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A/ ~~SANKAR~~

VADHANASUNDARI

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VR. M. HIMATHRIJA, M.Tech(Hons),F.IITArb,M.I.E.,A.I.V, LL.B

Registered Valuer under Companies Act(Reg.No. IBBI/RV/82/2018/11250)
Registered Valuer under Wealth Tax Act(Reg. No.C.No.127/4/CIT-1/Category-1/2020-21)
Panel Valuer: State Bank of India/ Union Bank of India/ Central Bank of India/UCO Bank,&Canara Bank
#24 Annie Besant Street, V.O.C. Nagar, Muthialpet, Puducherry - 605 003
Mobile: +91-8903 855 657 email: mounihimathrija@gmail.com

REP.No.CANARA BANK/SARFAESI/ 25-26/044 Date: 08-12-2025

To,
CANARA BANK
Asset Recovery Manageent Branch-II
#9 & 10, Sir Thiyagaraya Road
Thiyagarayanagar, Chennai-17

VALUATION REPORT

I	**GENERAL**			
1	Purpose of valuation (A.Sankar Customer ID-89713769)		:	To ascertain the present market value of the property of Mrs. S.Vadhanasundari at R.S.No.88/1, Pudukuppam Veli, Mannadipet Commune, Puducherry **for SARFAESI**
2	a)	Date of Inspection	:	06-12-2025
	b)	Date on which the valuation is made	:	08-12-2025
3	Name of the reported owner with present address address and Phone Name of the owner(s) and his /their addresses(es) with Phone No.. (details of share of each owner in case of joint ownership)		:	Mrs. Vadhanasundari, W/o K.Sundaramoorthy, No.26, Mettu Street, Sandhai Pudukuppam, Suthekkeny(Post), Puducherry-605502
4	Documents produced for perusal :			
	i)	Furnished by the Bank	:	Soft copy of Sale deed no.1564 dated 06.06.2005 registered at Sub-Registrar, Thirukkanur
	ii)	Furnished by the Bank	:	NOC issued by the Commissioner, Mannadipet Commune Panchayat for access through Government Promboke Land Letter No.68-18/MCP/2018-19 dated 27/04/2018
	iii)	Furnished by the Bank	:	Soft copy of the MOD registered as Doc.no.24994 dated 05-12-2018 at Sub-Registerar Office, Thirukkanur
	iv)	Furnished by the Bank	:	Soft Copy of the Member Secretary for Land Conversion committee cum Chief Town Planner to the Commissioner, Manadipet an NOC for according clearance to set up industry dated 21.05.2018

	v)	Furnished by the Bank	:	Soft Copy of the Commissioner, Mannadipet Commune No.34-619/MCP/LIC/2018 dt.01.08.2018 permission to establish factory. **The copy of plan approval is not availed for scrutiny.**
	vi)	Furnished by the Bank	:	Soft Copy of the Valuation Report of Vr. M.Vijayakumar, #7 New Vanniar Street, Pakkamudayanpet, Puducherry-605008 dated 05.09.2018
5	Brief description of the property (Including leasehold / freehold etc)		:	The property comprises of Industrial shed and agricultural land with Sugar Cane Plantation in the Sandhai Pudukuppam Village near Suthukeny. It is considered as FREE HOLD.
6	Scope of valuation		:	Value the Land and Building of the property for SARFAESI
7	If this report is to be used for any bank purpose, state the name of the bank and branch, if known.			Canara Bank

II. DESCRIPTION OF THE PROPERTY :

1	Postal address of the property with Pin Code			R.S.No.88/1, (path through Iyyanar Koil Lake R.S.No.77),Sandhai Puthukuppam, Puthukuppam Revenue Village, near Suthukkeny, Puducherry-605502
2	City / Town		:	Village
	Residential Area		:	-
	Commercial Area		:	-
	Industrial Area		:	Industrial activity permited agricultural Land
3	Classification of the area		:	
	i)	High / Middle / Poor	:	Middle
	ii)	Urban / Semi Urban / Rural	:	Rural
4	Coming under corporation limit / village panchayat / municipality		:	Mannadipet Commune
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 (Also to be verified with legal opinion)

6	In case, it is an agricultural land, any conversion to house site plots is contemplated		:	The land is an agricultural land. The Member Secretary, Town and Country Planning has provided a No Objection Certificate allowing usage other than agricultural purpose. Permission of the Commissioner Mannadipet has also been obtained to establish the factory.	
7	Location of property				
	a)	Plot No. / Nagar/ Survey No.	:	R.S.No.88/1	
	b)	Door No.	:	-	
	c)	S.F.No./T.S.NO./R.S.No.	:	R.S.No.88/1	
	d)	Village/ Block		Pudukuppam Revenue Village	
	e)	Taluka /Ward	:	Mannadipet Commune	
	f)	Mandal / District / Muncipality/Corporation	:	Puducherry	
	Boundaries of the property		:	**As per Deed**	**As per Actuals**
	North		:	Lake	Lake/ Temple in the Govt. Poromboku Land
	South		:	Danaboopathy Land	Agricultural Land
	East		:	Sundaramoorthy Land	Agricultural Land
	West		:	Sengulathar Land	Agricultural Land
9	Latitude, Longitude and Coordinates of the site		:	12.019069	79.68688
10	Property tax receipt referred			Not produced	
	a)	Assessment Number	:	-	
	b)	Tax amount	:	-	
	c)	Receipt in the name of	:	-	
11	Electricity service connection consumer number		:	No bill produced. But supply to the shed and bore is noticed.	
	in the name of Other details, if any		:	-	
12	Property is presently occupied by		:	Occupied. But it was **under lock during inspection**	
13	If tenanted fully, What is the gross monthly rent?		:	Since it was locked the same is unable to be accessed nor any document produced in this regard	
14	If occupied by both				
	By assuming the entire building is let				
	(i) What is the probable monthly		:	NA	
	(ii) What is the advance amount?		:	NA	

III **PROCEDURE OF VALUATION** :

	Valuation Details	:	Discussed in Part B,C, D,E,&F	
			As per approval	As per actual
1	FSI	:	-	0.098
2	Plot Coverage	:	8.77%	9.80%

Note: The factory approval was not availed to the valuer for scrutiny. The previous valuation in 2018 has mentioned that an approval from Chief Inspector of Factories, Puducherry had been obtained vide Approval No.10-8646/CIF & B/A2/2018 dated 24.07.2018 and the area approved for shed area is 3000sqft and 55sqft for Toilet

PART B- LAND				
1	Dimensions of the site	:	**A**	**B**
		:	**As per Deed**	**As per settlement Records**
	North	:	33Are or 61 Kuzhi 11 Veesam or 35503 sqft	33Are
	South	:		
	East	:		
	West	:		
			C	
			As per Approval mentioned in the previous valuation report	
			34840 sqft	
2	Extent of the site (least of 1A ,1B &1C)	:		
	Size of plot	:		
	North & South	:	Same as mentioned at Part B- 1	
	East & West	:		
	Total extent of the plot	:	34840	sqft
3	Characteristics of the site			
a	What is the character of the locality?	:	agricultural area	
b	What is the classification of the locality?	:	Middle Class	
c	Development of surrounding areas	:	agricultural area	
d	Possibility of frequent flooding/ sub merging	:	Not noticible as it is near a deep lake and surrounded by agricultural land in lower level	
e	Feasibility to the Civic amenities like school, hospital,bus dtop, market etc.,	:	Around 4km from Vanur where all amenities are available.	
f	Level of Land with topographical	:	Level.	
g	Shape of land	:	irregular	
h	Type of use which it can be put	:	Permited for agro industry. Noticed both a factory and agricultural activities persist.	
i	Any usage restriction	:	Nil	

j	Is plot in town planning approved layout?	:	Site Clearance Certificate No.1583/TCP/SC/2018 dated 21.05.18 from the Chief Town Planner, Pondicherry and Approval of the Chief Inspector of Factories, Pondicherry No.10-8646/CIF/&B/A2/2018 dated 24.07.18 (derived from the previous valuation report ony)
k	Corner plot or intermittent plot?	:	Intermittent plot
l	Type of road available at present	:	Earthen Road observed. A NOC from the Mannadipet Commune Panchayat with permission to use the access path through the Government Poromboke Land in R.S.No.77.
m	Road facilities are avaiable	:	please refer to Part B (3)(l)
n	Is it a land – locked land?	:	No
o	Water potentiality	:	Good
p	What is the Width of Road? Width of road – is it below 20 ft. or more than 20 ft.	:	less than 20 feet
q	Underground sewerage system	:	No
r	Is power supply available at thesite?	:	Power supply to the shed is noticed
s	Advantage of the site	:	
	1	:	NIL
t	Special remarks, if any, like threat of acquisition of land for public service	:	NIL
u	Any factors which affect the marketability of the land?	:	NIL
v	Type of Land?		Industrial Land as approved by Chief Inspector of Factories even though the government records shows dry agricultural land. It is noticed that a part of the property alone is a factory while the remaining is used for cultivating Sugar Cane.
w	Accessibility	:	Available. Please refer to Part B (3)(l)
4	Value on adopting GLR (Guideline		
	(i) Guideline rate as obtained from the Registrar's Office	:	Rs.25000per Are
	(ii) Value of Land by adopting GLR	:	33x25000= Rs.825000/-
5	Value by adopting PMR (Prevailing Market Rate)		
	Prevailing market rate (Along with details/reference of atleast two latest deals/transactions with respect to adjacent properties in the area)	:	Rs.600 per sqft (for PPA approved residential Layout. Reference is drawn from 99 acres Real Estate Portal online for a layout " Sri Vijaya Ganapathy nagar'). Rs.7500000/- per acre for agricultural land

	Unit rate adopted in this valuation after considering the characteristics of the subject plot	:	Rs.200per sqft considering an agricultural land as activity of sugar cane cultivation was noticed. Further approval obtained for industrial useage has also been taken into consideration .
	Value of Land by adopting PMR	:	34840x200= Rs.6968000/-

PART C-BUILDINGS

	Type of Building		Industrial
1	Type of Construction (Load bearing/RCC/Steel Framed/ Framed	:	Steel framed
2	Quality of Construction (Superior /I Class/ II Class)	:	IClass
3	Appearance of Building (Common/ Attractive/Aesthetic)	:	Common
4	Maintenance /Condition of the Building (New one/ Excellent		
	Exterior:		Normal
	Interior:		Normal
5	Plinth Area	:	Main Shed=2965sqft, Open shed= 164+ 183 = 347sqft, RCC toilet block= 63sqft & shed near bore=41sqft based on actuals
6	Number of floors and height of each floor including basement, if any	:	Main Shed height 5m

Floor	Year of Construction(as reported /as per actual observation/ as per deed)	Roof	Plinth Area in sqft		
			Main Portion A	Cantilevered Portion B	Total A+50% of B
G.F	2019	GI sheet	2965	NIL	2965
G.F	2019	GI sheet	347	NIL	347
G.F	2019	RCC	63	NIL	63
G.F	2020	sheet	41	NIL	41
	Total				3416

7. Drawing Approval			(Data collected from previous valuation report as no approval drawings were provided)	
	a.	Date of Issue and validity of layout of approved map/plan	Date of Issue: Approval of the Chief Inspector of Factories, Pondicherry No.10-8646/CIF/&B/A2/2018 dated 24.07.18	Date valid upto: -

	b.	Approved map/plan issuing authority	Chief Inspector of Factories, Puducherry
	c.	Whether genuinenss or authentic of approved map/plan is vertified?	the valuer has not been provided with the approval copies to check the genuineness or authenticity.
	d.	Any other comments by our empanelled valuers on authentic	NIL

8 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%**

VALUATION OF BUILDING:

Description	Main Shed	Open Shed	Toilet	Motor Shed
Specification				
Floor Finish	Cement flooring	Cement floor/ earth	Tiles	Cement Floor
Superstructure	Brick work wall (min), Truss , side shuttering	Pole	Brickwork	Brick work
Roof	GI sheet	GI sheet	RCC	GI sheet
Doors	Steel doors/ sliding door	-	PVC door	open
Windows	One UPVC window	-	ventilator	-
Weathering Course	nil	-	-	-
Plinth Area	2965sqft	347sqft	63sqft	41sqft
Year of Construction	2019	2019	2019	2019
Age of the Building	6years	6years	6years	6years
If the age is not exactly known, further life expected	34years	34years	54years	34years
Total life of the Building estimated	40 years	40 years	60 years	40 years
Depreciation percentage (assuming salvage value= 10%)	13.5%	13.5%	9%	13.5%
Replacement rate of construction with the existing conditions and specifications	Rs.1500/-	Rs.300/-	Rs.1700/-	Rs.600/-
Replacement Value	Rs.4447500/-	Rs.104100/-	Rs.107100/-	Rs.24600/-
Depreciation Value at the rate of 13.5%	Rs.600412.5/-	Rs.14053.5/-	Rs.9639/-	Rs.3321/-

Present Value of the Building	Rs.3847088/-	Rs.90047/-	Rs.97461/-	Rs.21279/-
Total Value of the Building (GF+other floors if any)	Rs.4055875/-			

S. NO	Particulars of item	Plinth area #	Roof height	Age of building	Estimated replacement rate of construction	Replacement cost	Depreciation Rs.	Net value after depreciation value Rs.
		sqft	m	years	Rs.	Rs.	Rs.	Rs.
1	Main shed	2965	5.3	6	1500	4447500	600413	3847087
2	Lean shed	347	more than 2.1m	6	300	104100	14054	90046
3	Toilet Block	63	2.2m	6	1700	107100	9639	97461
4	Motor shed	41	2.1	6	600	24600	3321	21279
	Total							40,55,873

PART D-AMENITIES & Extra Items

(Value after Depreciation) **(Amount in Rs.)**

1	Portico	:	Nil
2	Ornamental front door	:	Nil
3	Sit out/ Verandah with steel grills	:	NIL
4	Extra steel/ collapsible gates		Included in the building rates
5	Open staircase	:	no staircase
6	Wardrobes , showcases, wooden	:	NIL
7	Glazed tiles	:	Included in the building rates
8	Extra sinks and bath tub	:	NIL
9	Marble / Ceramic tiles / Granite	:	NIL
10	Interior decorations	:	NIL
11	Architectural elevation works	:	NIL
12	False ceiling		NIL
13	Panelling works	:	NIL
14	Aluminium works	:	NIL
15	Aluminium hand rails	:	NIL
16	Separate lumber room		
17	Separate toilet room	:	NIL
18	Separate water tank/ sump	:	20000
19	Trees, gardening	:	Nil
20	Any Other	:	Nil
	Total	:	Rs.20000/-

PART E - SERVICES (Value after Depreciation) **(Amount in Rs.)**

1	Water supply arrangements		:	24,365 /-
	a	Open well	:	
	b	Deep bore	:	1,00,000 /-

	c	Hand pump	:	
	d	Motor	:	
	e	Corporation Tap	:	
	f	Underground level sump Overhead Water Tank	:	
2	Drainage arrangements		:	24,365 /-
	a	Septic Tank		
	b	Underground sewerage		
3	Compound wall in rum@Rs.../sqm		:	NIL
	Height		:	NA
	Length		:	NA
	Type of construction		:	NA
4	Pavements			NIL
5	Steel gate			NIL
6	E. B. deposits, water deposits,			-
7	Electrical installation			2,02,794 /-
	Type of wiring		:	Multi stranded wiring
	Class of fittings (superior / ordinary /		:	ordinary
	Number of light points		:	Sufficiently provided
	Fan points		:	Sufficiently provided
	Spare plug points		:	Sufficiently provided
	Any other item		:	NIL
8	Plumbing installation			
	a)	No. of water closets and their	:	1IWC
	b)	No. of wash basins	:	NIL
	c)	No. of urinals	:	NIL
	d)	No. of bath tubs	:	NIL
	e)	Water meter, taps, etc.	:	Sufficiently provided
	f)	Any other fixtures	:	NIL
9	Any other		:	NIL
	Total		:	Rs.351524/-

PART F-ABSTRACT VALUE :

Part Description	Abstract		Using present market value	Using guide line rates
			Rs.	Rs.
Part- B	Land	:	Rs.6968000/-	Rs.825000/-
Part-C	Building	:	Rs.4055875/-	Rs.4055875/-
Part- D	Amenities	:	Rs.20000/-	Rs.20000/-
Part- F	Services	:	Rs.351524/-	Rs.351524/-
	Total	:	Rs.11395399/-	Rs.5252399/-
	Say	:	Rs.11400000/-	

Rupees One Crores Fourteen Lacs Only

Factors favouring for an additional value				
1			:	NIL
Add			:	NIL
Factors favouring for an less value				
1			:	NIL
Less			:	NIL

Additional Comments of the Valuer:

1) The above valuation has been undertaken based on the Market Approach Method.

2) The undersigned has submitted the valuation report to the Bank only.

3) The Value varies with the purpose, place and date. This report is to ascertain the Present Market Value of the above mentioned property on 08-12-2025. This report is not effective, if the purpose of the report differs.

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.11400000/-(Rupees One Crores Fourteen Lacs Only)

Based on the Title deed (1 number) No.1564 dated 06.06.2005, the book value is Rs.1,00,000/-

The Distress value of tha above property is Rs. 9690000/-(Rupees Ninety Six Lacs Ninety Thousand Only)

The Realisable value of tha above property is Rs. 10260000/-(Rupees One Crores Two Lacs Sixty Thousand Only)

Place: Puducherry
Date:08-12-2025

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) by adopting prevailing market rate is Rs. 11400000/-(Rupees One Crores Fourteen Lacs Only)

ii) The forced sale value of the property is estimated as 20% less than the present prevailing market rate is Rs. 9120000/-(Rupees Ninety One Lacs Twenty Thousand Only)

2. Number of title deed(s) involved in this property is 1. The relevant document is Sale Deed No.1564 dated 06.06.2005 registered at Sub-Registrar, Thirukkanur

3 If this property is offered as collateral security, the concerned financial institution is requested to verify the extent of land shown 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 in Part I (1)

5. The Propery was inspected on 06-12-2025 by me in person

6. Verifying the veracity of the documents and certifying the genuineness of ownership is not within the scope of this valuation. The Bank is requested to verify the extent considered in the valuation, with the latest Encumbrance Certificate and the latest legal opinion, for the free marketability and enforceability of the property

7. This valuation work was/ has been undertaken by the valuer based upon the request from Canara Bank, Asset Recovery Manageent Branch-II,Chennai

Place: Puducherry
Date:08-12-2025



Er. M. HIMATHRIJA
M.Tech (Hons), F.I.T. Arb, LL.B, M.I.E, A.I.V
Registered Valuer under IBBI
(Reg.No.IBBI/RV/02/2019/11250) & under Wealth Tax
(Reg.C.No.127(4)/CIT-1/Category-1/2020-21)
Technical Arbitrator (Reg.No.F-0992)

Note:
This report contains 17 Pages
Encl:
1) Photograph of the property is enclosed.
2) Google Map with Latitude and Longitude
3) Copy of the Guide Line Value is enclosed
4) Extract of the advertisement of sale of residential plots in the Village for market value of a residential plot

Annexure-I

DECLARATION FROM VALUERS

I hereby declare that-

a. The information furnished in my valuation report dated 08-12-2025 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.

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

c. I have personally inspected the property on 06-12-2025. The work is not subcontracted to any other valuer and carried out by myself.

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

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

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

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

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

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

j. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)

k. I am the proprietor of the firm, who is competent to sign this valuation report.

Sl. No.	Particulars	Valuer comment
1	background information of the asset being valued	The property comprises a factory shed and sugar cane cultivation in a Sandhai Pudukuppam Village with access path way around Iyyanar Lake.
2	purpose of valuation and appointing authority	To assess the Market Value of the Property for Canara Bank, Recovery and Legal Section, Regional Office, Puducherry
3	identity of the valuer and any other experts involved in the valuation;	M.HIMATHRIJA, Registered Valuer under Companies Act 2013 and under Section 34 AB of the Wealth Tax Act, 1957
4	disclosure of valuer interest or conflict, if any;	NIL
5	date of appointment, valuation date and date of report;	06-12-2025 & 08-12-2025
6	inspections and/or investigations undertaken;	Inspected the Site in person. The details of the location of the site, the amenities available around, locality and the Building specification,etc was visibly observed and appropriately value provided

7	nature and sources of the information used or relied upon;	Local Enquiry and sales request in the websites
8	procedures adopted in carrying out the valuation and valuation standards followed;	Market Approach
9	Restrictions on use of the report, if any;	This report is solely to ascertain the Present Market Value of property and will not be effective if purpose differs
10	major factors that were taken into account during the valuation;	It is assumed that the title of the property is without any encumbrances
11	major factors that were not taken into account during the valuation;	Income approach is not considered
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.	NIL

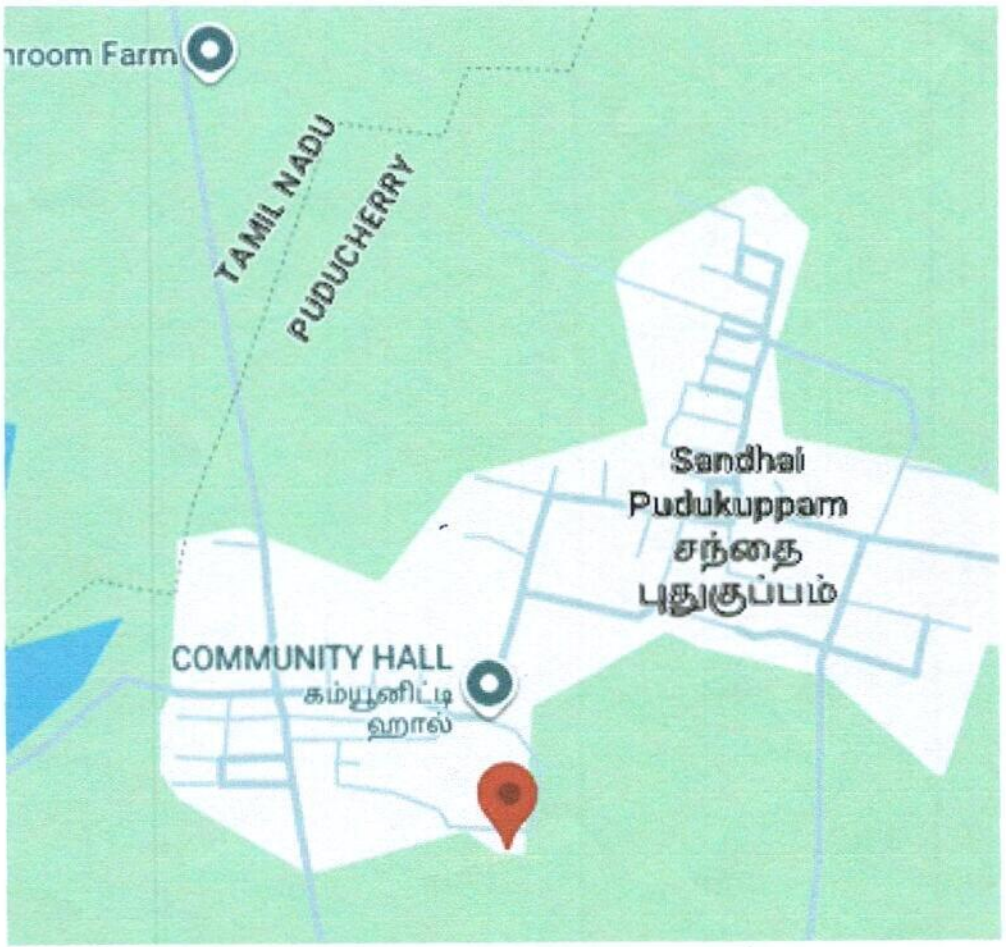
Date : 08-12-2025
Place: Puducherry

Er. M. HIMATHRIJA
M.Tech (Hons), F.I.I.T. Arb. LL.B. M.I.E. A.I.V
Registered Valuer under IBBI
(Reg.No IBBI/RV/02/2019/11250) & under Wealth Tax
(Reg.C.No.127(4)CCIT-1/Category-1/2020-21)
Technical Arbitrator (Reg.No.F-0992)

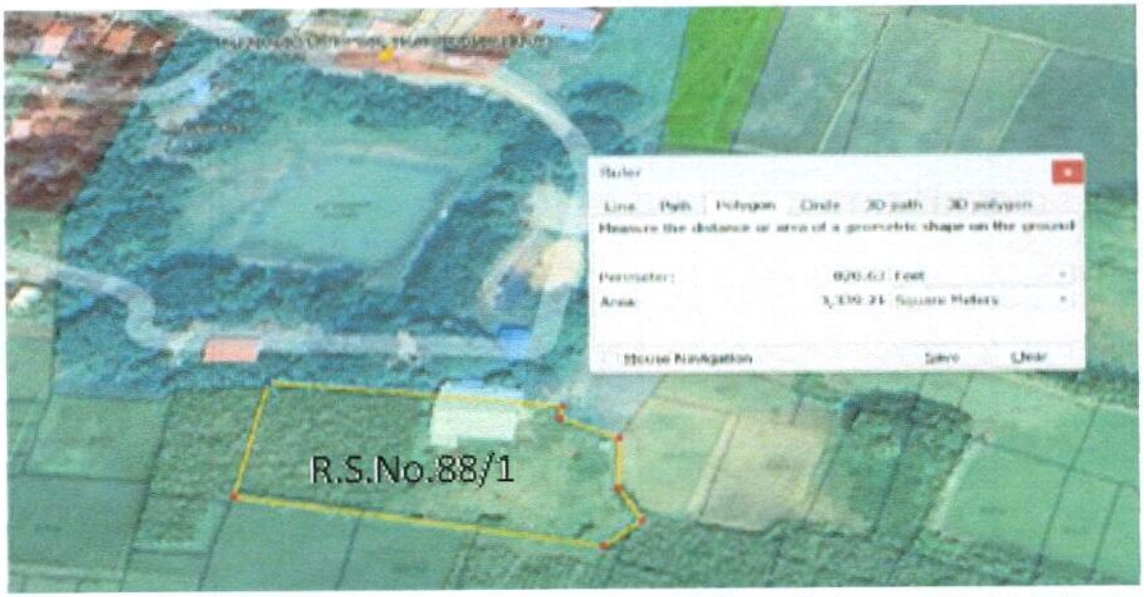




Latitude: 12.019069
Longitude: 79.68688



Google map extract of the property located at R.S.No.88/1, Sandhai Puthukuppam, Puthukuppam Revenue Village, near Suthukkerry, Puducherry-605502



Satellite image of the Location with overlay of the FMB sketch

வருவாய் மற்றும் பேரிடர் மேலாண்மை துறை புதுச்சேரி
DEPARTMENT OF REVENUE AND DISASTER MANAGEMENT PUDUCHERRY

KNOW YOUR GUIDE LINE REGISTER VALUE

Region *

Puducherry

Taluk *

VILLIANUR

Village *

PUDUKUPPAM

Re-Survey Number

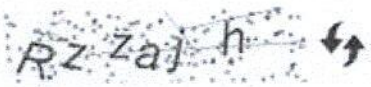
88

Subdivisions

1 - | Subdivision | Subdivision | Subdivisior | Subdivision | Other

Year

2025-2026



RZZajh

Submit Reset

2025-2026
Rate/Are
(₹)25000

Survey No :88/001

Ryotwari

Land Classification - Dry land-group 'A' i.e. the lands which are having good soil structure where ground water is tapped by private irrigation.

Remarks - NIL

Posted on Nov 18, 2025 | Ready to move

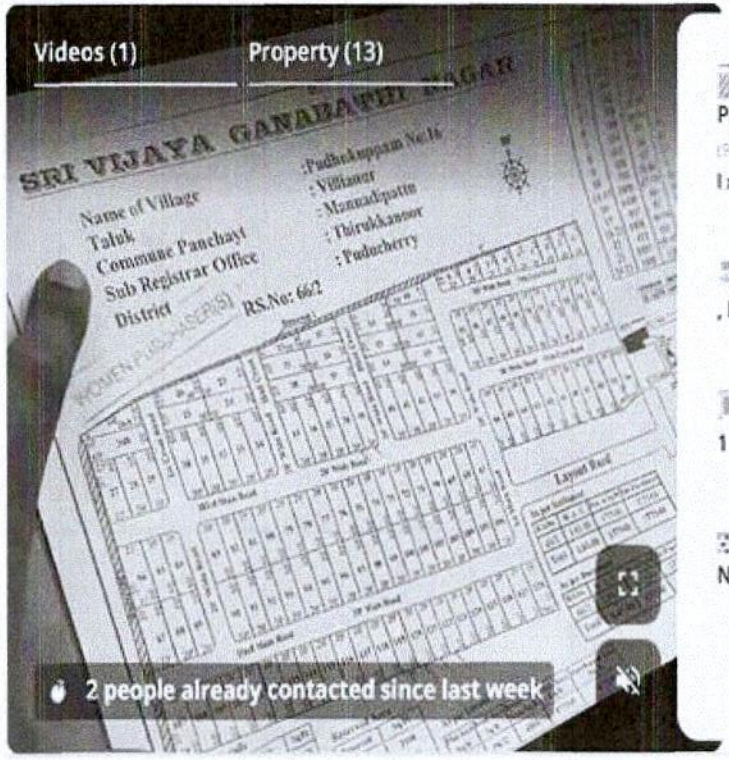
₹6 Lac @ 600 per sq.ft.

Estimated EMI ₹4,792

Residential Land/Plot for Sale

in Sandhai Pudukuppam, Pondicherry, India

RERA STATUS NOT AVAILABLE | Website: https://rera.tn.gov.in/



Dimensions
Plot area 1000 sq.ft. ▾
(92.9 sq.m.)
l x b : 50.00 ft. (15.24 mt.) x 20.00 ft. (6.10 mt.)

Price
₹ 6 Lac
@ 600 per sq.ft. (All inclusive)

Address
, Pondicherry

Authority approved
Yes

No. of Open Sides
1

Possession
Immediate

Boundary wall
No

Width of facing road
20.0 Feet