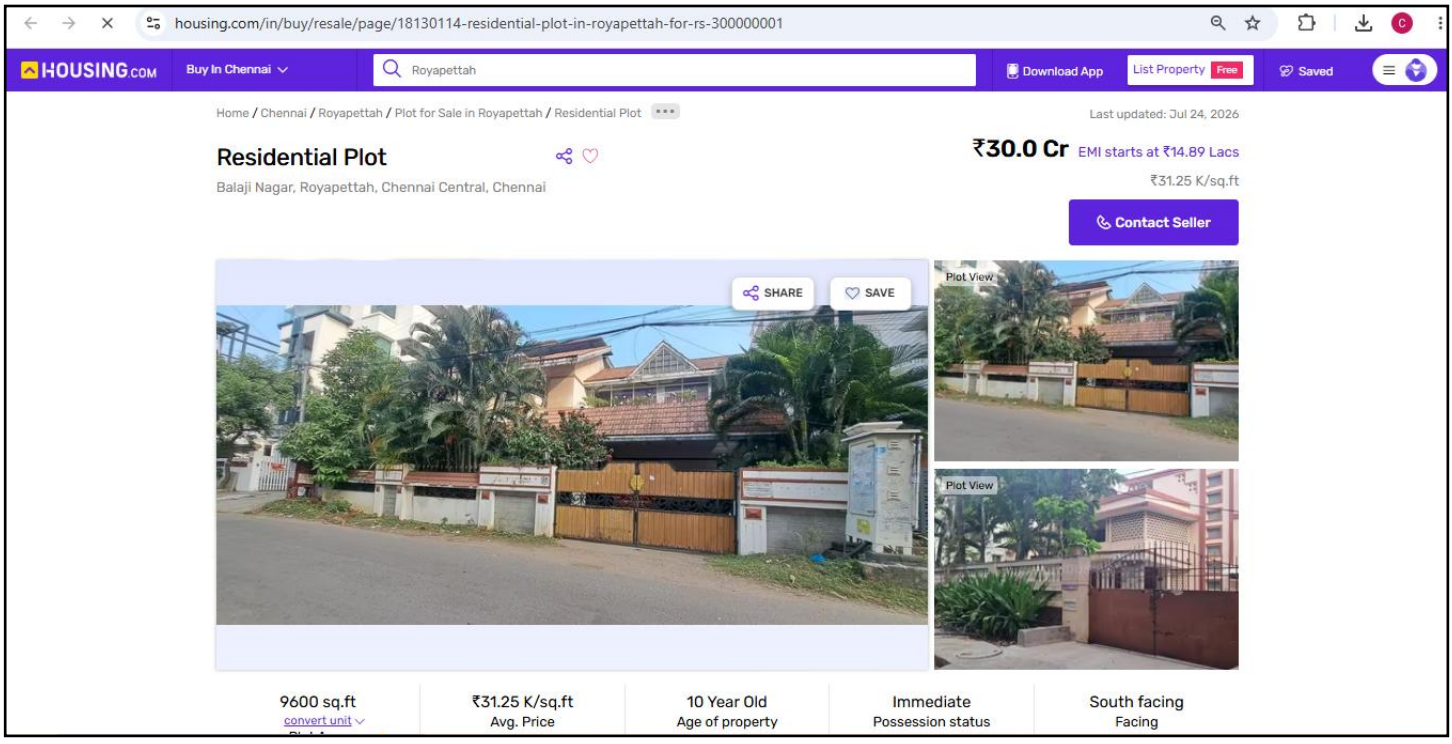


FROM CANARABANK, ARM -2 BRANCH TO SUBJECT PROPERTY



MARKET RATE REFERENCE





CMDA LAND USE MAP

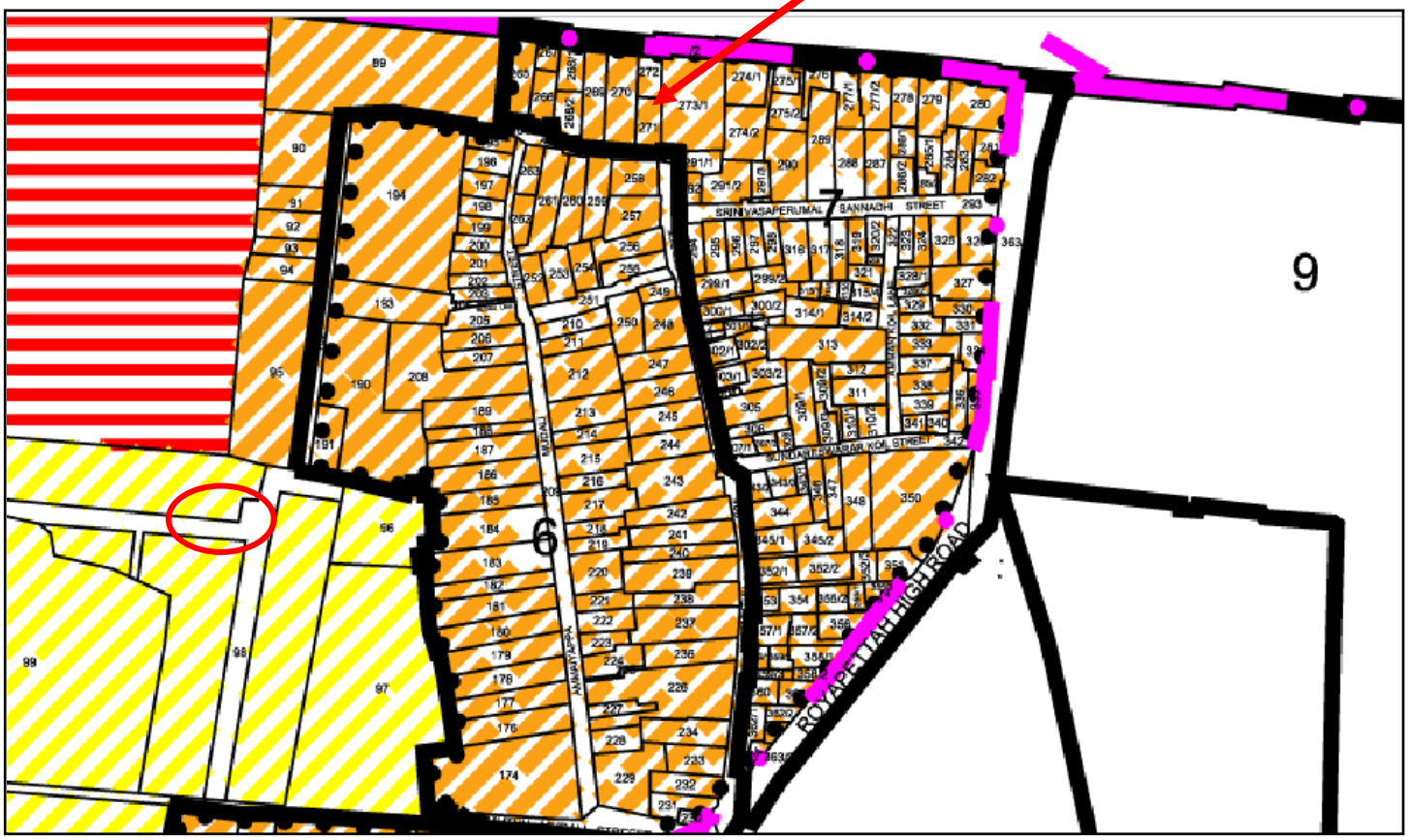
MYLAPORE

VILLAGE NO.

MYLAPORE-TRIPLICANE TALUK

CHENNAI DISTRICT

CORPORATION OF CHENNAI



MIXED RESIDENTIAL