BEST ASSOCIATES

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 & Branch : **Canara Bank, ARM-II Branch, Chennai-600 017.**

Name of the Owner : **Mr. R. Sathish Kumar, S/o. Mr. Ravi Kumar,**

Location of the Property: **Old S.No.339/4A(pt) & 340/1D(pt), T.S.No.7, Block No.40, Ward No.B, Venishaa Flats, Flat No.S-2, 2nd Floor, Krishna Nagar, Madhavaram Village, Taluk & SRO, Chennai District-600 051.**

Total Extent of Land : **281.00 Sq. ft (UDS) out of 2,293.50 Sq. ft**





Present Market Value	**: Rs.30,00,000.00**
Guide Line Value	**: Rs.20,25,342.00**
Forced Sale Value	**: Rs.24,00,000.00**
Realizable Sale Value	**: Rs.27,00,000.00**

BEST ASSOCIATES

Er. P. SUBRAMANI B.E., AMIE, FIV.,
Approved Valuer No. F/8059
Income / Wealth Tax – 1/467
Office Address:
Door No.2/21, Ground Floor, Haroon Building,
Viswanathapuram 1st street, Rengarajapuram,
Kodambakkam, Chennai-600024.
Mobile No – 044-79632901
Cell No.98425 45009 & 98421 45059.
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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

Ref No: IV-186/ CB / 2025-2026 **Date: 30.12.2025**

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

VALUATION REPORT
On Immovable Properties
(In respect of flats)

Pursuant to the request from The Assistant General Manager, Canara Bank, ARM-II Branch, Chennai-600 017, the property located at Old S.No.339/4A(pt) & 340/1D(pt), T.S.No.7, Block No.40, Ward No.B, Venishaa Flats, Flat No.S-2, 2nd Floor, Krishna Nagar, Madhavaram Village, Taluk & SRO, Chennai District-600 051, which is said to be owned by **Mr. R. Sathish Kumar, S/o. Mr. Ravi Kumar,** the said property has been inspected on **30.06.2025** for the purpose of assessing the present market value.

The following Documents were produced before me for scrutiny.

1. Registered Sale Deed Document, No.3101/2014, Dated 05.06.2014, to and in favour of **Mr. R. Sathish Kumar, S/o. Mr. Ravi Kumar,**
2. Unregistered Construction Agreement Document, Dated 26.09.2013, Between **Mr. R. Sathish Kumar, S/o. Mr. Ravi Kumar** and Ms.Venishaa Foundations**.**

Based upon the actual observations 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, etc.,

I am of opinion that:

1. The Open market value of the property is **Rs.30,00,000.00**
2. Guide line value of the property is **Rs.20,25,342.00**
3. The Forced sale value of the property Is **Rs.24,00,000.00**
4. The Realizable value of the property is **Rs.27,00,000.00**

I declared that,

1. I have inspected the property on 30.06.2025.
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. Value varies with the purpose and date. This report is not to be referred if the purpose is different other than mentioned in the above purpose.
5. Legal aspects are not considered in this Report.

Place : Chennai, **Signature of Valuer**
Date : 30.12.2025. **With seal**

Internal

VALUATION OFFLAT BY COMPOSITE RATE METHOD
REPORT ON VALUATION
(In respect of flats)

PART A – BASIC DATA

1. GENERAL

1.	Purpose for Which the Valuation is made	To Assess the fair market value of the property
2.	a).Date of inspection b).Date on which the valuation is made	30.06.2025 30.12.2025
3.	List of documents produced for perusal	1. Registered Sale Deed Document, No.3101/2014, Dated 05.06.2014, to and in favour of **Mr. R. Sathish Kumar, S/o. Mr. Ravi Kumar,** 2. Unregistered Construction Agreement Document, Dated 26.09.2013, Between **Mr. R. Sathish Kumar, S/o. Mr. Ravi Kumar** and Ms.Venishaa Foundations**.**
4.	Name of the owner(s) and his/their Address (es) with Phone No. (Details of share of each owner in case of joint ownership)	**Mr. R. Sathish Kumar, S/o. Mr. Ravi Kumar,**
5.	Brief description of the property: The said property is located at Old S.No.339/4A(pt) & 340/1D(pt), T.S.No.7, Block No.40, Ward No.B, Venishaa Flats, Flat No.S-2, 2nd Floor, Krishna Nagar, Madhavaram Village, Taluk & SRO, Chennai District-600 051, The surrounding places are Residential and Commercial Area. Civic amenities all are available within 2 km distance. As per enquiry made by the undersigned the fair market value of the flat around the above site is ranging from Rs.5,500.00 to Rs.6,500.00 Per Sq. ft for vacant land. I have considered **Rs.5,500.00 Per Sq. ft** for the valuation purpose.	
6	Location of the property a. Plot No. /Survey Nos. b. Door No. c. T. S. No / Village d. Ward e. District	 Old S.No.339/4A(pt) & 340/1D(pt), - Madhavaram Village, Taluk & SRO, Madhavaram Taluk Chennai District
7.	Postal address of the property	Venishaa Flats, Flat No.S-2, 2nd Floor, Krishna Nagar, Madhavaram Village, Taluk & SRO, Chennai District-600 051.
8.	City /Town Residential area /Commercial area/ Industrial area	Town Residential area
9.	Classification of the area i)High/Middle /Poor ii) Urban/Semi Urban/Rural	 Middle Urban
10.	Coming under Corporation limit/ Village Panchayat/ Municipality	Town Panchayat
11.	Whether covered under any state/Central Govt. Tenements (e.g. Urban Land Ceiling Act) or notified under agency area /scheduled area/ cantonment area.	No

12.	In case it is an agricultural land any conversion to house site plots is contemplated	No

13.	Boundaries of the property	As per Deed	As Per Actual	
	North	Plot No.5, belonging to Mr.N.Prabhakaran	Land and building	
	South	Plot No.7	Land and building	
	East	Land in S.No.330 & 331	Vacant Land	
	West	30 Feet wide layout road	Krishna Nagar	
14	Dimensions (For Whole Property)		As per Deed EC	As Per Actual
	North		70’0”	70’0”
	South		69’0”	69’0”
	East		33’0”	33’0”
	West		33’0”	33’0”
15	Extent of the site		**281.00 Sq. ft (UDS) out of 2,293.50 Sq. ft**	
16	Latitude, Longitude & Co-ordinates of flat		13°09'08.1"N 80°14'18.3"E 13.152250, 80.238417	
17	Whether occupied by the owner/ tenant If occupied by tenant since how long? Rent received per month		Locked during inspection	

II.APARTMENT BUILDING

1	Nature of the Apartment	Residential
2	Location S.F.No. Block No. Ward No. Village/Municipality/Corporation. Door No. Street or road (Pin code)	 Old S.No.339/4A(pt) & 340/1D(pt), T.S.No.7, Block No.40, Ward No.B, Madhavaram Village Venishaa Flats, Flat No.S-2, 2nd Floor, Krishna Nagar, Madhavaram Village, Taluk & SRO, Chennai District-600 051.
3	Description of the Locality Residential/ Commercial/Mixed	Residential Class I Type I
4	Year of construction	2014
5	Number of Floors	Stilt cum G.Floor +2 Floors
6	Type of Structure	RCC Framed Structure
7	Number of Dwelling units in the Building	6 Units
8	Quality of Construction	Normal
9	Appearance of the Building	Normal
10	Maintenance of the Building	Normal
11	Facilities available Lift	Not Available
12	Protected Water Supply	Available
13	Underground Sewerage	Not Available
14	Car Parking	Available
15	Open/Covered	Not Available
16	All round Compound wall	Available
17	Pavement around the building	Available
18	Any other facility	Nil

FLAT:

1.	The floor in Which the flat is situated	Second Floor,
2	Door No. of the Flat	Flat No.S-2
3	Specifications of the Flat Roof Flooring Doors Windows Fittings Finishing	 RCC Roof Not known
4	House Tax Assessment No Tax Paid in the name of Tax Amount	Details not furnished
5	Electricity Service Connection No. Meter Card in the name of	Details not furnished
6	How is the Maintenance of the Flat	Good
7	Sale deed Executed in the name of	**Mr. R. Sathish Kumar, S/o. Mr. Ravi Kumar,**
8	What is the undivided area of land	**281.00 Sq. ft (UDS) out of 2,293.50 Sq. ft**
9	What is the plinth area of the flat	766.00 Sq. ft
10	What is the floor space index(Approx)	766.00 Sq. ft / 281.00 Sq. ft = 2.73
11	What is the carpet area of the flat	Not known
12	Is it posh/I class/medium/ordinary	Medium
13	Is it being used for residential or commercial purpose	Residential
14	Is it owner occupied or tenanted	Locked during inspection

IV.MARKETABILITY

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

Any negative factors observed which affect the market value in general: Nil

V.RATE

1.	After analyzing the comparable sale instances, what is the composite rate for a similar flat with same specifications in the adjoining locality	Rs.3,800.00/Sq. ft to Rs.4,500.00/ Sq. Ft for built up area,
2	Assuming it is a new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specifications and other factors with the flat under comparison (Given details)	**Rs.3,900.00/Sq. ft**

3	Break up for the rate ➢ Building + services (EB, Water etc.,) –(Dep) ➢ Depreciation (11/60 x 0.9 =0.165) ➢ Land + Development work &Others ➢ Composite Rate	Rs.2,200.00 / Sq. ft = 0.165 x Rs.2,200.00 / Sq. ft = Rs.363.00 / Sq. ft = Rs.2,200.00 / Sq. ft - Rs.363.00 / Sq. ft = Rs.1,837.00 / Sq. ft = Rs.2,014.65/ Sq. ft = Rs.1,837.00 / Sq. ft + Rs.2,014.65/ Sq. ft = **Rs.3,851.65 / Sq. ft Say Rs.3,900.00 /Sq. ft**
4	Guideline rate obtained from the register office (un evidence thereof to be enclosed) Land Value Building Value	**Rs. 2,200.00 per sq. ft** 281.00 x Rs.2,200.00 /Sq. ft = Rs. 6,18,200.00 766.00 x Rs.1,837.00 /Sq. ft = Rs.14,07,142.00 **Rs.20,25,342.00**

VI. Composite rate adopted after depreciation:

1.	Replacement cost of flat including services	Rs.2,200.00 / Sq. ft
2	Depreciation value of the building (11/60 x 0.9 =0.165)	= 0.165 x Rs.2,200.00 / Sq. ft = Rs.363.00 / Sq. ft
3	Age of the building	11 Years
4	Life of the building estimated	49 Years
5	Depreciation Percentage assuming the salvage value as 10 %	(11/60 x 0.9 =0.165)
6	Depreciated Value of the building,	Rs.1,837.00 / Sq. ft
7	Total composite rate arrived for valuation	Which works out flat of built up area **Rs.3,900.00 /Sq. ft** which is reasonable while comparing nearby flat rate.

VII. Details of valuation building construction is to be done

S.No	Description	Qty	Rate per unit Rs.	Estimated value Rs.
1.	Present value of the flat	766	Rs.3,900.00	Rs.29,87,400.00
2.	Ward robes	Nil	-	-
3.	Showcases/almirahs			
4	Kitchen arrangements			
5	Super fine finish	Nil	-	-
6	Interior decoration & Modular Kitchen	Nil		-
7	Electricity deposits/ Electrical fitting, etc.,	Nil	-	-
8	Extra collapsible gates/grill works etc.,	Nil	-	-
9	Potential value if any	Nil	-	-
10	Share of common amenities, if any Water Supply Arrangement & Drainage Arrangement, etc.	LS		Included
11	Covered Car parking	Nil	-	-
	Total			Rs.29,87,400.00 Say **Rs.30,00,000.00**

Valuation:

As a result of my appraisal and analysis it is my considered opinion that the present market value of the above flat in the prevailing condition with aforesaid specification is **Rs.30,00,000.00**

Present Market value of the property **Rs.30,00,000.00**

Forced sale value of the property **Rs.24,00,000.00**

Realizable sale value of the property **Rs.27,00,000.00**

Guideline value of the property **Rs.20,25,342.00**

Approved valuer

PART D – CERTIFICATE

1. It is certified that in my opinion

- The Present market value of the flat by adopting suitable composite rate is **Rs.30,00,000.00** (Rupees Thirty Lakhs Only)

- The forced sale value of the property is estimated as 20 % less than present market **Rs.24,00,000.00** (Rupees Twenty-Four Lakhs Only)

- The Realizable Sale Value of the Property is estimated as 10 % less than present market **Rs.27,00,000.00** (Rupees Twenty-Seven Lakhs Only)

2. Number of title deed(s) involved in this property is (one). The relevant document for the subject flat in the opinion of this valuer is – Details not furnished.

3. If this property is offered collateral security, the concerned financial intuition is requested to verify the extent of undivided share of land mentioned in this valuation report with respect to the latest legal opinion.

4. Value varies with the purpose and date of valuation. This report is not to be referred if the Purpose is different other than mentioned.

5. The Property was inspected on **30.06.2025.**

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

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

Place : Chennai, **Panel Valuer**
Date : 30.12.2025.

Enclosures
- Declaration from valuer
- Model code of conduct for valuer
- Guideline value
- Encumbrance Certificate
- Google Map
- Photos

Appendix-I
DECLARATION FROM VALUERS

I hereby declare that

- The information furnished in my valuation report dated 30.12.2025 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 30.06.2025.
- 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: 30.06.2025 Valuation Date – 30.06.2025 Date of Report– 30.12.2025
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: 30.12.2025
Place : Chennai. SIGNATURE

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 withthe company during the last five years.

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: 30.12.2025
Place : Chennai.

SIGNATURE

Guideline value:

Guideline Search

Search Criteria :

Zone:	CHENNAI	Sub Registrar Office:	MADHAVARAM
Guideline Village:	MADHAVARAM	Revenue Village:	
Revenue District:		Revenue Taluka:	
Street/Survey Number:	K		

List All Street

160 items found, displaying 131 to 140.
[First/Prev] 9, 10, 11, 12, 13, **14**, 15, 16 [Next/Last]

Sr.No.	Street Name	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O.Download
131	KOLATHUR HARIDASS NAIDU STREET (SWAMY RAMALINGAM COLONY)	1600/ Square Feet	17225/ Square Metre	Residential Class II Type - I	01-Jul-2024	-
132	KOLKATTA SHOP ROAD (WARD NO.13)	1600/ Square Feet	17225/ Square Metre	Residential Class II Type - I	01-Jul-2024	-
133	K.P. GARDEN (WARD-17)	1300/ Square Feet	13995/ Square Metre	Residential Class III Type - I	01-Jul-2024	-
134	KRISHNA NAGAR 2ND ST (WARD NO.23)	2200/ Square Feet	23685/ Square Metre	Residential Class I Type - I	01-Jul-2024	-
135	KRISHNA NAGAR EXTENSION	2200/ Square Feet	23685/ Square Metre	Residential Class I Type - I	01-Jul-2024	-
136	KRISHNA NAGAR , PONNIAMMANMEDU (WARD-23)	2200/ Square Feet	23685/ Square Metre	Residential Class I Type - I	01-Jul-2024	-
137	KRISHNA NAGAR ROADS (WARD NO.3)	2200/ Square Feet	23685/ Square Metre	Residential Class I Type - I	01-Jul-2024	-
138	KRISHNA NAGAR (WARD-23)	2200/ Square Feet	23685/ Square Metre	Residential Class I Type - I	01-Jul-2024	-
139	KRISHNA NAGAR (WARD NO.8)	2200/ Square Feet	23685/ Square Metre	Residential Class I Type - I	01-Jul-2024	-
140	KRISHNAPPAN ST (WARD-02)	1300/ Square Feet	13995/ Square Metre	Residential Class III Type - I	01-Jul-2024	-

Back

Encumbrance Certificate:

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
3101/2014	05-Jun-2014 05-Jun-2014 05-Jun-2014	Conveyance Metro/UA	1. டி. ராமச்சந்திரன் (பிரின்ஸ்பால்) 2. Venishaa Foundations (ஏஜெண்ட்)	1. ஆர். சதீஷ் குமார்	-

Consideration Value/கைமாற்றுத் தொகை: Rs. 2,53,400/-	Market Value/சந்தை மதிப்பு: Rs. 5,62,000/-	PR Number/முந்தைய ஆவண எண்: 3597/ 2012
Document Remarks/ ஆவணக் குறிப்புகள் :	பிரதி ஒன்று உள்பட	

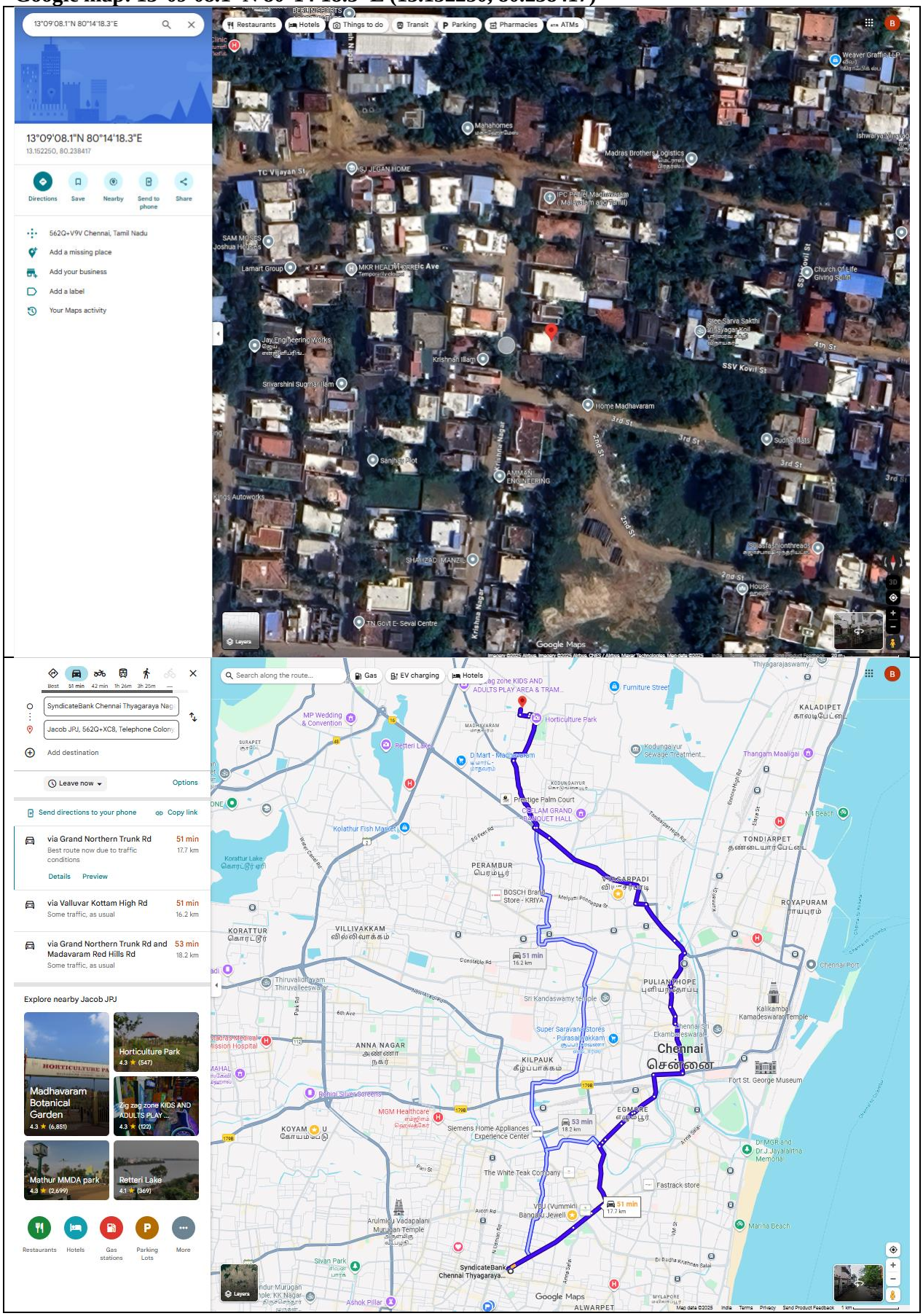
Schedule 1 Details: Property Type/சொத்தின் வகைப்பாடு: Undivided Share	Property Extent/சொத்தின் விஸ்தீர்ணம்: 281சதுரடி பிரிபடாத பாகம்
Village & Street/கிராமம் மற்றும் தெரு: Madhavaram, Krishnan Nagar	Survey No./புல எண் : 339/4APART, 340/1D, 340/1DPART
	Plot No./மனை எண் : 6
Boundary Details: வடக்கில் : மனை எண்.5, என்.பிரபாகரன் மனை, தெற்கில் : மனை எண்.7, கிழக்கில் : ச.எண்.330 மற்றும் 331, மேற்கில் : 30 அடி அகல லே அவுட் ரோடு	Schedule Remarks/சொத்து விவரம் தொடர்பான குறிப்புரை: வடக்கில் : 70அடி, தெற்கில் : 69அடி, கிழக்கில் : 33அடி, மேற்கில் : 33அடி (2293.5சதுரடியில் 281சதுரடி பிரிபடாத பாகம் மட்டும்)

5/2016	04-Jan-2016 04-Jan-2016 04-Jan-2016	Deposit of Title Deeds If loan is repayable on demand	1. ஆர். சதீஷ் குமார்	1. கனரா பேங்க்	-

Consideration Value/கைமாற்றுத் தொகை: -	Market Value/சந்தை மதிப்பு: -	PR Number/முந்தைய ஆவண எண்: 223/ 95, 2268/ 94, 27/ 89, 2810/ 94, 2811/ 94, 3597/ 13
Document Remarks/ ஆவணக் குறிப்புகள் :	உரிமை ஆவணம் ஒப்படைப்பு ரூ.200000/-	

Schedule 1 Details: Property Type/சொத்தின் வகைப்பாடு: Undivided Share	Property Extent/சொத்தின் விஸ்தீர்ணம்: 2293.5 சதுரடி 281சதுரடி பிரிபடாத பாகம்
Village & Street/கிராமம் மற்றும் தெரு: Madhavaram, *****	Survey No./புல எண் : 339/4APART, 340/1DPART, 7
Ward No./வார்டு எண்: B Block No./பிளாக் எண்: 40	Plot No./மனை எண் : 6 Flat No./அடுக்குமாடிக் குடியிருப்பு எண்: S-2, Second Floor
Boundary Details: வடக்கில் : மனை எண்.5, என்.பிரபாகரன் மனை, தெற்கில் : மனை எண்.7, கிழக்கில் : ச.எண்.330 மற்றும் 331, மேற்கில் : 30 அடி அகல லே அவுட் ரோடு	Schedule Remarks/சொத்து விவரம் தொடர்பான குறிப்புரை: வடக்கில் : 70அடி, தெற்கில் : 69அடி, கிழக்கில் : 33அடி, மேற்கில் : 33அடி (2293.5சதுரடியில் 281சதுரடி பிரிபடாத பாகம் மட்டும்) கட்டிடம் 766 சதுரடி

Google map: 13°09'08.1"N 80°14'18.3"E (13.152250, 80.238417)



Photos:


VENISHAA FLATS




VENISHAA
FOUNDATIONS
GF R. NIRMALA
F1 M
F2 A. KARTHIKEYAN
S2
S3 R. SATHISHKUMAR
S3 L. AJILKHAN
Plot No: 6, Krishna Nagar, Milk Colony
Madavaram,Chennai - 600 051




F1



Photos:




This Property
is under the
Possession of
State Bank of India
Home Loan centre
OMR Perungudi
600 096



