Er.M.Elamurugan, B.Sc,B.E,M.I.E,F.I.I.V. Mob:9944477277.
Email:elamuruganm@gmail.com

ELITE ASSOCIATES

CHARTERED ENGINEER & APPROVED VALUER

- Chartered Engineer
- Approved Valuer(No:CAT-I- F-3774 Dt. 10-06-15)
- Registered Income Tax Valuer(27/2019-20,CCIT,Trichy)

VALUATION REPORT

I. NAME OF THE OWNER(s)	:	1. **Mr.A.JAGANATHAN,S/o.Mr.ARUMUGAM,** **2.Mrs.J.ANGEL,W/o.Mr.A.JAGANATHAN.**
II NAME OF THE BORROWER(s)	:	1. **Mr.A.JAGANATHAN,S/o.Mr.ARUMUGAM,** **2.Mrs.J.ANGEL,W/o.Mr.A.JAGANATHAN.** D.No:07, Moovendar Cross Street, Nesapakkam Village, Chennai Taluk, Chennai District. Pin: 600078.
III. PROPERTY ADDRESS	:	S.Nos:544/7,549/3, New.S.Nos:97/11 & 98/6A New.Present.S.Nos:97/11B & 98/6B, Plot.No:19,Village Villa, Koonimedu Village, Marakkanam-SRO, Marakkanam Taluk, Villupuram District. Pin: 604303.
IV. PURPOSE FOR WHICH THIS CERTIFICATE IS MADE	:	Canara Bank-Specialized ARM Branch-II,Chennai -For SARFAESI Act.

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Date :07.09.2026

File No: 1524/2026-2027/ Canara Bank / Specialized ARM Branch-II,Chennai

VALUATION CERTIFICATE

Pursuant to the request from **The Chief Manager,Canara Bank- Specialized ARM Branch-II Chennai**,the Property @ S.Nos:544/7,549/3,New.S.Nos:97/11 & 98/6A, New.Present.S.Nos:97/11B & 98/6B,Plot.No:19,Village Villa,Koonimedu Village, Marakkanam-SRO, Marakkanam Taluk,Villupuram District. Pin: 604303.Which is said to be owned by **Mr.A.Jaganathan,S/o.Mr.Arumugam,Mrs.J.Angel,W/o.Mr.A.Jaganathan.** was inspected on 05.09.2026 for the Purpose of assessing the Present Market Value of the Property for **Canara Bank- Specialized ARM Branch-II,Chennai – For SARFAESI Act.**

Based upon the actual observation and also the particulars provided to me, Detailed Valuation report has been prepared and furnished.

After giving careful consideration to various important factor like the location of the property, size and shape of the plot, availability of civic amenities, potential for marketability etc.,

I am of opinion that ;

1	**The Fair market value of the subject Property is**	:	**Rs. 30,72,000.00**
2	**Realizable value of the Property is (-10%)**	:	**Rs. 27,64,000.00**
3	**Forced Sale value of the Property is (-20%)**	:	**Rs. 24,57,000.00**
4	**Guideline value of the Property is**	:	**Rs. 21,97,000.00**

Place : Salem

Date : 07.09.2026